



Employment Land Reform:
Hilltops Translation of Business and
Industrial Zones into future
Employment Zones

Hilltops Local Environmental Plan 2021

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1. Background and Context

The NSW Department of Planning Industry and Environment has recently exhibited a proposal to replace the existing Business (B) and Industrial (IN) zones with five new employment zones and three supporting zones under Standard Instrument Principal Local Environmental Plan.

NSW Government's [proposed Employment Zones Reform](#) zones are currently on exhibition from Thursday 20 May 2021 until 30 June 2021.

Noting that the NSW Government's timeline for the Employment Zones Reforms are the Amendment Order targeted for late 2021 with LEPs across NSW to be updated by the State Government in early 2022.

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

With Council has recently had public exhibition and consultation on the Planning Proposal and Draft Hilltops LEP with the community, stakeholders and government agencies.

A focus of the Draft Hilltops LEP 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uses across all the Standard Instrument zones including Business Zones and Industrial Zones which are proposed to be repealed and changed under the Employment Land Zone Reforms program.

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.

The proposed exhibited Hilltops LEP uses three zones that would be affected by these changes:

- B4 - Mixed Use Zone
- IN1 – General Industrial and
- IN2 – Light Industrial

In discussion with the NSW Department of Planning's Employment Zones Reform team, Council can prepare a translation into the proposed Employment Zones rather than undertake two bodies of work for the current zones (B4, IN1 and IN2) and then have the LEP changed again to Employment zones in 2022.

The following document discusses the proposed B4, IN1, and IN2 zones in the Draft Hilltops LEP 2021 are ready to be 'translated' over to the new Employment Zones when they come into effect later in 2021/2022.

For Employment Zones as Proposed and existing Industry and Business Zones

Council notes the following local content is recommended for inclusion in the B4 or MU1 Mixed Use Zone (which ever the state choose to apply to this LEP):

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

2. Objectives

In addition to those objectives set by the State through the Standard Instrument the following Local Objectives are to be included:

B4 Mixed Use to MU1 Mixed Use

B4 Mixed Use à MU1 Mixed Use	
Zone Objectives	
<p>NSW Standard Instrument LEP <i>Current as of 27 May 2021</i></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.
<p>NSW Employment Zones Reform <i>Current as of 27 May 2021</i></p> <p>MU1 Mixed Use</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.
<p>Local Objectives proposed by Hilltops Council in the Draft Hilltops LEP 2021</p>	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Boorowa Street, Young ○ Marsden and Pudman Streets, Boorowa ○ Neill Street, Harden ○ Albury Street, Murrumburrah • 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. • To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape. • To create walkable, coherent, legible and high amenity streetscapes and public spaces. • To support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.

IN2 Light Industrial to E3 Productivity Support

IN2 Light Industrial to E3 Productivity Support	
Zone Objectives	
<p>NSW Standard Instrument LEP <i>Current as of 27 May 2021</i></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.
<p>NSW Employment Zones Reform <i>Current as of 27 May 2021</i></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.
<p>Local Objectives proposed by Hilltops Council in the Draft Hilltops LEP 2021</p>	<ul style="list-style-type: none"> • To provide fully serviced light industrial allotments linked to town water and sewer networks.

IN1 General Industrial to E4 General Industrial

IN1 General Industrial à E4 General Industrial	
Zone Objectives	
NSW Standard Instrument LEP Current as of 27 May 2021	<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.
NSW Employment Zones Reform Current as of 27 May 2021	<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.
Local Objectives proposed by Hilltops Council in the Draft Hilltops LEP 2021	<ul style="list-style-type: none"> • To provide fully serviced industrial allotments linked to town water and sewer networks.

3. Levels of Permissibility

In addition to set levels of permissibility established by the Standard Instrument the following local requirements will apply

B4 Mixed Use à MU1 Mixed Use

Post Exhibition Hilltops LEP	Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021)
B4 Mixed Use	MU1 Mixed Use
2 Permitted without consent Nil	2 Permitted without consent Nil
3 Permitted with consent <i>Amusement centres; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Car parks; Commercial premises; Community facilities; Correctional centres; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Health services facilities; Home businesses; Home industries; Home occupations; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Local distribution premises; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Vehicle body repair workshops; Vehicle repair stations;</i>	3 Permitted with consent <i>Amusement centres; Attached dwellings; Boarding houses; Boat launching ramps; Car parks; Commercial premises; Community facilities; Correctional centres; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Health services facilities; Home businesses; Home occupations; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wharf or boating facilities; Any</i>

<p>Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wharf or boating facilities; Any other development not specified in item 2 or 4</p>	<p>other development not specified in item 2 or 4</p>
<p>4 Prohibited Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Mooring Pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>	<p>4 Prohibited Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria or aquatoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>

IN2 Light Industrial à E3 Productivity Support

Draft Hilltops LEP – Version put to Public Exhibition	Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021)
IN2 Light Industrial	E3 Productivity Support
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Nil</p>

<p>3 Permitted with consent <i>Agricultural produce industries; Boat building and repair facilities; Community facilities; Depots; Electricity generating works; Emergency services facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Heliports; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation facilities (indoor); Roads; Roadside stalls; Rural supplies; School-based child care; Service stations; Sewage reticulation systems; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water reticulation systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</i></p>	<p>3 Permitted with consent <i>Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Emergency services facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Health services facilities; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Roadside stalls; Rural supplies; School-based child care; Service stations; Sewage reticulation systems; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water reticulation systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</i></p>
<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Animal boarding or training</i></p>	<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Backpackers' accommodation; Bed and</i></p>

<p>establishments; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Hazardous storage establishments; Health services facilities; Heavy industries; Helipads; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Livestock processing industries; Marinas; Mooring Pens; Moorings; Mortuaries; Neighbourhood supermarkets; Offensive storage establishments; Office premises; Open cut mining; Pond-based aquaculture; Port facilities; Public administration buildings; Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restaurants or cafes; Restricted premises; Sawmill or log processing industries; Serviced apartments; Sewage treatment plants; Sex services premises; Small bars; Stock and sale yards; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities;</p>	<p>breakfast accommodation; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria or aquatoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Hazardous storage establishments; Heavy industries; Helipads; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Neighbourhood supermarkets; Offensive storage establishments; Open cut mining; Pond-based aquaculture; Port facilities; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Restricted premises; Sawmill or log processing works; Serviced apartments; Sewage treatment plants; Sex services premises; Small bars; Stock and sale yards; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities;</p>
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IN1 General Industrial to E4 General Industrial

Draft Hilltops LEP – Version put to Public Exhibition IN1 General Industrial	Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021) E4 General Industrial
2 Permitted without consent Nil	2 Permitted without consent Nil
3 Permitted with consent <i>Boat building and repair facilities; Boat launching ramps; Car parks; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Local distribution premises; Mortuaries; Neighbourhood shops; Open cut mining; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural industries; Rural supplies; School-based child care; Service stations; Sewerage systems; Sex services premises; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wharf or boating facilities;</i>	3 Permitted with consent <i>Boat building and repair facilities; Boat launching ramps; Car parks; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria or aquatoria; Depots; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Local distribution premises; Mortuaries; Neighbourhood shops; Open cut mining; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural industries; Rural supplies; School-based child care; Service stations; Sewerage systems; Sex services premises; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water</i>

<p><i>Wholesale supplies; Any other development not specified in item 2 or 4</i></p>	<p>supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Markets; Mooring Pens; Moorings; Neighbourhood supermarkets; Office premises; Pond-based aquaculture; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Roadside stalls; Small bars; Tourist and visitor accommodation; Water recreation structures;</i></p>	<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Markets; Mooring pens; Moorings; Neighbourhood supermarkets; Office premises; Pond-based aquaculture; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Roadside stalls; Small bars; Tourist and visitor accommodation; Water recreation structures;</i></p>

4. Land Use Tables

Below is the full Land Use Tables as what would be included in the future Hilltops LEP:

Land Use Table - IN2 Light Industrial to E3 Productivity Support

<p>Post Exhibition Hilltops LEP</p> <p>B4 Mixed Use</p>	<p>Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021)</p> <p>MU1 Mixed Use</p>
<p>Zone 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 	<p>Zone 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.

<p>locations so as to maximise public transport patronage and encourage walking and cycling.</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Boorowa Street, Young Marsden and Pudman Streets, Boorowa Neill Street, Harden Albury Street, Murrumburrah 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. To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape. To create walkable, coherent, legible and high amenity streetscapes and public spaces. <p>To support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.</p>	<ul style="list-style-type: none"> To minimise conflict between land uses within this zone and land uses within adjoining zones. 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: <ul style="list-style-type: none"> Boorowa Street, Young Marsden and Pudman Streets, Boorowa Neill Street, Harden Albury Street, Murrumburrah 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. To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape. To create walkable, coherent, legible and high amenity streetscapes and public spaces. To support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.
<p>2 Permitted without consent Home occupations; [Note— this land use was moved to <i>Permitted with consent</i> in the NSW Standard Instrument LEP at some point between circa July 2020 and May 2021.]</p>	<p>2 Permitted without consent Nil</p>
<p>3 Permitted with consent <i>Amusement centres; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Car parks; Commercial premises; Community facilities; Correctional centres; Dual</i></p>	<p>3 Permitted with consent <i>Amusement centres; Attached dwellings; Boarding houses; Boat launching ramps; Car parks; Commercial premises; Community facilities; Correctional centres; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments;</i></p>

<p>occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Health services facilities; Home businesses; Home industries; Home occupations; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Local distribution premises; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wharf or boating facilities; Any other development not specified in item 2 or 4</p>	<p>Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Group homes; Health services facilities; Home businesses; Home occupations; Hostels; Information and education facilities; Jetties; Light industries; Local distribution premises; Mortuaries; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water reticulation systems; Wharf or boating facilities; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries;</p>	<p>4 Prohibited Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria or aquatoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy</p>

<p>Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Mooring Pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>	<p>industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Mooring pens; Moorings; Open cut mining; Pond-based aquaculture; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>
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Land Use Table – IN2 Light Industrial to E3 Productivity Support

Draft Hilltops LEP – Version put to Public Exhibition	Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021)
IN2 Light Industrial	E3 Productivity Support
<p>Zone IN2 Light Industrial</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. To provide fully serviced light industrial allotments linked to town water and sewer networks. 	<p>Zone E3 Productivity Support</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. To provide fully serviced light industrial allotments linked to town water and sewer networks.
<p>2 Permitted without consent Nil</p>	<p>2 Permitted without consent Nil</p>
<p>3 Permitted with consent <i>Agricultural produce industries; Boat building and repair facilities; Community facilities; Depots; Electricity generating works; Emergency services facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Heliports; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light</i></p>	<p>3 Permitted with consent <i>Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Emergency services facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Health services facilities; Highway service centres; Hotel or motel accommodation; Industrial retail outlets; Industrial training</i></p>

<p>industries; <i>Liquid fuel depots; Local distribution premises; Markets; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation facilities (indoor); Roads; Roadside stalls; Rural supplies; School-based child care; Service stations; Sewage reticulation systems; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water reticulation systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</i></p>	<p>facilities; Information and education facilities; <i>Kiosks; Landscaping material supplies; Light industries; Liquid fuel depots; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Roadside stalls; Rural supplies; School-based child care; Service stations; Sewage reticulation systems; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water reticulation systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</i></p>
<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm</i></p>	<p>4 Prohibited <i>Airports; Airstrips; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria or aquatoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Hazardous storage establishments; Heavy industries; Helipads; Home businesses; Home occupations (sex services); Home</i></p>

<p>stay accommodation; Forestry; Hazardous storage establishments; Health services facilities; Heavy industries; Helipads; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Livestock processing industries; Marinas; Mooring Pens; Moorings; Mortuaries; Neighbourhood supermarkets; Offensive storage establishments; Office premises; Open cut mining; Pond-based aquaculture; Port facilities; Public administration buildings; Pubs; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restaurants or cafes; Restricted premises; Sawmill or log processing industries; Serviced apartments; Sewage treatment plants; Sex services premises; Small bars; Stock and sale yards; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities;</p>	<p>occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Livestock processing industries; Marinas; Mooring pens; Moorings; Neighbourhood supermarkets; Offensive storage establishments; Open cut mining; Pond-based aquaculture; Port facilities; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Restricted premises; Sawmill or log processing works; Serviced apartments; Sewage treatment plants; Sex services premises; Small bars; Stock and sale yards; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities;</p>
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Land Use Table - IN1 General Industrial to E4 General Industrial

Draft Hilltops LEP – Version put to Public Exhibition	Draft Hilltops LEP – Version translated to reflect Employment Zones Reform (current 28 May 2021)
IN1 General Industrial	E4 General Industrial
<p>Zone IN1 General Industrial</p> <p>1 Objectives</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. To provide fully serviced industrial allotments linked to town water and sewer networks. 	<p>Zone E4 General Industrial</p> <p>1 Objectives</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. To provide fully serviced industrial allotments linked to town water and sewer networks.
<p>2 Permitted without consent</p> <p>Nil</p>	<p>2 Permitted without consent</p> <p>Nil</p>
<p>3 Permitted with consent</p> <p><i>Boat building and repair facilities; Boat launching ramps; Car parks; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Local distribution premises; Mortuaries; Neighbourhood shops; Open cut mining; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor);</i></p>	<p>3 Permitted with consent</p> <p><i>Boat building and repair facilities; Boat launching ramps; Car parks; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria or aquatoria; Depots; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Local distribution premises; Mortuaries; Neighbourhood shops; Open cut mining; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Port facilities; Public administration buildings; Recreation areas; Recreation facilities</i></p>

<p>Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural industries; Rural supplies; School-based child care; Service stations; Sewerage systems; Sex services premises; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</p>	<p>(indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restricted premises; Roads; Rural industries; Rural supplies; School-based child care; Service stations; Sewerage systems; Sex services premises; Signage; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies; Any other development not specified in item 2 or 4</p>
<p>4 Prohibited Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Markets; Mooring Pens; Moorings; Neighbourhood supermarkets; Office premises; Pond-based aquaculture; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Roadside stalls; Small bars; Tourist and visitor accommodation; Water recreation structures;</p>	<p>4 Prohibited Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations (sex services); Home occupations; Home-based child care; Intensive livestock agriculture; Intensive plant agriculture; Marinas; Markets; Mooring pens; Moorings; Neighbourhood supermarkets; Office premises; Pond-based aquaculture; Pubs; Registered clubs; Residential accommodation; Restaurants or cafes; Roadside stalls; Small bars; Tourist and visitor accommodation; Water recreation structures;</p>

