



Attachment 1 to Item 3.1.3.

Draft Planning Proposal - Hawkesbury Timber
Slab Barns and Outbuildings Update Study

Date of meeting: 1 August 2024

Location: Council Chambers

Time: 4:00pm

Hawkesbury City Council Planning Proposal

Subject: Planning Proposal for Inclusion of Timber Slab Barns and Outbuildings in Schedule 5 of the Hawkesbury Local Environmental Plan 2012

Prepared By: Hawkesbury City Council

Date: 2024

1. Introduction

Hawkesbury City Council is committed to the preservation and conservation of the region's historical heritage, particularly its significant timber slab barns and outbuildings. This planning proposal aims to amend Schedule 5 of the Hawkesbury Local Environmental Plan (LEP) 2012 to include identified properties containing historically and culturally significant timber slab barns and outbuildings. This inclusion will ensure these important structures are protected and maintained for future generations.

This proposal has been prepared in accordance with the LEP Making Guideline issued by the NSW Department of Planning and Environment. The proposal is also aligned with the strategic objectives outlined in the Greater Sydney Region Plan and the Western District Plan, which emphasise the importance of heritage conservation in sustainable development and community identity.

Part 1 – Objectives and intended outcomes

The primary objectives of this planning proposal are to:

- Recognize and preserve the historical and cultural significance of timber slab barns and outbuildings in the Hawkesbury region.

- Provide legal protection to these heritage structures under the Hawkesbury LEP 2012.
- Encourage and support property owners in the conservation and adaptive reuse of these buildings.
- Enhance community awareness and appreciation of the region's historical assets.

The intended outcomes of this planning proposal are as follows:

1. **Heritage Conservation:** Ensure the protection and preservation of historically significant timber slab barns and outbuildings, maintaining their structural integrity and historical value.
2. **Legal Protection:** Provide legal status to these heritage structures under the Hawkesbury LEP 2012, safeguarding them from potential threats.
3. **Community Engagement:** Foster a sense of community pride and identity by preserving local heritage.
4. **Economic Benefits:** Promote heritage tourism and enhance property values, contributing to the local economy.
5. **Educational Opportunities:** Enhance public knowledge and appreciation of the region's historical and cultural heritage.

These outcomes aim to integrate heritage conservation into the broader planning framework, ensuring sustainable development while protecting the cultural assets of the Hawkesbury region.

Part 2 – Explanation of provisions

The objectives and intended outcomes of this planning proposal will be achieved by amending the Hawkesbury LEP 2012 through the following specific changes:

1. **Inclusion in Schedule 5:** The identified timber slab barns and outbuildings will be listed as heritage items in Schedule 5 of the LEP, providing them with formal recognition and protection under the planning framework.
2. **Heritage Mapping:** Update the LEP mapping to reflect the heritage status of these properties, ensuring accurate identification and consideration in planning and development decisions.
3. **Special Heritage Provisions:** Include special provisions within the LEP that outline permissible uses, maintenance requirements, and restrictions on alterations and demolitions for heritage-listed properties, promoting their conservation and adaptive reuse.

These amendments will ensure a comprehensive and cohesive approach to heritage conservation within the Hawkesbury region, providing a robust framework for protecting and celebrating the region's historical and cultural assets.

Part 3 – Justification of strategic and site-specific merit

Strategic Merit

The strategic merit of the planning proposal is demonstrated through its alignment with several key state and regional planning frameworks, including the Greater Sydney Region Plan, the Western City District Plan, and the Hawkesbury Local Strategic Planning Statement (LSPS). The proposal also supports key NSW Government priorities and objectives, ensuring comprehensive integration into the existing strategic context.

Greater Sydney Region Plan:

Objective	Description	Proposal Alignment
Objective 13: Environmental Heritage is Identified, Conserved, and Enhanced	Emphasises the identification, conservation, and enhancement of environmental heritage.	The proposal aims to identify and conserve slab barns and outbuildings that are of historical and cultural significance. By including these properties in Schedule 5 of the Hawkesbury LEP, it ensures their protection and acknowledges their value to the community. The proposal includes measures for the adaptive re-use and sympathetic conservation of these structures, ensuring they remain relevant and useful while preserving their heritage significance. This approach fosters a sense of place and identity within the community.
Objective 28: Scenic and Cultural Landscapes are Protected	Focuses on the protection and enhancement of scenic and cultural landscapes.	The timber slab barns and outbuildings contribute to the scenic landscapes of the Hawkesbury region. Their preservation enhances the visual appeal of the countryside, maintaining the region's unique character and charm. These structures are culturally significant landmarks that represent the agricultural history of the region. Protecting these heritage structures can enhance the region's appeal as a destination for heritage and cultural tourism, supporting local economic development. The proposal includes measures for the maintenance and restoration of the identified barns, ensuring they remain prominent and well-preserved features of the landscape. Strategies are included to promote these sites as part of the region's cultural tourism offerings, encouraging visitors to engage with the area's history and heritage.

Western City District Plan:

Planning Priority	Description	Proposal Alignment
W16. Protecting and enhancing scenic and cultural landscapes	Maintain and improve the scenic quality and cultural significance of landscapes.	The proposal aims to protect and enhance the scenic and cultural landscapes of the Hawkesbury region by preserving the timber slab barns and outbuildings. These structures are integral to the area's historical and visual identity. The proposal includes measures to maintain and restore these buildings, ensuring they remain as landmarks that contribute to the region's scenic beauty and cultural narrative. This aligns with broader efforts to conserve the natural and built environment, supporting sustainable tourism and community engagement with the landscape.

Alignment with the Western City District Plan

Protecting and Enhancing Scenic and Cultural Landscapes (W16)

Description: The Western City District Plan prioritises the protection and enhancement of scenic and cultural landscapes, recognising their importance in maintaining the region's identity, heritage, and visual appeal. This priority focuses on conserving natural and built environments that contribute to the scenic quality and cultural significance of the district.

Proposal Alignment: The planning proposal for the inclusion of timber slab barns and outbuildings in Schedule 5 of the Hawkesbury Local Environmental Plan (LEP) 2012 directly supports this priority. Here is a detailed alignment:

1. Preservation of Historical Structures:

- The timber slab barns and outbuildings represent significant elements of the Hawkesbury region's agricultural and architectural history. Their preservation is crucial for maintaining the historical narrative and visual identity of the region.
- By listing these structures in Schedule 5, the proposal ensures their legal protection, preventing alterations or demolitions that could compromise their historical integrity.

2. Enhancement of Scenic Quality:

- These heritage structures are integral to the scenic landscapes of the Hawkesbury region. Their rustic and historical appearance enhances the visual appeal of the countryside, contributing to the region's unique character.
- The proposal includes measures for the maintenance and restoration of these barns, ensuring they remain prominent and well-preserved features of the landscape. This helps maintain the aesthetic quality and attractiveness of the region.

3. Cultural Significance and Community Engagement:

- The timber slab barns and outbuildings are not just historical artifacts; they are also cultural landmarks that foster a sense of place and identity within the community. Their preservation helps strengthen community ties and pride.
- The proposal encourages community involvement in heritage conservation efforts, promoting educational programs and activities that engage residents with their local history. This fosters a deeper appreciation for the cultural and historical assets of the Hawkesbury region.

4. Sustainable Tourism:

- Heritage structures such as these barns can be significant attractions for tourists, enhancing the region's appeal as a destination for heritage and cultural tourism. Preserving these structures can lead to increased visitor numbers and economic benefits for the local community.
- The proposal aligns with sustainable tourism practices by ensuring that heritage sites are preserved and promoted in a manner that respects their historical significance and scenic value.

5. Integration with Broader Conservation Efforts:

- The proposal complements other conservation initiatives aimed at protecting the natural and built environment of the Hawkesbury region. By integrating heritage conservation with environmental sustainability, the proposal supports a holistic approach to landscape management.
- This alignment ensures that heritage conservation efforts contribute to broader goals of ecological preservation and scenic landscape protection, reinforcing the overall vision of the Western City District Plan.

Hawkesbury Local Strategic Planning Statement (LSPS):

- **Planning Priority 3: Providing a Diversity of Housing Types**
 - **Objective:** Ensure housing diversity and affordability while maintaining local character.
 - **Contribution:** The proposal supports housing diversity by preserving heritage properties that add to the character and attractiveness of the residential environment, encouraging sympathetic development that aligns with the community's expectations.
- **Planning Priority 4: Protect and Promote Aboriginal and European Heritage**
 - **Objective:** Ensure heritage items are protected and promoted.
 - **Contribution:** The inclusion of significant properties in Schedule 5 directly addresses this priority by ensuring these heritage assets are identified, protected, and promoted for future generations.
- **Planning Priority 6: Manage, Enhance, and Celebrate the Distinctive Heritage Character of Towns and Villages and natural environment**
 - **Objective:** Enhance the heritage character through planning controls and community engagement.

- **Contribution:** By embedding heritage conservation into the LEP, this proposal helps manage and celebrate Hawkesbury's distinctive heritage, fostering community pride and tourism.

Supporting Studies and Investigations:

- **Hawkesbury Slab Barn & Outbuildings Update Study (March 2024):** This comprehensive study provides a detailed assessment of the historical and cultural significance of the identified properties, supporting their inclusion in the LEP. It highlights the unique architectural features and historical contexts of these barns and outbuildings, reinforcing their importance as heritage assets.
- **Community Consultations:** Public feedback collected during community consultations has shown strong support for heritage conservation, underscoring the social value placed on these structures by local residents. This community backing further justifies the strategic merit of the planning proposal.

Site-Specific Merit

The site-specific merit of the planning proposal is evaluated based on the unique historical, environmental, and social attributes of the identified properties.

Historical Significance:

The timber slab barns and outbuildings are rare examples of early colonial architecture, reflecting the agricultural history of the Hawkesbury region. Their preservation contributes to the understanding of early European settlement patterns and farming practices, providing valuable insights into the region's development.

Environmental Considerations:

- **Flood Mitigation:** The Hawkesbury region is prone to flooding. The proposal includes strategies to protect these heritage buildings from flooding, such as adaptive reuse and elevation where feasible.

- **Bushfire Management:** Given the region's bushfire risk, the proposal incorporates measures to create defensible spaces around these structures and use fire-resistant materials, safeguarding them against bushfire hazards.

Social and Economic Impacts:

- **Community Identity and Pride:** Preserving these heritage buildings enhances local identity and community pride. The proposal supports this by ensuring these structures remain integral parts of the community's cultural landscape.
- **Economic Benefits:** Heritage tourism can boost local economies by attracting visitors interested in the region's history and culture. The proposal facilitates this by preserving key heritage assets, potentially increasing visitor numbers and supporting local businesses.

Compliance with LEP and SEPP Provisions:

- **LEP Mapping and Zoning Adjustments:** The proposal includes updating LEP maps to reflect heritage status, ensuring proper zoning adjustments that align with heritage conservation objectives.
- **Development Controls:** Specific controls on building heights, floor space ratios (FSR), and setbacks will ensure that any new development respects the sites' heritage character.
- **Special Provisions:** The proposal introduces special heritage provisions within the LEP to guide permissible uses, maintenance requirements, and restrictions on alterations, promoting conservation and adaptive reuse.

3.2 Previous Studies

The significance of these barns has been highlighted in several studies:

- **Pitt Town Slab Barn Study (1991):** Identified 24 timber slab barns over 18 sites within Pitt Town, emphasising their historical value and the need for conservation.
- **Hawkesbury City Council Slab Barn Study (2010):** This study expanded the scope of the previous study, identifying at least 106 timber slab barns and outbuildings located over 91 individual sites. It highlighted the widespread nature of these structures and their importance to the region's heritage.
- **Hawkesbury Slab Barn & Outbuildings Update Study (March 2024):** This study identified 112 individual slab barns and outbuildings across 86 properties, providing a detailed inventory and assessment of their condition and historical significance. It serves as the foundation for the current planning proposal.

Community Value

The local community holds these heritage items in high esteem, valuing them not only for their historical significance but also for their aesthetic contribution to the region's character. These timber slab barns and outbuildings serve as tangible links to the early European settlers and the agricultural legacy of the Hawkesbury area. Their preservation fosters a strong sense of identity and continuity, connecting current residents with the past.

Public consultations have consistently demonstrated robust community support for heritage conservation. Residents recognise that maintaining these structures enhances the region's unique charm and appeal, contributing to a collective sense of pride. Additionally, preserving these heritage buildings provides educational opportunities, allowing future generations to learn about traditional building techniques and the historical context of the region's development.

The community's engagement is evident through various local heritage groups and events that celebrate the region's history. These activities not only promote awareness but also encourage active participation in heritage conservation efforts. By protecting these structures, the council ensures that the community's cultural heritage is safeguarded, reinforcing local identity and fostering a sense of belonging.

Moreover, the economic benefits of heritage conservation are significant. Heritage tourism can be a major drawcard, attracting visitors interested in historical and cultural experiences. This influx of tourists can boost local businesses and create jobs,

contributing to the overall economic vitality of the region. Property values in areas with well-preserved heritage buildings also tend to be higher, benefiting homeowners and the community at large.

In summary, the preservation of timber slab barns and outbuildings is of profound importance to the Hawkesbury community. It supports not only the conservation of historical and cultural assets but also promotes economic development and strengthens community identity and pride. The council's commitment to these goals reflects the values and aspirations of the residents, ensuring that the rich heritage of the Hawkesbury region is cherished and protected for future generations.

Proposed Amendments

This planning proposal seeks to amend Schedule 5 of the Hawkesbury LEP 2012 by including the following properties as heritage items:

List of Properties for Inclusion:

1. **33 Griffins Road, Tennyson (SHI 1743111)**
 - **Description:** Slab Slaughterhouse
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
2. **753 Upper Colo Road, Upper Colo (SHI 1743086)**
 - **Description:** Single Storey Plank Barn with Skillions
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.
3. **995 Upper Colo Road, Upper Colo (SHI 1743087)**
 - **Description:** Two Storey Slab Barn with Side and End Skillions

- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.
4. **1764 Upper McDonald Road, Upper MacDonal (SHI 1743114)**
 - **Description:** Single Storey Slab Barn/Milking Shed with Skillion
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.
 5. **235 Wilberforce Road, Wilberforce (SHI 1743065)**
 - **Description:** Complex of Two Slab Barns
 - **Action:** Barn B – local heritage listing. Include in Schedule 5 of Hawkesbury LEP 2012.
 6. **86 King Road, Wilberforce (SHI 1743067)**
 - **Description:** Single Storey Slab Barn with Silo
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
 7. **87 King Road, Wilberforce (SHI 1743066)**
 - **Description:** Single Storey Town Barn with End Skillion
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.
 8. **279 Freemans Reach Road, Freemans Reach (SHI 1743037)**
 - **Description:** Two Storey Slab Barn with Skillion
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.
 9. **331 Freemans Reach Road, Freemans Reach (SHI 1743038)**
 - **Description:** Complex of Two Slab Barns
 - **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

10.1 Burgess Road, Freemans Reach (SHI 1743043)

- **Description:** Single Storey Barn (Demolished)
- **Action:** Not recommended for listing.

11.307 Kurmond Road, Freemans Reach (SHI 1743045)

- **Description:** Raised Single Storey Slab Barn with End Skillions
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

12.191 Wilberforce Road, Wilberforce (SHI 1743064)

- **Description:** Two Storey Slab Barn with Skillion
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

13.63 Wilberforce Road, Wilberforce (SHI 1743065)

- **Description:** Slab Barn
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

14.55 McKinnons Road, Wilberforce (SHI 1743069)

- **Description:** Two Storey Slab Barn with Skillion
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.

15.4 Bensons Lane, Richmond (SHI 1743058)

- **Description:** Two Storey Slab Carriage House and Stables
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

16.30 Wolseley Road, McGraths Hill (SHI 1743108)

- **Description:** Single Storey Slab Barn with Loft and Skillion
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

17. 307 Tizzana Road, Ebenezer (SHI 1743073)

- **Description:** Single Storey Slab Barn with Loft and Skillion
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012 pending site inspection.

18. 331 Cattai Road, Cattai (SHI 1743118)

- **Description:** Two Storey Slab Barn with Two Storey Side Skillion
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

19. 239 Upper McDonald Road, St Albans (SHI 1743113)

- **Description:** Complex of Two Slab Barns
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

20. 13 Serpentine Lane, Bowen Mountain (SHI 1743059)

- **Description:** Slab Barn and Plank Shed
- **Action:** Include in Schedule 5 of Hawkesbury LEP 2012.

5.1 Heritage Significance

The timber slab barns and outbuildings identified in this proposal are of significant historical and cultural value. They are rare examples of early colonial architecture and represent the agricultural history of the Hawkesbury region. These structures contribute to the local identity and historical landscape, providing insight into the early European settlement and farming practices. Preservation of these buildings ensures that future generations can appreciate the region's rich heritage.

5.2 Community Value

The local community highly values these heritage items for their historical and aesthetic significance. Preserving these structures will maintain the region's cultural heritage and continue to foster a sense of community pride and identity. Public consultations have revealed strong community support for heritage conservation initiatives, highlighting the importance of these structures to local residents.

Compliance with Strategic Planning

The proposal aligns with the objectives of the **NSW Heritage Act 1977**, which aims to promote the understanding and conservation of the State's heritage.

The proposal aligns with the objectives of the **NSW Heritage Act 1977**, which aims to promote the understanding and conservation of the State's heritage. It also supports the **NSW Environmental Planning and Assessment Act 1979**, ensuring that heritage conservation is integrated into the planning process. The proposal is consistent with the strategic planning framework, including the **Greater Sydney Region Plan** and the **Western City District Plan**, which emphasise the importance of heritage conservation in sustainable development and community identity.

Environmental Considerations

Environmental considerations include the impact of flooding, landslips, and bushfire hazards on these structures. The Hawkesbury region is prone to flooding, and protective measures such as adaptive reuse strategies and elevation will be implemented where feasible. Structural assessments and reinforcement will address potential landslip risks. Bushfire hazard management will involve creating defensible spaces and incorporating fire-resistant materials. Further detailed investigations will be conducted as needed to inform the Gateway determination.

Social and Economic Considerations

The inclusion of these properties in the heritage schedule is expected to enhance the social and economic value of the region. Heritage tourism can be promoted, and property values can be positively impacted by the heritage status. The proposal also recognizes the importance of heritage to the local community and aims to enhance community pride and identity. Potential adverse effects, such as limitations on property development, have been mitigated through proposed conservation incentives and adaptive reuse strategies.

Alignment with Local and State Policies

This proposal aligns with the **Greater Sydney Region Plan** and the **Western City District Plan**, both of which emphasise the importance of heritage conservation in sustainable development and community identity. The proposal also supports the strategic objectives outlined in the **NSW Heritage Act 1977** and the **NSW Environmental Planning and Assessment Act 1979**, ensuring that heritage conservation is integrated into the planning process and supported by appropriate policies and strategies.

Planning Considerations

Existing Conditions

A comprehensive survey of the current condition of each identified property has been conducted as part of the Hawkesbury Slab Barn & Outbuildings Update Study. The survey assessed the structural integrity, historical significance, and current use of each building. Many of the barns are in good condition, while others require varying degrees of maintenance and repair. The survey results will inform conservation strategies and prioritization of resources for heritage protection.

Environmental Effects and Management

The planning proposal primarily focuses on the preservation of existing timber slab barns and outbuildings, which minimises new environmental impacts. However, potential environmental effects, such as flooding, land slip, and bushfire hazards, have been considered. Protective measures will include:

1. **Flood Mitigation:** Adaptive reuse strategies and elevation where feasible.
2. **Land Slip Prevention:** Structural assessments and reinforcement.
3. **Bushfire Hazard Management:** Creating defensible spaces and incorporating fire-resistant materials where possible.

Further detailed investigations will be undertaken as needed to inform the Gateway determination. The planning proposal will ensure that any identified environmental effects are addressed through appropriate management strategies.

Table 3. Matters for Consideration

Matter	Response
1. Is the planning proposal a result of any strategic study or report?	Yes, the proposal is based on the "Hawkesbury Slab Barn & Outbuildings Update Study" (March 2024), which identified and assessed the historical and cultural significance of timber slab barns and outbuildings in the Hawkesbury region.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	This proposal is the most effective means to achieve the objectives of heritage conservation, as it provides legal protection and encourages the adaptive reuse of historically significant structures. Alternative methods, such as voluntary conservation agreements, have not provided the same level of protection or incentives.
3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	Yes, the proposal aligns with the objectives of the Greater Sydney Region Plan and the North District Plan, both of which emphasize heritage conservation as essential for sustainable development and community identity.
4. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional, or district plan or strategy (including any exhibited draft plans or strategies)?	The proposal is consistent with the Greater Sydney Region Plan and the North District Plan, which emphasize the importance of heritage conservation in sustainable development and community well-being.

Matter	Response
<p>5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?</p>	<p>Yes, the proposal aligns with the State Heritage Register and the NSW Heritage Act 1977, which aim to promote the understanding and conservation of the State's heritage. It also aligns with the NSW Environmental Planning and Assessment Act 1979.</p>
<p>6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?</p>	<p>Yes, the proposal aligns with relevant SEPPs, including the SEPP (Exempt and Complying Development Codes) 2008, which supports the conservation of heritage items and adaptive reuse of heritage structures.</p>
<p>7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?</p>	<p>The proposal complies with the applicable Ministerial Directions under section 9.1, particularly Direction 2.3 (Heritage Conservation), ensuring that heritage items are preserved and integrated into the planning process.</p>
<p>8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?</p>	<p>No, the proposal focuses on existing structures and does not involve any new development or significant land disturbance. As such, it is not expected to adversely affect critical habitats or threatened species.</p>
<p>9. Are there any other likely environmental effects of the planning</p>	<p>The planning proposal primarily focuses on the preservation of existing timber slab barns and outbuildings, which minimizes new environmental</p>

Matter	Response
<p>proposal and how are they proposed to be managed?</p>	<p>impacts. However, potential environmental effects, such as flooding, land slip, and bushfire hazards, have been considered. Protective measures will include: 1. Flood Mitigation: Adaptive reuse strategies and elevation where feasible. 2. Land Slip Prevention: Structural assessments and reinforcement. 3. Bushfire Hazard Management: Creating defensible spaces and incorporating fire-resistant materials where possible. Further detailed investigations will be undertaken as needed to inform the Gateway determination.</p>
<p>10. Has the planning proposal adequately addressed any Aboriginal heritage considerations?</p>	<p>The proposal has reviewed Aboriginal heritage considerations and determined that the inclusion of timber slab barns and outbuildings, which primarily reflect early European agricultural history, does not negatively impact Aboriginal heritage sites.</p>
<p>11. Does the planning proposal comply with the Sydney Region Growth Centres Development Code?</p>	<p>Not applicable. The proposal focuses on heritage conservation within the established areas of the Hawkesbury region and does not involve new growth centres.</p>
<p>12. Are there any social and economic effects?</p>	<p>The proposal has adequately addressed social and economic effects by recognizing the heritage value to the community and anticipating positive economic</p>

Matter	Response
	impacts through enhanced tourism and property values. Potential adverse effects, such as limitations on property development, have been mitigated through proposed conservation incentives.

Consistency with State Environmental Planning Policies (SEPPs)

SEPP	Applies to Hawkesbury?	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Yes	Consistent	This SEPP aims to preserve natural environments and heritage, including protections relevant to the Hawkesbury-Nepean River system, which aligns with the proposal's objectives to conserve heritage buildings.
SEPP (Industry and Employment) 2021	Partially	Consistent	While primarily focused on employment lands in Western Sydney, provisions for advertising and signage are relevant. The proposal will comply with advertising and signage regulations to preserve heritage aesthetics.

SEPP	Applies to Hawkesbury?	Consistency	Comment
SEPP (Resilience and Hazards) 2021	Yes	Consistent	This SEPP addresses coastal management, hazardous development, and land remediation, which are relevant given the flood-prone nature of the Hawkesbury area. The proposal includes strategies for flood mitigation and bushfire hazard management.
SEPP (Resources and Energy) 2021	No	Not Applicable	This SEPP focuses on mining, petroleum production, and extractive industries, which are not relevant to the heritage conservation proposal.
SEPP (Transport and Infrastructure) 2021	Yes	Consistent	Provisions for infrastructure, such as roads and railways, and educational facilities are relevant. The proposal will ensure any heritage conservation activities do not impede infrastructure development.
SEPP (Planning Systems) 2021	Yes	Consistent	This SEPP identifies state or regionally significant development and infrastructure. The proposal aligns with this by ensuring heritage conservation measures are integrated into broader planning systems.

SEPP	Applies to Hawkesbury?	Consistency	Comment
SEPP (Precincts - Central River City) 2021	No	Not Applicable	This SEPP is focused on specific precincts within the Central River City, which does not include the Hawkesbury region.
SEPP (Precincts - Eastern Harbour City) 2021	No	Not Applicable	This SEPP addresses precincts in the Eastern Harbour City, which does not include the Hawkesbury region.
SEPP (Precincts - Western Parkland City) 2021	No	Not Applicable	This SEPP addresses precincts in the Western Parkland City, which does not include the Hawkesbury region