



5/08/2021

## Hilltops Council Submission – Employment Lands Reform

Dear Employment Lands Reform Team,

Hilltops Council appreciates the opportunity to provide comment on the Employment Lands Reform program. Additionally, for the willingness of the Employment Zones Reform project team to meet with Hilltops Council Officers via Microsoft Teams on 27 May 2021.

At this meeting, DPIE and Council Officers discussed the timing and delivery of the Employment Land Zones Reform program and alongside Council's preparation of the comprehensive Hilltops Local Environmental Plan which has recently come off public exhibition in April 2021. Attached for information is the slides presented at the 27 May 2021 Teams Meeting.

Key Points of Submission:

1. Timing of Employment Lands Reform and Finalising Hilltops Local Environmental Plan
2. Translation of from Existing Zones and local objectives
3. Use of E Prefix for Employment Zones and existing E Prefix for Environmental Protection Zones.
4. Use of SP4 Zone – Cunningar Precinct

### 1. Timing of Employment Lands Reform and Finalising Hilltops Local Environmental Plan

The proposed Employment Zones Reform and introduction of new zones comes at a particularly awkward time for Hilltops Council.

Hilltops has done significant work preparing a singular and consistent Local Environmental Plan for across the Hilltops LGA over the last few years, to replace the existing three LEPs that apply currently apply (Young LEP 2010, Harden LEP 2011 and Boorowa LEP 2012).

As mentioned, Council has recently undertaken a public exhibition and consultation on the Planning Proposal and Draft Hilltops LEP with the community, stakeholders and government agencies.

A focus has been on having consistent zones and updating zone objectives and uses across all the Standard Instrument zones including Business Zones and Industrial Zones which are proposed to be repealed and changed under the Employment Land Zone Reforms program.



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Additionally, Council Officers have briefed Councillors over a number of years of the NSW Planning System and LEP Process, Content of Standard Instrument LEPs and Hilltops approach to using the Standard Instrument LEP Zones and Objectives. A priority of the current Hilltops Councillors has been to have a Hilltops LEP in their term.

Council has the following questions to discuss with the Employment Zones team:

## 2. Translation of from Existing Zones and local objectives

With the timing of the Hilltops LEP at its advanced stage, Council has a question relating to how the translation from existing zones Business and Industrial Zones into proposed Employment Zones/Mixed Uses will occur. This includes:

- Current zoned used (B4 Mixed Use, IN1 General Industrial, IN2 Light Industrial); and
- Use of Localised Zone Objectives and land use permissibility and
- Corresponding timing of Hilltops LEP and Employment Zones Reform, as outlined below:

Council's timing is to present the Post Exhibition finalised Hilltops LEP to Councillors at the 28 July Ordinary Council Meeting.

Date	Milestone	Content
March 15 – 26 April 2021	Public Exhibition (Completed)	Public Exhibition and consultation of draft Hilltops LEP
May - July	Finalising draft Hilltops LEP	Review, analyse, prepare and workshop with Councillors the finalised Hilltops LEP based on submissions from Community, Stakeholders and Agencies.
July 28 July 2021	Council Meeting	Finalised Hilltops LEP presented to Council for endorsement to be sent to NSW Government to be made.
July/August 2021	Making of endorsed Hilltops LEP	Send endorsed Hilltops LEP to DPIE and NSW Parliamentary Counsel for legal drafting and making of plan.
September 2021+	Made Hilltops LEP	Minister of Planning and Public Spaces makes Hilltops LEP and Publishing of the Hilltops LEP on NSW Legislation Website.  (Dependent on DPIE and Parliamentary Counsel, Minister for Planning and Public Spaces)

\*At the sending of this letter on 5 August 2021, Hilltops Council resolved to defer the Hilltops LEP at the 28 July Council Meeting to the 25 August Council Meeting.

Council has a question is related to the timing of events with gazettal of the Hilltops LEP and the making of the Standard Instrument Order and self repealing SEPP to introduce the Employment Zones.



Can the DPIE Employment Zones Reform Team provide guidance on how this would occur?

Council notes that the Planning Proposal for the Hilltops LEP will not include the Employment Zones as they are not currently available under the Standard Instrument.

To provide local context to the use of the employment Zones, Council has prepared a translation document with the existing business and industrial zones proposed under the Hilltops LEP and the Employment zones.

Council notes the following translation of existing Business and Industrial zones into Employment Zones.

Draft Hilltops LEP Zone	Employment Zone	Open or Closed Zone
B4 Mixed Use	MU1 Mixed Use	Open
IN2 Light Industrial	E3 Productivity Support	Open
IN1 General Industrial	E4 General Industrial	Open

Attached is the Employment Lands translation document presented alongside the Hilltops LEP at the July 28 Hilltops Ordinary Council Meeting.

These translated Employment Zones are the preferred objectives and levels of permissibility for the three Employment Zones proposed to be used if they come into effect with the Hilltops LEP through the self-repealing SEPP or Ministerial Order.

### **3. Use of E Prefix for Employment Zones and existing E Prefix for Environmental Protection Zones.**

The use of an E prefix to represent the Employment zones will cause confusion and concern relating to how it is currently being used currently for the Environmental Protection zones.

Will this mean that the Environmental Protection Zones prefix will change?

Suggestions for an Employment Zone prefix would be EMP or EZ.

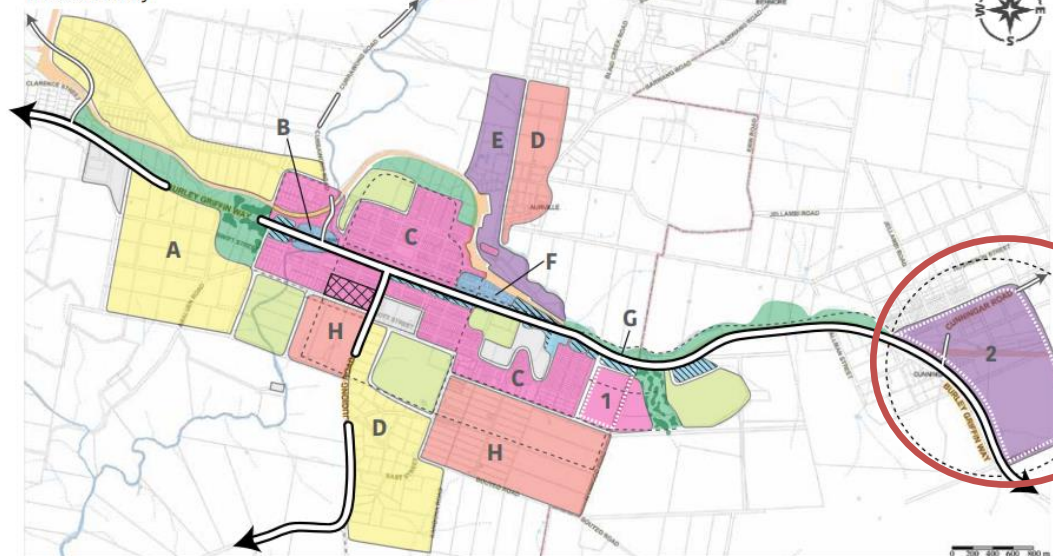
### **3. Use of SP4 Local Enterprise Zone**

Council would consider the use of the SP4 Zone for identified areas of investigation in Hilltops 2040, Hilltops Local Strategic Planning Statement. An example of this would be Cunningar Precinct, identified for further investigation for a freight and logistics hub on the Burley Griffin Way and Sydney to Melbourne Rail Corridor as shown on map below and extract of Hilltops 2040 discussing Growth Precinct for Cunningar:



## HARDEN-MURRUMBURRAH TOWN MAP

Indicative Only



### PRECINCTS

- A. Western Rural Residential
- B. Murrumburrah Town Centre
- C. Central Residential
- D. Aurville Large Lot Residential
- E. Aurville Industrial
- F. Harden Town Centre
- G. Mixed Business and Industrial (Highway Interface)

- H. Southern Large Lot Residential
- I. Eastern Rural Residential
- Health and Aged Care Precinct

### CONCEPT PLAN AREAS

- 1. Harden East
- 2. Cunnigar Investigation Area

### LEGEND

- Town Centre
- Mixed Business/Gateway Precinct
- Industrial
- Residential (>800m<sup>2</sup>)
- Large Lot Residential (>1500m<sup>2</sup>)
- Rural Residential (No Servicing = >2ha)
- Biodiversity Corridors
- Open Space/Recreation
- Infrastructure
- Rail Line
- Main Road/Highway
- Other Road
- Walking/Cycling Corridor

Map 1: Harden-Murrumburrah Town Map with Cunnigar Precinct identified – Hilltops 2040

### Cunnigar Precinct (Industrial and Light Industrial)

- a) A mix of industrial, light industrial and freight and transport uses, accessing Burley Griffin Way, adjacent to existing Cunnigar Grain Transfer Station and Sydney to Melbourne Main Southern Railway Line.
- b) Support freight and logistics and light industry with access to Burley Griffin Way subject to the construction of service roads to provide safe access to the highway.
- c) Industrial development to be subject to effective resolution of stormwater and local flooding.
- d) Cunnigar Precinct advancement subject to further consideration of:
  - a. Interface with surrounding rural production, environment and scenic amenity values in the area.
  - b. Potential impacts to residents in the Cunnigar area.
  - c. Capacity to fully service the precinct.
  - d. Impacts on capacity and the effectiveness of Burley Griffin Way and the Sydney-Melbourne rail corridor.

### Concept Plan

Further investigation of:

- Potential lands within Cunnigar suitable for use as a regional industrial and logistics hub, identifying key links for road and rail.
- Potential lot layout, infrastructure networks and major infrastructure items and connections to existing networks (e.g. new pump stations).

Page 90 – Hilltops 2040, Hilltops Local Strategic Planning Statement -

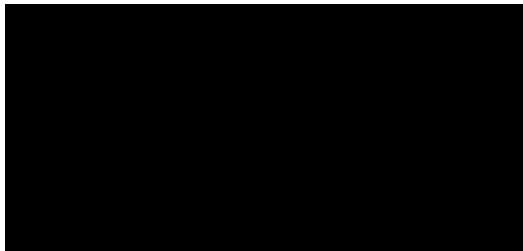
<http://www.hilltops.nsw.gov.au/getattachment/8c8dcfe9-82b4-4412-829c-6646804f19e6/Hilltops-2040-LSPS.pdf.aspx?lang=en-AU>

The use of this Zone would provide an opportunity for Council to draw a link between the Strategic Vision in Hilltops 2040 and LEP and enable further discussions with the local community and state government agencies relating to investigation, funding and delivery of the Cunningar precinct.

If you have further questions or require clarification from this submission, please don't hesitate to contact me on [REDACTED]

Thank you again for the opportunity to comment on the Employment Lands Reform.

Yours sincerely,



Attachment 1: Presentation – Hilltops Council and DPIE Employment Reforms Team – Teams Meeting 27 May 2021

Attachment 2: Employment Land Reform Translation of Business and Industrial Zones - Hilltops LEP – July 2021

