



Employment Lands Zoning Discussion DPIE and Hilltops

Thursday, 27 May 2021

via Teams

Agenda

- ▶ Welcome / Introductions
- ▶ Translation existing zones Business and Industrial Zones into proposed Employment Zones/Mixed Uses will occur.
 - ▶ B4 Mixed Use
 - ▶ IN1 General Industrial
 - ▶ IN2 Light Industrial
 - ▶ Localised Zone Objectives
- ▶ Corresponding timing of Hilltops LEP and Employment Zones Reform

Welcome

Hilltops Council	DPIE
<p>[Redacted text]</p>	<p>[Redacted text]</p>

Translation from draft Hilltops LEP

- ▶ Translation existing zones Business and Industrial Zones into proposed Employment Zones/Mixed Uses will occur.
 - ▶ B4 Mixed Use
 - ▶ IN1 General Industrial
 - ▶ IN2 Light Industrial
 - ▶ Localised Zone Objectives

Zone Objectives	NSW Employment Zones Reform 2021 Zone Objectives
<p style="text-align: center;">B2 Local Centre (existing Boorowa LEP 2012)</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. • To encourage employment opportunities in accessible locations. • To maximise public transport patronage and encourage walking and cycling. • <i>To reinforce the role of the Boorowa township as the main commercial centre.</i> 	<p style="text-align: center;">E1 Local Centre</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of retail, business and community uses that meet the needs of people who live, work or visit the area. • To encourage employment opportunities and business investment. • To enable residential development if it will encourage a vibrant Local Centre. • To ensure that development is compatible with the amenity, character and scale of surrounding neighbourhoods.

Zone Objectives Draft Hilltops LEP	NSW Employment Zones Reform 2021 Zone Objectives
<p style="text-align: center;">B4 Mixed Use</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. • <i>To reinforce the established Town Centres and Main Streets of Young, Harden, Murrumburrah and Boorowa as the commercial centres for each town and Hilltops. This includes the 'Main Street' role and historic character of:</i> <ul style="list-style-type: none"> • <i>Boorowa Street, Young</i> • <i>Marsden and Pudman Streets, Boorowa</i> • <i>Neill Street, Harden</i> • <i>Albury Street, Murrumburrah</i> • <i>To sustain robust and vibrant town centres and main streets capable of accommodating changing demands and expectations for retail, professional services, entertainment, hospitality, accommodation and permanent residential activities and services.</i> • <i>To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.</i> • <i>To create walkable, coherent, legible and high amenity streetscapes and public spaces.</i> • <i>To support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.</i> 	<p style="text-align: center;">E2 Commercial Centre</p> <p>1 Objectives of Zone</p> <ul style="list-style-type: none"> • To provide the principal commercial centre for surrounding areas. • To provide a range of business, office, retail, community, entertainment and other land uses that meet the needs of the community. • To encourage employment opportunities and business investment. • To promote vibrant and active street frontages, including during evenings and weekends. <p style="text-align: center;">MU1 Mixed Use</p> <p>1 Objectives of Zone</p> <ul style="list-style-type: none"> • To provide a range of business, community, light industrial, retail and residential land uses. • To encourage vibrant, active and safe areas. • To minimise conflict between land uses within this zone and land uses within adjoining zones.

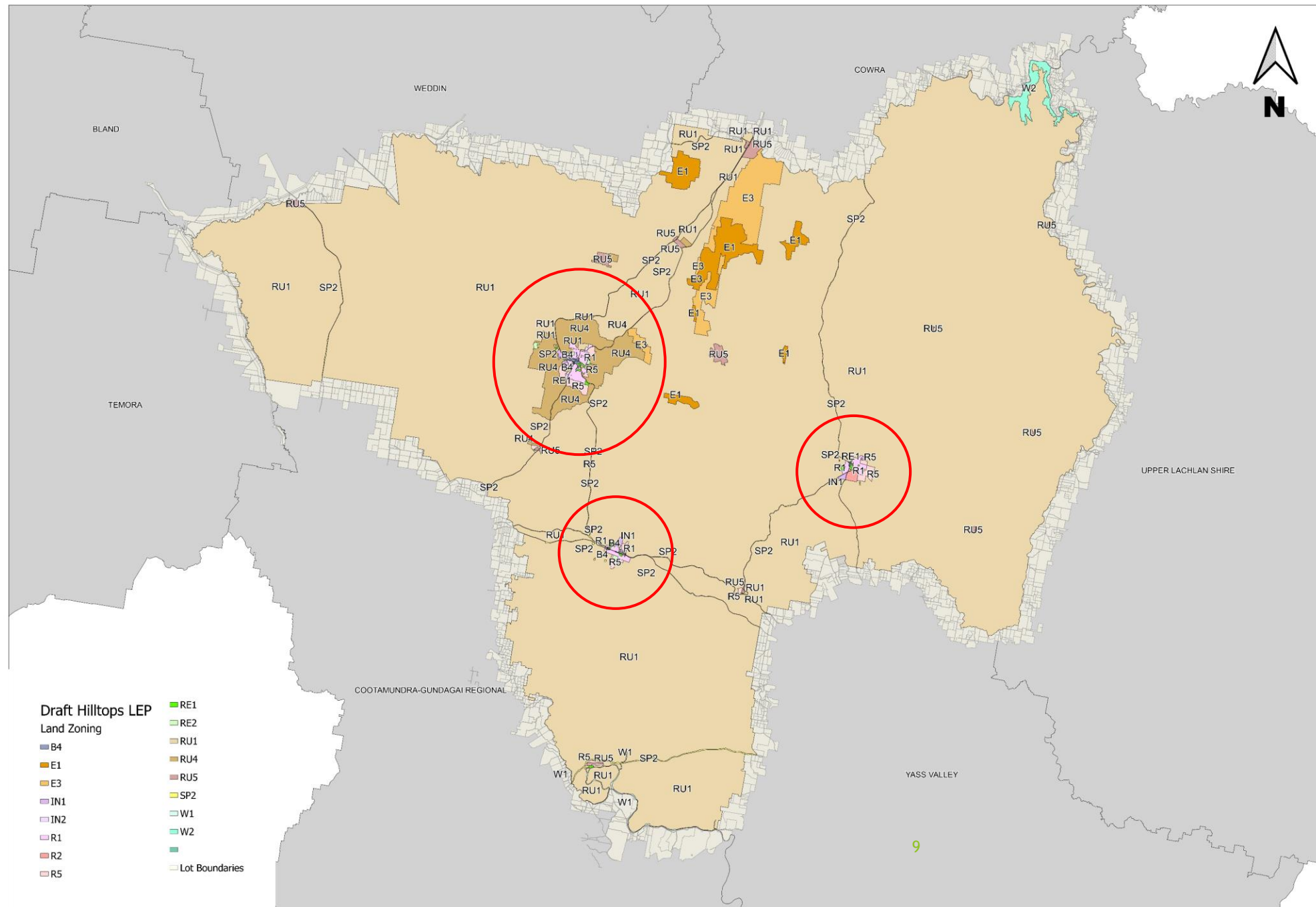
Zone Objectives Draft Hilltops LEP	NSW Employment Zones Reform 2021 Zone Objectives
<p style="text-align: center;">IN2 Light Industrial (proposed to replace B6 and B7 zones in the Draft Hilltops LEP)</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of light industrial, warehouse and related land uses. • To encourage employment opportunities and to support the viability of centres. • To minimise any adverse effect of industry on other land uses. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. • To support and protect industrial land for industrial uses. • <i>To provide fully serviced light industrial allotments linked to town water and sewer networks.</i> 	<p style="text-align: center;">E3 Productivity Support</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of facilities and services, light industries, warehouses and offices. • To provide for land uses that meet the needs of the community, businesses and industries that are not suited to locations in other employment zones. • To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres. • To encourage employment opportunities. • To provide opportunities for new and emerging industries. • To enable limited retail uses to meet the day to day needs of workers or to sell goods of a large size, weight or quantity or goods manufactured on-site.

Localised Objectives – Exhibited Draft Hilltops LEP

Zone Objectives Draft Hilltops LEP	NSW Employment Zones Reform 2021 Zone Objectives
<p style="text-align: center;">IN1 General Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To support and protect industrial land for industrial uses. • <i>To provide fully serviced industrial allotments linked to town water and sewer networks.</i> 	<p style="text-align: center;">E4 General Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse and related land uses. • To support the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

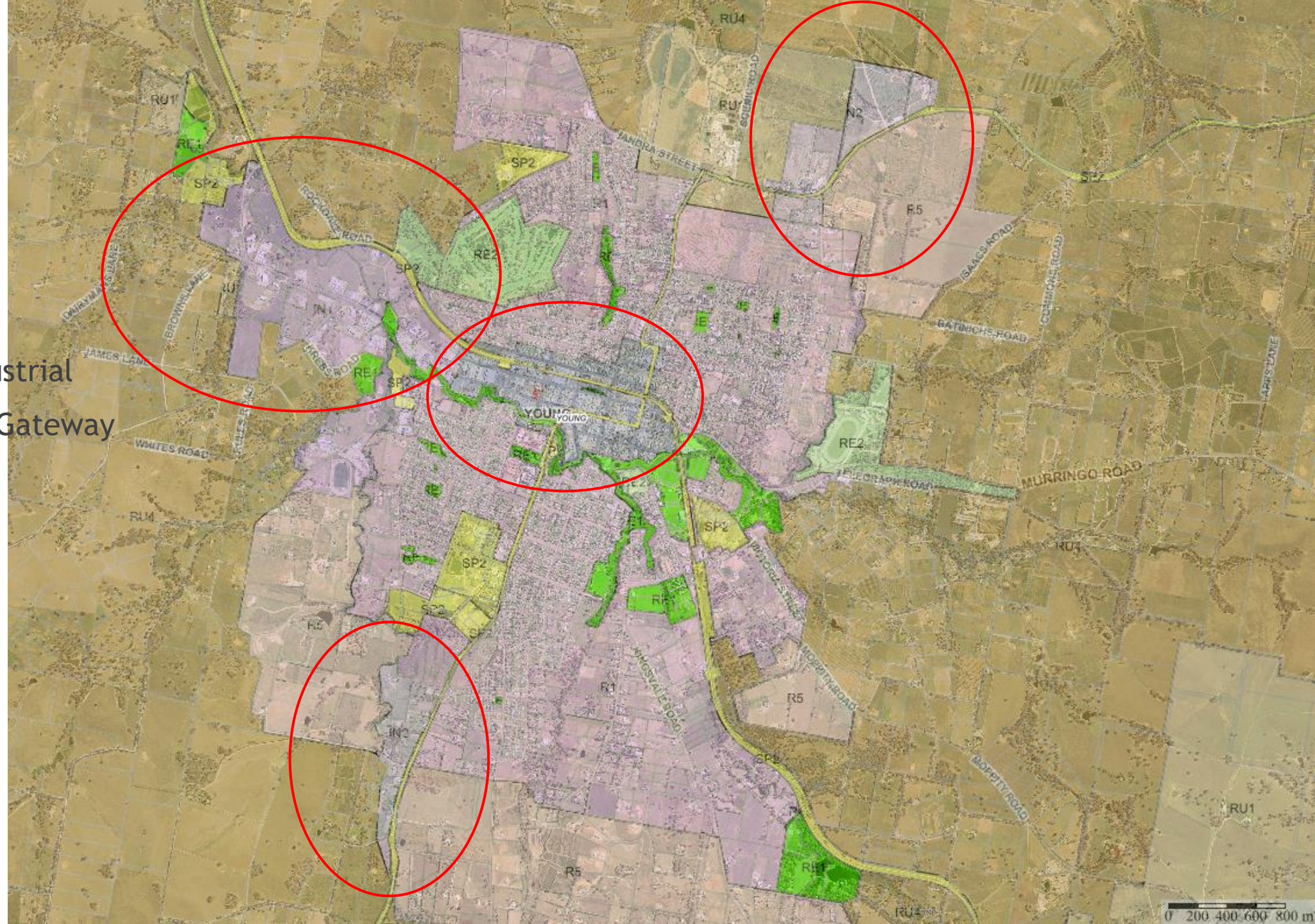
Context Hilltops LGA

Proposed draft Hilltops LEP



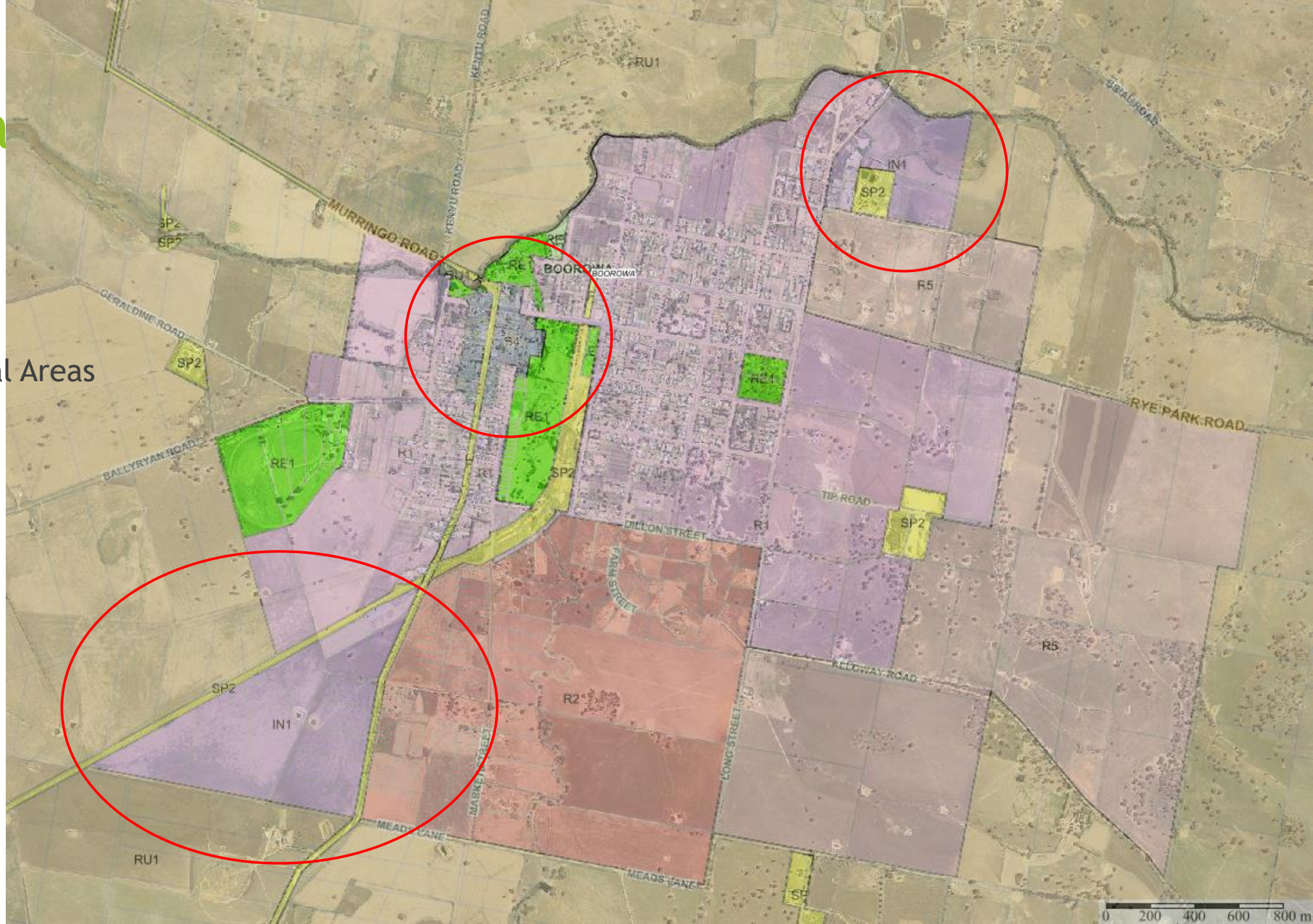
Young

- ▶ Town Centre
- ▶ Western Industrial
- ▶ North South Gateway



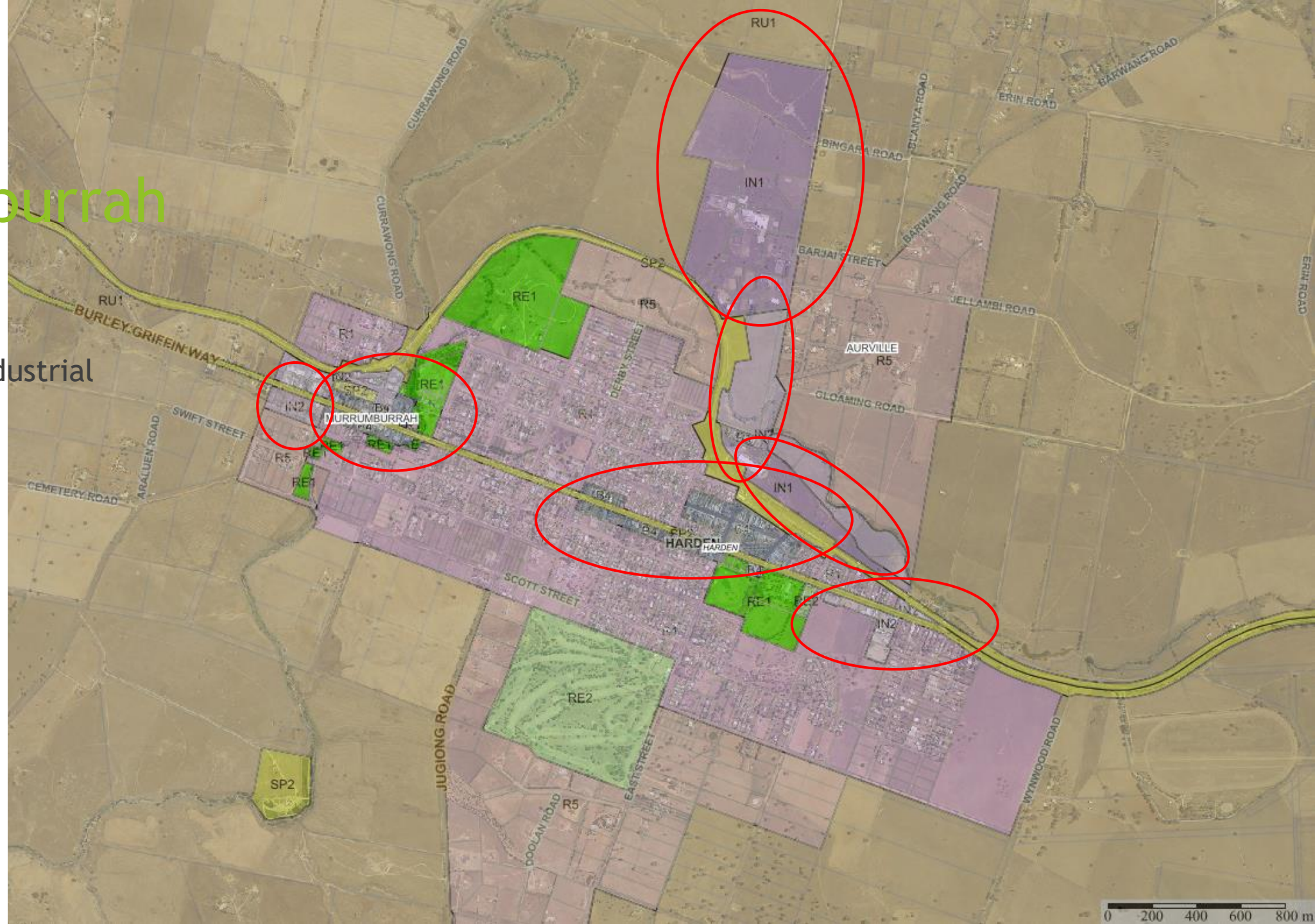
Boorowa

- ▶ Town Centre
- ▶ Two Industrial Areas



Harden Murrumburrah

- ▶ Two Centers
- ▶ East West Industrial



Timing - draft Hilltops LEP and Employment Zones Reform Changes

- ▶ Corresponding timing of Hilltops LEP and Employment Zones Reform

Hilltops LEP - Timeline and Project Planning

Dates	Milestones
15 March - 26 April 2021	Public Exhibition and Consultation on Draft Hilltops LEP.
May-June-July 2021	Councilor Workshops on Consultation and Submissions / Finalised Hilltops LEP.- Consultation Update and Preliminary Submissions Received
July 2021	Council Meeting – 28 July 2021 Post Exhibition Council Report and Amended Hilltops LEP for endorsement and request for LEP to be made legislation.
July/August 2021	Send endorsed Hilltops LEP to DPIE and NSW Parliamentary Counsel for legal drafting.
September 2021	Minister of Planning makes Hilltops LEP and Publishing of the Hilltops LEP on NSW Legislation Website. <i>(Dependent on DPIE and Parliamentary Counsel)</i>

Initial Theme Summary of Submissions

Total of 136 Submissions received

- ▶ Agritourism - Land Uses in RU1, RU4 and SP3 Zones
- ▶ Heritage - Listing of Items and Heritage Conservation Areas
- ▶ Industrial Land Supply - Young
- ▶ Residential Land Supply - Young
- ▶ Primary Production Minimum Lot Size (RU1 and RU4)
- ▶ Terrestrial Biodiversity
- ▶ Urban Residential Minimum Lot Size (700m²)
- ▶ Semi Rural Zones - RU4 and Village Zones
- ▶ State Agencies Ministerial Directions
- ▶ Individual Rezoning Requests
- ▶ Community Consultations