

## **ATTACHMENT D**

### **LAND USE ZONES - PROPOSED OBJECTIVES, USES AND MAPPING**

#### **Draft Hilltops Local Environmental Plan**

**22 OCTOBER 2020**



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## Introduction

This report reviews the zone objectives, land uses and outlines proposed amendments to Land Use Zones currently in use in Hilltops as per the three pre-amalgamation LEPs of Boorowa, Harden and Young Councils.

Recommended adjustments and changes for the consolidated Hilltops LEP are established through the:

- Strategic directions provided within *Hilltops 2040*, the Hilltops Local Strategic Planning Statement (LSPS).
- NSW Standard Instrument LEP (the Standard Instrument),
- Current 3 Standard Instrument LEP's in use across Hilltops
  - Young LEP 2010;
  - Harden LEP 2011;
  - Boorowa LEP 2012; and

This report covers all zones proposed to be used and noting those proposed removals within the consolidated Hilltops LEP. These are:

### **Zones proposed for use within the Consolidated Hilltops LEP**

*(as defined by the NSW standardised LEP guidelines)*

#### **'Industrial' Zones**

**IN1 General Industrial**

**IN2 Light Industrial**

#### **'Commercial' Zones**

**B2 Local Centre - Proposed Removal**

**B4 Mixed Use**

**B6 Enterprise Corridor - Proposed Removal**

**B7 Business Park - Proposed Removal**

#### **'Residential' Zones**

**R1 General Residential**

**R5 Large Lot Residential**

**R2 Low Density Residential**

#### **'Rural' Zones**

**RU1 Primary Production**

**RU4 Primary Production Small Lots**

**RU3 Forestry – Proposed Removal**

**RU5 Village**

#### **'Specialist' Zones**

**SP1 Special Activities - Proposed Removal**

**SP2 Infrastructure**

**SP3 Tourist – Proposed Removal**

#### **'Recreation' Zones**

**RE1 Public Recreation**

**RE2 Private Recreation**

#### **'Conservation' Zones**

**E1 National Parks and Nature Reserves**

**E3 Environmental Management**

#### **'Waterways' Zones**

**W1 Natural Waterways**

**W2 Recreational Waterways**

## 'Industrial' Zones

### IN1 General Industrial

#### Aligning the Hilltops LEP with Hilltops 2040

#### **Industrial Precincts:**

##### **Western Young**

- The area identified as Western Young generally aligns with the current location of the *IN1 General Industrial* zone. The objectives of this zone and the associated assessment table are generally consistent with the objectives outlined in *Hilltops 2040*. However, *Hilltops 2040* does have additional recommendations relating to supporting industrial development while recognising interface issues which could be progressed through other means than the *Hilltops LEP*.

#### **Recommendations:**

- No change to zonings.
- The development of further design guidance, dealing with issues such as interfaces with conflicting uses, carparking and streetscapes for this precinct within the *Hilltops Development Control Plan*, consistent with Young Township narrative (pgs.92-111) and the objectives for *Industrial* areas (Pg.50) of *Hilltops 2040*.

##### **Northern Young** (Abattoir and surrounds)

- This precinct is intended to support the long term operations of the abattoir while providing land use intentions for the lands if the current use was to cease.
- The intentions of the precinct are considered to relate to the long term, with the current use well established and no indication this will change in the short to medium term.

#### **Recommendations:**

- No change to zonings at this time.

##### **Aurville Industrial** (Harden)

- The area identified as Aurville Industrial aligns with the current location of the *IN1 General Industrial* zone within the Aurville area of Harden. The objectives of this zone and the associated assessment table are generally consistent with the objectives outlined in *Hilltops 2040*.

#### **Recommendations:**

- No change to zonings.

##### **Southern Industrial** (Boorowa, including 'Southern Gateway')

- This precinct identifies lands currently zoned *IN1 General Industrial* at the southern entry to Boorowa adjacent to the Lachlan Valley Way.

- *Hilltops 2040* supports its use for industrial purposes and recognises that further action is required to enact these lands and ensure their design reflects their prominent location at the entry to the town.

#### **Recommendations:**

- No change to zonings.
- The development of further design guidance within the *Hilltops Development Control Plan*, to assist in the development of a high amenity, particularly for sites fronting Lachlan Valley Way. This includes consistency in streetscaping to reinforce the 'boulevard' effect of current tree planting along this corridor. dealing with issues such as interfaces with conflicting uses, carparking and streetscapes for this precinct, consistent with Young Township narrative (pgs.92-111) and the objectives for *Industrial* areas (Pg.50) of *Hilltops 2040*.

#### **Northern Industrial (Boorowa)**

- The area identified as **Northern Industrial** (Boorowa) generally aligns with the current location of the *IN1 General Industrial* and *SP2 Infrastructure* (Council Depot). The objectives of this zone and the associated assessment table are generally consistent with the objectives outlined in *Hilltops 2040*.
- *Hilltops 2040* does identify part of a potential shared pedestrian cycleway network running north-south through the precinct. This path can be progressed through other means than the *Hilltops LEP*.

#### **Recommendations:**

- No change to zonings.
- Hilltops Development Control Plan and associated Infrastructure Plans to provide further guidance on:
  - The provision of an open space corridor and shared pedestrian cycleway:
    - along the southern banks of the Boorowa River
    - running north-south from the Boorowa River to Alloway Road.

#### **Zone Objectives Review and Recommendations**

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To support and protect industrial land for industrial uses.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> As per the Standard Instrument.	<b>Harden LEP:</b> As per the Standard Instrument with the addition of the following statement:



		<ul style="list-style-type: none"> <li>To be the core industrial area for the Harden local government area.</li> </ul>
<p><b>Hilltops 2040 (LSPS):</b></p> <p><u>Industrial Narrative (Page 50)</u></p> <ul style="list-style-type: none"> <li>Accommodate uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odours.</li> <li>Provide separated location uses that may otherwise have an impact on more sensitive land uses and does not affect the safety and amenity of the community.</li> <li>Enhanced connectivity to freight and transport routes.</li> </ul> <p><u>Young Narrative (Page 107)</u></p> <ul style="list-style-type: none"> <li>Increase capacity to accommodate further light industrial and commercial industry development in Young through adequate servicing and land use controls.</li> </ul> <p><u>Boorowa Objectives (Page 69)</u></p> <ul style="list-style-type: none"> <li>Facilitate the growth of existing Boorowa businesses onsite or in town.</li> <li>Increase capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.</li> <li>Provide further direction and guidance for the development of industrial lands fronting Lachlan Valley Way as a southern gateway to Boorowa.</li> </ul> <p><u>Harden &amp; Murrumburrah Objectives (Page 84)</u></p> <ul style="list-style-type: none"> <li>Increase the capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.</li> <li>Provision of a high standard of amenity for premises fronting Burley Griffin Way to reflect their prominent location.</li> <li>Develop an economic gateway precinct at the eastern entry of Harden.</li> </ul> <p><u>Economic Development (Page 131)</u></p> <ul style="list-style-type: none"> <li>Employment and business investment diversification is encouraged within each community.</li> <li>Suitable infrastructure and facilities to service existing towns and centres are provided to encourage economic and employment growth in the region.</li> <li>Appropriate industrial land is identified in advance and provided to accommodate resource sector support industries.</li> <li>Encroachment of development does not prevent or reduce the productive or operational capacities of existing development.</li> <li>Economic growth is enhanced through the prioritisation of infrastructure which supports employment activities in all sectors of the economy.</li> <li>Major enabling infrastructure projects which are critical to future regional economic development are advocated, planned and facilitated.</li> <li>The impact, including the cumulative impacts of major development projects on the transport system is managed through planning and coordination management, and contributions to infrastructure maintenance, upgrading and road use management.</li> </ul>		
<p><b>Recommendations:</b></p> <p>It is considered that the zone objectives provided within the Standard Instrument and reflected in the three current LEP's are sufficient however could be enhanced by including an objective relating to the intent for all sites in the IN1 Zone to have access to town services.</p> <p>The additional objective found within the current Harden LEP will not be transferred to the Hilltops LEP as it is considered to be redundant.</p>		

**It is proposed that the following wording be used for the IN1 General Industrial Zone Objective within the consolidated Hilltops LEP:**

- 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 residential allotments linked to town water and sewer networks.

### Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
Airports; Airstrips; Centre-based child care facilities; Forestry; Office premises; Small bars;	These land uses are inconsistent with the objectives of this zone.

Removed from Boorowa LEP 2012	Justification
Amusement centres; Animal boarding or training establishments; Boat sheds; Business premises; Cemeteries; Early education and care facilities; Entertainment facilities; Extractive industries; Function centres; Home businesses; Home occupations (sex services); Home occupations; Hotel or motel accommodation; Marinas; Mooring Pens; Moorings; Registered clubs; Water recreation structures;	These land uses are inconsistent with the objectives of this zone.

Removed from Harden LEP 2012	Justification
None.	

Additional Permitted Land Uses for the Hilltops LEP	Justification
None.	

### Proposed IN1 General Industrial Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>• To provide a wide range of industrial and warehouse land uses.</li> <li>• To encourage employment opportunities.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To support and protect industrial land for industrial uses.</li> <li>• To provide fully serviced industrial allotments linked to town water and sewer networks.</li> </ul>
<p>2 Permitted without consent</p> <p>None.</p>
<p>3 Permitted with consent</p> <p>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; Wholesale supplies;</p>
<p>4 Prohibited</p> <p>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>

## IN2 Light Industrial

### Aligning the Hilltops LEP with Hilltops 2040

#### Gateway Precincts:

##### ***Business/Gateway Precincts fronting Albury St, Harden and Murrumburrah***

- *Hilltops 2040* identifies lands fronting Albury St (Burley Griffin Way) as Mixed Business/Industrial, highlighting its highway interface and the mix of uses found along this strip. The Strategy recognises the limited capacity of these areas to accommodate residential development, taking into account road noise and potential land use conflicts resulting from the diverse range of activities within the area. It also recognises the potential of sites along this strip to capitalise on their frontage and access to Burley Griffin Way.
- Current zonings along this strip vary, including *R1 General Residential, IN2 Light Industry, B4 Mixed Use and RE1 Public Recreation*. This reflects the diverse range of activities found in this location.
- The precinct contains the two main vehicular entrances to the towns, from the east and west.

#### **Recommendations:**

- *Retain existing Industrial zoning for lands:*
  - *between Redbank Lane and Short Street Harden*
  - *between West and Bathurst, Binalong and Neill Streets Murrumburrah.*
- *Subject to further investigation and detailed planning, the introduction of B6 Enterprise Corridor zoning for lands identified as primarily for employment use in proximity to the Harden Racecourse fronting Burley Griffin Way.*
- *The Hilltops Development Control Plan providing greater direction in relation to proposed design outcomes, layout and standards of service consistent with the objectives provided on pages 49-50 and 77-90 of Hilltops 2040. This includes effectively dealing with interface issues with adjacent residential lands as well as with Albury Street.*

##### ***Northern Young (north of Olympic Way)***

- *Hilltops 2040* identifies an area in northern Young, fronting the northern side of Olympic Way, for potential Business/Gateway use.
- This area is currently designated as *B6 Enterprise Corridor* and *B7 Business Park* zones within the current Young LEP.
- Due to its prominent location at the northern entrance to Young area is intended to provide a high quality of amenity and provide a positive entry statement to the town, particularly for any development

proposed fronting Olympic Way. Therefore, if any development is to occur it is intended to achieve these goals.

- An integrated approach to all access proposed to Olympic Highway will be required which achieves both local and State government objectives and standards.
- Also, further consideration of a potential east-west connection which crosses the precinct is required, including protection of a corridor for this purpose.

**Recommendations:**

- It is recommended that the Northern Young precinct, north of Olympic Way be consolidated to be within the one zone (*IN2 Light Industrial*) to provide more coherent and consistent objectives and assessment requirements for the precinct while supporting the 'business gateway' intent for the area.
- Development in the area to be subject to the development of a master plan, to provide greater certainty in relation to proposed outcomes, layout and standards of service. It will also investigate the location and protection of a corridor for a future east-west connection, between Olympic Way and Henry Lawson Way. This master planning process shall inform further design guidance provided with a future Development Control Plan.

**Northern Young (south of Olympic Highway)**

- *Hilltops 2040* identifies an area in northern Young, fronting the southern side of Olympic Way, and directly south of the abattoir for potential Business/Gateway use.
- The lands are currently zoned *RU1 Primary Production* and *B6 Enterprise Corridor* within the Young LEP.
- Due to its prominent location at the northern entrance to Young and proximity to residential development, the area is intended to provide a high quality of amenity and provide a positive entry statement to the town. Therefore, if any development is to occur it is intended to achieve these goals. In addition, an integrated approach to all access proposed to Olympic Highway will be required which achieves both local and State government objectives and standards.

**Recommendations:**

- It is recommended that the *Northern Young Light Industry* precinct, south of Olympic Highway be consolidated to be within the one zone (*IN2 Light Industrial*) to provide more coherent and consistent objectives and assessment requirements for the precinct while supporting the 'business gateway' intent for the area.

### **Southern Young (south of Olympic Highway)**

- Hilltops 2040 identifies an area in northern Young, fronting the southern side of Olympic Way, and directly south of the abattoir for potential Business/Gateway use.
- The lands are currently zoned B6 Enterprise Corridor within the Young LEP.
- Due to its prominent location at the southern entrance to Young and proximity to residential development, the area is intended to provide a high quality of amenity and provide a positive entry statement to the town. Therefore, if any development is to occur it is intended to achieve these goals. In addition, an integrated approach to all access proposed to Olympic Highway will be required which achieves both local and State government objectives and standards.

### **Recommendations:**

- It is recommended that the Southern Young Light Industry precinct, south of Olympic Way be rezoned. However, further consideration of the land use in the future subject to providing greater guidance and certainty in relation to scale and design of development, recognising interface issues and its prominent location.

### **Zone Objectives Review and Recommendations**

#### **Standard Instrument:**

- 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.

#### **Young LEP:**

Currently not in use.

#### **Boorowa LEP:**

Currently not in use.

#### **Harden LEP:**

As per the Standard Instrument.

#### **Hilltops 2040 (LSPS):**

##### Industrial Narrative (Page 50)

- Accommodate uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odours.
- Provide separated location uses that may otherwise have an impact on more sensitive land uses and does not affect the safety and amenity of the community.
- Enhanced connectivity to freight and transport routes.

##### Young Narrative (Page 107)

- Increase capacity to accommodate further light industrial and commercial industry development in Young through adequate servicing and land use controls.

##### Boorowa Objectives (Page 69)

- Facilitate the growth of existing Boorowa businesses onsite or in town.
- Increase capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.
- Provide further direction and guidance for the development of industrial lands fronting Lachlan Valley Way as a southern gateway to Boorowa.



Harden & Murrumburrah Objectives (Page 84)

- Increase the capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.
- Provision of a high standard of amenity for premises fronting Burley Griffin Way to reflect their prominent location.
- Develop an economic gateway precinct at the eastern entry of Harden.

Economic Development (Page 131)

- Employment and business investment diversification is encouraged within each community.
- Suitable infrastructure and facilities to service existing towns and centres are provided to encourage
- economic and employment growth in the region.
- Appropriate industrial land is identified in advance and provided to accommodate resource sector support
- industries.
- Encroachment of development does not prevent or reduce the productive or operational capacities of
- existing development.
- Economic growth is enhanced through the prioritisation of infrastructure which supports employment
- activities in all sectors of the economy.
- Major enabling infrastructure projects which are critical to future regional economic development are
- advocated, planned and facilitated.
- The impact, including the cumulative impacts of major development projects on the transport system is managed through planning and coordination management, and contributions to infrastructure maintenance, upgrading and road use management.

**Recommendations:**

It is considered that the zone objectives provided within the Standard Instrument and reflected in the three current LEP's are sufficient however could be enhanced by including an objective relating to the intent for all sites in the IN2 Zone to have access to town services.

**It is proposed that the following wording be used for the IN2 Light Industrial Zone Objective within the consolidated Hilltops LEP:**

- 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 residential allotments linked to town water and sewer networks.

## Land Use Table Amendments

This zone is currently used in Harden LEP only. It is intended to continue its use in the new, consolidated Hilltops LEP. Additionally, this zone is intended to replace B6 Enterprise Corridor and B7 Business Park lands to the south and northwest of Young.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Harden LEP 2011	Justification
Biosolids treatment facilities; Heavy industries; Neighbourhood supermarkets;	These land uses are inconsistent with the objectives of this zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Community facilities; Freight transport facilities; Hotel or motel accommodation; Information and education facilities; Passenger transport facilities;	These land uses are consistent with the objectives of this zone.
Roads;	This land use is preferred to be permitted <i>with</i> consent rather than <i>without</i> , as it currently is in Harden LEP.
Heliports; Water reticulation systems; Wharf or boating facilities;	These land uses must be permitted by order of a SEPP.

### Proposed IN2 Light Industrial Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>• To provide a wide range of light industrial, warehouse and related land uses.</li> <li>• To encourage employment opportunities and to support the viability of centres.</li> <li>• To minimise any adverse effect of industry on other land uses.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>• To support and protect industrial land for industrial uses.</li> <li>• To provide fully serviced light industrial allotments linked to town water and sewer networks.</li> </ul>
<p>2 Permitted without consent</p> <p>None.</p>
<p>3 Permitted with consent</p> <p>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</p>



centres; Waste or resource management facilities; Water reticulation systems; Wharf or boating facilities; Wholesale supplies;

#### 4 Prohibited

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 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;

## 'Commercial' Zones

### B2 Local Centre (Removal)

It is proposed to remove the B2 Local Centre zone from use and not be include in the Hilltops LEP

The existing B2 zone, covering Marsden Street town centre in Boorowa, is intended to be replaced by B4 Mixed Use, aligning all of Hilltops's town centre zones with one another.

### B4 Mixed Use

#### Aligning the Hilltops LEP with Hilltops 2040

#### **TOWN CENTRES AND MAIN STREETS**

##### **Young Town Centre:**

- The area identified as the *Young Town Centre* generally aligns with the current location of the *B4 Mixed Use* zone. The intentions of these zones and the associated assessment tables are generally consistent with the objectives outlined in *Hilltops 2040*.
- However, *Hilltops 2040* does have additional recommendations relating to design and layout which could be progressed more effectively through other means than the LEP.

##### **Recommendations:**

- *No change to zonings.*
- *The development of design guidance for the precinct within the Hilltops Development Control Plan consistent with the objectives outlined within Hilltops 2040 for the precinct as well as those for Town Centres and Main Streets (see pages 45 and 93-111 of Hilltops 2040).*

##### **Harden Town Centre**

- The area identified as the *Harden Town Centre* generally aligns with the current location of the *B4 Mixed Use* zone. The intentions of these zones and the associated assessment tables are generally consistent with the objectives outlined in *Hilltops 2040*.
- However, *Hilltops 2040* does have additional recommendations relating to design and layout which could be progressed through other means than the LEP.

##### **Recommendations:**

- *No change to zonings.*
- *The development of design guidance for the precinct within the Hilltops Development Control Plan consistent with the objectives outlined within Hilltops 2040 for the precinct as well as those for No change to zonings.*
- *The development of design guidance for the precinct within the Hilltops Development Control Plan consistent with the objectives outlined*

within Hilltops 2040 for the precinct as well as those for Town Centres and Main Streets (see pages 45 and 77-89 of Hilltops 2040).

### **Murrumburrah Town Centre**

- The area identified as the *Murrumburrah Town Centre* generally aligns with the current location of the *B4 Mixed Use* zone. The intentions of these zones and the associated assessment tables are generally consistent with the objectives outlined in *Hilltops 2040*.
- However, *Hilltops 2040* does have additional recommendations relating to design and layout which could be progressed through other means than the LEP.

#### **Recommendations:**

- No change to zonings.
- The development of design guidance for the precinct within the *Hilltops Development Control Plan* consistent with the objectives outlined within *Hilltops 2040* for the precinct as well as those for *Town Centres and Main Streets* (see pages 45 and 77-89 of *Hilltops 2040*).

### **Boorowa Town Centre**

- The area identified as the *Boorowa Town Centre* generally encompasses the *B2 Local Centre* zoned land within central Boorowa as well as *R1 General Residential* zoned properties fronting Marsden Street north of Jugiong Road.
- The lands within the precinct and in the *R1 General Residential* zone support a range of activities including residential dwellings, the former Court House and police station.
- The current zoning, while supporting commercial development is limited in its capacity to other objectives of the *Hilltops 2040*, such as supporting mixed use including residential.

#### **Recommendations:**

- Lands currently within the *B2 Local Centre* and *R1 General Residential* zone within the *Boorowa Town Centre Precinct* be changed to the *B4 Mixed Use* zone to facilitate current uses in addition to potential mixed and residential uses, consistent with the intent of *Hilltops 2040*. This would also bring the Town Centre into consistency with zoning of Young and Harden town centres.
- amendments to the *B4 Mixed Use* zone:
- Objectives, to note the objectives for *Boorowa Town Centre* and also for *Town Centres and Main Streets* as outlined in *Hilltops 2040*.
- The development of design guidance for the precinct within the *Hilltops Development Control Plan* consistent with the objectives, principles and actions outlined within *Hilltops 2040* for the precinct as well as those for *Town Centres and Main Streets* (see pages 45 and 63-72 of *Hilltops 2040*). This includes investigating carparking options for the precinct which will protect

the main street amenity and streetscape, as well as providing accessible quality parking.

## COMMERCIAL

### Northern Boorowa Commercial

- The area identified as *Northern Boorowa Commercial* is focussed on the mixed use precinct at and adjacent to the corner of Brial and Court Streets, Boorowa. Lands within this area are currently zoned *R1 General Residential*.
- The *Hilltops 2040* intent is to sustain residential as the primary use while supporting the continuation of non-residential activities and the retention of commercial buildings within the precinct.
- *Hilltops 2040* proposes the continuation of a mix of uses utilising the commercial buildings currently located within the neighbourhood while sustaining the primary role of the *Boorowa Town Centre* precinct as the town centre as the central location for retail and commercial purposes.

#### Recommendations:

- No change in zoning.
- The introduction of greater design guidance in the DCP that further the objectives relevant to the precinct as outlined on pages 69-72 and the 'Residential Town Lots' objectives found on page 47 of *Hilltops 2040* while not introducing additional retail and commercial services of a scale that may impact on the viability of the *Boorowa Town Centre* precinct.
- The development of design guidance for the precinct within the *Hilltops Development Control Plan*.

## Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• <i>To provide a mixture of compatible land uses.</i></li> <li>• <i>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></li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> Currently utilising the B2 zone however, with same Zone Objectives as the Standard Instrument for the B\$ Zone with the addition of the following objective: <ul style="list-style-type: none"> <li>• <i>'To reinforce the role of the Boorowa township as the main commercial centre'.</i></li> </ul>	<b>Harden LEP:</b> As per the Standard Instrument with the addition of the following statement: <ul style="list-style-type: none"> <li>• <i>To provide a wide range of facilities that service the needs of the wider community and the travelling public.</i></li> </ul>
<b>Hilltops 2040 (LSPS):</b>		

The areas proposed for inclusion within the B4 Zone in the Consolidated Hilltops LEP are identified in the Hilltops LSPS are predominantly identified as Town Centres or Main Streets. The Hilltops LSPS provides general strategies for Town Centres and Main Streets as well as individual strategies for town centre precincts within Young, Boorowa, Harden and Murrumburrah. These include:

Town Centres and Main Streets (page XX of LSPS)

- *Develop and 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.*
- *Provide for more dense residential opportunities that complement and support the role and scale of the*
- *commercial centre.*
- *Create walkable, coherent, legible and high amenity streetscapes and public spaces.*
- *Support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.*
- *Enhance capacity to accommodate housing options while sustaining a vibrant and active precinct and*
- *streetscape.*

Young Town Centre (page 107 of LSPS)

- *Reinforce the commercial centre of Young by concentrating commercial, retail, health and hospitality services within the existing town CBD*
- *Continue to reinforce the role of Boorowa Street as the focal point for retail and commercial activity at a scale and character that continues to attract visitation and investment.*
- *Reinforce the 'main street' historic character of the Young town centre.*
- *Maintain a safe, comfortable and interesting town centre for the community and visitors.*
- *Re-enforcing or creating connectivity and linkages from public spaces to other public spaces such as parks and community buildings.*
- *Break down barriers to assist in a walkable, permeable and attractive streetscape*

Boorowa Town Centre (page 69 of LSPS)

- *Reinforce the commercial centre of Boorowa by sustaining a focus on, and adjacent to, Marsden and Pudman*
- *Streets to assist in providing a dynamic and compact town centre providing a greater range of commercial, retail, health and hospitality services.*
- *Continue to reinforce the role of Marsden street (between Pudman and Queen Streets), and Pudman Street (between Market and Scott Streets) as the focal point for retail and commercial activity at a scale and character that continues to attract visitation and investment.*
- *Reinforce the 'main street' rural township character of the town centre, by keeping it walkable, buildings with zero setbacks dominating street frontages, and supporting the provision of awnings and verandas overhanging footpaths.*

Harden Town Centre & Murrumburrah Main Street (page 85 of LSPS)

- *Continue to reinforce the role of Neill Street (between Station and Stair Streets) as the focal point for everyday retail and commercial activity at a scale and character that continues to attract visitors and investment.*

- Continue to reinforce the role of Albury Street (between Lyons and West Streets), as the focal point for retail and commercial activity at a scale and character that continues to attract visitors and investment.
- Reinforce the commercial hub of Murrumburrah by creating an attractive, dynamic precinct to assist in providing a greater range of commercial, retail and hospitality services.
- Revitalise and encourage active uses within the town centre.
- Provision of a high standard of amenity for premises fronting Burley Griffin Way to reflect their prominent location.

#### **Recommendations:**

Upon review, it is considered that the use of the mandatory content from the Standard Instrument plus the Town Centre and Main Streets Objectives from page 45 of the Hilltops LSPS would cover the strategic intent and the additional directions set in the three existing LEPs and the Hilltops LSPS Town Narratives. However, there will be a need for more specific responses to these objectives through further design guidance, which in accordance with the direction and guidance provided by the Department will be addressed in the proposed Consolidated Hilltops DCP rather than the Consolidated Hilltops LEP.

In addition, it is recommended that a specific objective be included to reinforce the role of particular locations within Young, Harden, Murrumburrah and Boorowa as Town Centres or Main Streets. Also, the inclusion of an objective in relation to character, heritage and amenity.

#### **It is proposed that the following wording be used for the B4 Mixed Use Zone Objective within the consolidated Hilltops LEP:**

The B4 Mixed Use Zoned Lands be used and sustained:

- 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.
- 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:
  - Boorowa Street, Young.
  - Marsden and Pudman Streets, Boorowa.
  - Neil 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.



## Land Use Table Amendments

This zone is currently used in Young and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP. The B2 Local Centre zone in Boorowa is intended to be replaced (and the area covered slightly modified) with this zone.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
Air transport facilities; Airstrips; Electricity generating works; Forestry; Helipads; Truck depots; Waste or resource management facilities;	These land uses are inconsistent with the objectives of this zone.
Water supply systems;	Some of this group term's sub terms are, or are intended to be, prohibited.

Removed from Boorowa LEP 2012 (B2 Local Centre)	Justification
Boat sheds; Camping grounds; Caravan parks; Exhibition villages; Farm stay accommodation; Helipads; Highway service centres; Recreation facilities (major); Sewerage systems; Truck depots; Waste or resource transfer stations; Water recreation structures; Water storage facilities; Water treatment facilities; Wholesale supplies;	These land uses are inconsistent with the objectives of this zone.
Charter and tourism boating facilities; Industrial retail outlets; Industrial training facilities; Marinas; Mooring Pens; Moorings; Research stations;	These land uses have been removed for the sake of consistency across the new Hilltops LEP as Young and Harden LEPs do not permit these uses.
Home occupations (sex services);	Confirm Council policy. Considered not appropriate location in Commercial Town Centre.

Removed from Harden LEP 2011	Justification
Camping grounds; Caravan parks; Depots; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Wholesale supplies;	These land uses are inconsistent with the objectives of this zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Artisan food and drink industries;	This land use is consistent with the objectives of this zone.

Environmental protection works; Roads;	These land uses are proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.
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## Proposed B4 Mixed Use Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> <li>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.</li> <li>To reinforce the established Town Centres and Main Streets of Young, Harden, Murrumburrah and Boorowa as the commercial centres for each town and Hilltops. The includes the 'Main Street' role and historic character of: <ul style="list-style-type: none"> <li>Boorowa Street, Young.</li> <li>Marsden and Pudman Streets, Boorowa.</li> <li>Neill Street, Harden.</li> <li>Albury Street, Murrumburrah</li> </ul> </li> <li>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.</li> <li>To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.</li> <li>To create walkable, coherent, legible and high amenity streetscapes and public spaces.</li> <li>To support vibrant main streets capable of supporting events, night time and weekend economies, as well as regular commerce.</li> </ul>
<p>2 Permitted without consent</p> <p>None.</p>
<p>3 Permitted with consent</p> <p>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; Dwellings 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;</p>
<p>4 Prohibited</p>



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;

### B6 Enterprise Corridor (Removal)

It is proposed to withdraw this zone from use. It is intended to be replaced with IN2 Light Industrial, forming a 'gateway' enterprise zone in Harden and Young townships.

### B7 Business Park (Removal)

It is proposed to withdraw this zone from use. It is intended to be replaced with IN2 Light Industrial, forming a 'gateway' enterprise zone in Harden and Young townships.

## 'Residential' Zones

### R1 General Residential

#### Aligning the Hilltops LEP with Hilltops 2040

#### INNER URBAN

##### **Northern Residential** (part) (Young)

- Provide a mix of housing diversity within current zoned residential land within easy walking distance (roughly 400m subject to gradients), from the Young town centre.
- The Northern Residential area of Young surrounding the B4 Mixed Use zone provides an opportunity to provide a range of medium density dwellings such as dual occupancies or town houses in close proximity to employment and services.
- Some townhouse development exists already along Edwards and Nasmyth Street near Young North Public School and within proximity to the Olympic Highway.
- The lands identified are currently zoned R1 General Residential within the Young LEP, which allows for dual occupancies and town house development.

##### **Recommendations:**

- It is recommended:
  - No change to zoning
  - Review lot size requirements to support further diversity in housing stock and small lot development as well as multi unit development.
  - Further guidance in DCP on desired design outcomes.

##### **Southern Residential** (part) (Young)

- South of Victoria Creek within the north-south subdivision east of Campbell Street and Binalong Street is within easy walking distance to services and the Young Town Centre.
- This area provides additional opportunities to promote a broader range of housing types to cater for a shifting demographic and provide additional housing choice within the Young.
- Town houses and dual occupancies can be found currently along Binalong Street and Murringo Street. Large building frontages and deep blocks enhances the potential for accommodating a single dwelling presenting to the street frontage in keeping with the character of the street, whilst allowing for attached or detached dwellings behind.
- The lands identified are currently zoned R1 General Residential within the Young LEP.

##### **Recommendations:**

- It is recommended:
  - No change to zoning
  - Review lot size requirements to support further diversity in housing stock and small lot development as well as multi unit development.

- Further guidance in DCP on desired design outcomes.

### **Central Residential** (part) (Harden & Murrumburrah)

- Harden Murrumburrah bisected by the Burley Griffin Way has two central areas of general residential, north and south of the roadway.
- The grid of Harden-Murrumburrah includes large blocks dissected by laneways within an east-west subdivision pattern allowing to capture good solar access and amenity. Additionally, the position of dwellings at the front of long, narrow lots provides land and opportunity for development for dual occupancy with access to rear lanes.
- Large double blocks and vacant blocks in the central residential area illustrates potential for future infill development if demand eventuates.
- The lands identified are currently zoned R1 General Residential within the Harden LEP. No change is proposed.

#### **Recommendations:**

It is recommended:

- No change to zoning
- 700m<sup>2</sup> minimum lot size accommodating dual occupancies and single dwellings.
- Developing and incorporating design guidance in DCP on desired design outcomes.
- Within DCP and Contributions Plans, If frontages along laneways are to be developed, suitable contribution to road infrastructure and guidelines on elements including, building setbacks, maintaining private open space between the dwellings with dual frontages and the impact the development could have on amenity

## **RESIDENTIAL TOWN LOTS**

### **Northern Residential** (part) (Young)

- The northern residential area is bounded by the Olympic Highway and Landra Street to the north, the Young Golf Course to west and Hills Street to west. Southern boundary is the Young Town Centre
- Characterised by the ridges and valleys found across the precinct.
- Lot sizes vary from 600 up to above 1000m<sup>2</sup> for larger historic lots, with extensive frontages, increasing capacity to increase density such as dual occupancies.
- There is a mixture of historic subdivision as well as more recent cul-de-sac development.
- The lands identified are currently zoned *R1 General Residential* within the Young LEP.
- **Recommendations:**
  - It is recommended:
    - Remain R1 General Residential zoning
    - 700m<sup>2</sup> lot size, accommodating dual occupancies and single dwellings.
    - Developing and incorporating design guidance in DCP on desired design outcomes

**Southern Residential** (part) and **Kingsvale Road Residential** (Young)

- The lands identified are currently zoned *R1 General Residential* within the Young LEP.
- Current LEP planning controls for residential land in Young do not include a minimum lot size for residential lots.
- In addition, no regulatory controls are in place to prevent residential zoned land from being subdivided and developed without connection to sewer infrastructure.
- This has resulted in many landowners choosing to create larger lots than planned, to avoid full servicing, dramatically reducing projected yield and capacity to deliver a contiguous sewer network in the area. This is particularly true along the Kingsvale Road towards Chinamens Dam.
- The introduction of specific clauses, such as an Urban Release Area Clause and/or essential services provision may resolve this issue.
- The town residential areas south of Young may continue to provide opportunities for dwellings in an ad hoc manner. However, this land is unlikely to be able to provide for the long-term growth of Young.

**Recommendations:**

- It is recommended:
  - Remain R1 General Residential zoning, accommodating dual occupancies and single dwellings.
  - 700m<sup>2</sup> minimum lot size, accommodating dual occupancy development
  - Inclusion of a new LEP Clause for R1 zoned land to be connected to sewer and water services within a certain distance (eg.250m). If not connected then larger lot size required (eg. minimum 2ha 20,000m<sup>2</sup>).
  - To ensure connection to reticulated water and sewer, the inclusion of an Urban Release Area Clause and/or essential services provision.
  - Developing and incorporating design guidance in DCP on desired design outcomes

**Central Residential** (part) (Harden & Murrumburrah)

- *Hilltops 2040* identifies this precinct as an important area for the provision of a diverse supply of housing stock easily accessible from the town centre as well as medical and education services.
- *Hilltops 2040* also notes the potential for areas such as these to accommodate townhouse and villa style residential development. Also, their potential to support ancillary business activities where ancillary to and furthering the residential objectives and amenity of the area.
- The lands identified are currently zoned *R1 General Residential* within the Harden LEP.

**Recommendations:**

- It is recommended:
  - No change to zoning
  - 700m<sup>2</sup> lot size accommodating dual occupancies and single dwellings.

- Hilltops Development Control Plan to provide further guidance on:
  - the design and operation of:
    - Townhouse and villa style residential development
    - Ancillary business activities within residential zones.

#### **Western Residential (Boorowa)**

- *Hilltops 2040* identifies this precinct as an important area for the provision of a diverse supply of housing stock easily accessible from the town centre and other health and education services.
- *Hilltops 2040* also notes the relatively large lots within this area and their capacity to potentially support townhouse and villa style residential development. Also, their potential to support business activities where ancillary to and furthering the residential objectives and amenity of the area.
- Subject lands currently zoned *R1 General Residential* in the Boorowa LEP

#### **Recommendations:**

- No change to land zoning.
- *R1 Residential Zone Objectives* to note the greater capacity of larger General Residential lots to support business uses beyond those defined as Home Business, subject to maintaining and supporting the residential objectives of the zone.
- Hilltops Development Control Plan to provide further guidance on:
  - the design and operation of:
    - Townhouse and villa style residential development
    - Ancillary business activities within residential zones.
  - Flood affected lands within the *R1 General Residential* zone, including those within the Boorowa floodplain.

#### **Central Residential (Boorowa)**

- *Hilltops 2040* identifies this precinct as an important area for the provision of a diverse supply of housing stock easily accessible from the town centre and other health and education services.
- *Hilltops 2040* also notes the relatively large lots within this area and their capacity to potentially support townhouse and villa style residential development. Also, their potential to support business activities where ancillary to and furthering the residential objectives and amenity of the area.
- Subject lands currently zoned *R1 General Residential* in the Boorowa LEP

#### **Recommendations:**

- No change to land zoning.
- *R1 General Residential Zone Objectives* to note the greater capacity of larger General Residential lots to support business uses beyond those defined as Home Business, subject to maintaining and supporting the residential objectives of the zone.
- Hilltops Development Control Plan to provide further guidance on:
  - the design and operation of:
    - Townhouse and villa style residential development

- Ancillary business activities within residential zones.
- Flood affected lands within the *R1 General Residential* zone, including those within the Boorowa floodplain.
- The continuation of an open space corridor and shared pedestrian cycleway along the southern banks of the Boorowa River, connecting to Rugby Road.

## **Growth Areas:**

### ***Young North***

- This site is currently under historic orcharding, south of the Olympic Highway, bounded by Elizabeth Street, Orchard Street and Taylor Road.
- The majority of the lots are currently zoned *R1 General Residential*, with abattoir buffer being *RU1* and *B6* to North East.
- This growth area is primarily a single holding that (at an average of around 8 lots per hectare), could potentially deliver approximately 264 dwellings.
- Full consideration of a range of matters will be required for any detailed planning of, or development applications made within the precinct. These include:
  - proximity to the Abattoir and associated buffer,
  - the Olympic Highway,
  - connection to servicing
  - environmental factors such as slope, drainage and stormwater.

### **Recommendations:**

- It is recommended:
  - Remain *R1 General Residential* zoning...
  - Consistent 700m<sup>2</sup> lot size
  - Identify as an Urban Release Areas requiring a DCP to be prepared prior to any further subdivision.
  - Developing a concept or structure plan in the DCP for sequencing of infrastructure, identification of open space or road layout or definitive yields.
  - Including an LEP provision for connection to essential services would require Council to be satisfied that services such as water and sewer are provided or can be made available prior to approval of the development

### ***Young North East***

- The precinct relates to existing *R1 General Residential* zoned and *R5 Larger Lot Residential* land in northern eastern Young.
- Approximately 33ha of lands remain available for potential development.
- While under a range of titles, subject to co-ordinated planning of land use and services, this area has the capacity to deliver approximately 270 lots.
- Full consideration of a range of matters will be required for any detailed planning of, or development applications made within the precinct. These include:
  - the Olympic Highway,
  - connection to servicing

- environmental factors such as slope, drainage and stormwater.
- **Recommendations:**
  - It is recommended:
    - Subject to further detailed planning, *R1 General Residential* and *R5 Larger Lot Residential*
    - 700m<sup>2</sup> lot size
    - Identify as Urban Release Areas requiring a DCP to be prepared prior to any further subdivision.
  - To ensure connection to reticulated water and sewer, the inclusion of an Urban Release Area Clause and/or essential services provision.
    - 
    - Developing a concept or structure plan in the DCP for sequencing of infrastructure, identification of open space or road layout or definitive yields
    - Including an LEP provision for connection to essential services would require Council to be satisfied that services such as water and sewer are provided or can be made available prior to approval of the development

### **Young North West**

- This growth area is already the subject of two significant development applications for subdivision to create 91 residential lots with lot sizes ranging from 700sqm to 1329sqm
- While under a range of titles, subject to co-ordinated planning of land use and services, this area has the capacity to deliver approximately 260 lots.
- Full consideration of a range of matters will be required for any detailed planning of, or development applications made within the precinct. These include:
  - the Olympic Highway,
  - access to Henry Lawson Way
  - connection to servicing
  - environmental factors such as slope, drainage and stormwater.

### **Recommendations:**

- It is recommended:
  - *R1 General Residential* zoning
  - 700m<sup>2</sup> lot size
  - Identify as an Urban Release Areas requiring a DCP to be prepared prior to any further subdivision.
  - Developing a concept or structure plan in the DCP for sequencing of infrastructure, identification of open space or road layout or definitive yields
  - Including an LEP provision for connection to essential services would require Council to be satisfied that services such as water and sewer are provided or can be made available prior to approval of the development



- To ensure connection to reticulated water and sewer, the inclusion of an Urban Release Area Clause and/or essential services provision.

### **Harden East**

- *Hilltops 2040* identifies this area for future residential development of a similar form and scale to that currently found within the township of Harden. The Strategy also provides a concept plan to further illustrate intended outcomes and scale of development.
- The land is on large block being adjacent to existing zoned R1 General Residential land subdivision. With the development of the Rural Fire Service headquarters on the Harden Racecourse has led to proximity to servicing.
- Responding to the interface with an east-west vegetation buffer along Burley Griffin Way to the north of the road corridor as well as planning for a future open space corridor connecting the township to Harden racecourse.
- The subject lands are currently zoned *RU1 Primary Production* in the Harden LEP

### **Recommendations:**

- It is recommended the area identified as Harden East in *Hilltops 2040* be rezoned R1 General Residential supporting further development in the short to medium term.
- a master plan be developed to provide greater certainty in relation to road, services and lot layouts, open space and service provision and other relevant matters.
- Subject to Council endorsement, any future master plan for Harden East, to be integrated into the consolidated Hilltops DCP.
- To ensure connection to reticulated water and sewer, the inclusion of an Urban Release Area Clause and/or essential services provision.

### **Eastern Residential (Boorowa)**

- *Hilltops 2040* identifies this precinct as an extension to the Boorowa township as residential lots of a similar size and character to those found directly to the west of the precinct. This includes extending the existing lot arrangements and road layout from the west where possible.
- Further work is required to confirm servicing requirements, as well as road and lot arrangements. In addition, full consideration of water and associated rural dams found within the precinct.
- The southern end of this precinct is identified within two buffers, one for the tip, the other for the town reservoir. The buffers relate to pumping capacity (reservoir) and potential odour, noise and visual impacts (Boorowa Tip). Each of these items are to be resolved before the southern section of Precinct H is developed.
- The eastern edge of Precinct H is yet to be confirmed and would also be part of any further investigations and future master planning.
- Precinct H is currently within the Residential R1 zone under the Boorowa LEP.

### **Recommendations:**

- It is recommended that Precinct H remain as currently zoned (*R1 General Residential*) supporting the north western section of the precinct as the focal point for short to medium term residential development.



- Investigations be undertaken as part of developing a master plan for the whole of Precinct H to give greater certainty in relation to road and lot layouts, open space provision and other relevant matters.
- Subject to Council endorsement, any future master plan for Boorowa East, covering Precinct H to be integrated into the consolidated Hilltops DCP.

## Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> As per the Standard Instrument.	<b>Harden LEP:</b> As per the Standard Instrument.
<b>Hilltops 2040 (LSPS):</b> <ul style="list-style-type: none"> <li>• Residential uses dominate with other non-residential uses limited to ancillary low impact activities which add to from the liveability of the neighbourhood.</li> <li>• Provide diverse housing options for all sectors of Hilltops communities.</li> <li>• Provide and sustain neighbourhood facilities including local parks.</li> <li>• Provide quality and attractive streetscapes.</li> <li>• Prioritising the maintenance and upgrading of existing local infrastructure to accommodate current and future demand.</li> <li>• Establish and maintain full urban services across all urban lands within Hilltops.</li> </ul>		
<b>Recommendations:</b> In addition to the zone objectives provided within the Standard Instrument and reflected in the three current LEP's, include objectives relating to amenity and servicing.  <b>It is proposed that the following wording be used for the R1 General Residential Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To provide and protect a high-quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.</li> <li>• To provide fully serviced residential allotments linked to town water and sewer networks.</li> </ul>		

## Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
None.	

Removed from Boorowa LEP 2012	Justification
Advertising structures; Backpackers' accommodation; Cemeteries; Environmental facilities; Farm stay accommodation; Local distribution premises; Marinas; Mooring Pens; Moorings; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Rural workers' dwellings; Service stations; Water storage facilities; Water treatment facilities;	These land uses are inconsistent with the objectives of this zone.
Camping grounds; Caravan parks; Information and education facilities; Passenger transport facilities; Public administration buildings;	These land uses have been removed for the sake of consistency across the new Hilltops LEP as Young and Harden LEPs do not permit these uses.
Home occupations (sex services);	Confirm Council policy. Confirm Council policy. Considered not appropriate location in General Residential Zone.
Aquaculture; Signage; Water supply systems;	These group terms are no longer relevant in the new, consolidated Hilltops LEP.

Removed from Harden LEP 2011	Justification
Backpackers' accommodation; Business premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Local distribution premises; Markets; Neighbourhood supermarkets; Office premises; Plant nurseries; Port facilities; Roadside stalls; Rural supplies; Rural workers' dwellings; Specialised retail premises; Timber yards; Vehicle sales or hire premises;	These land uses are inconsistent with the objectives of this zone.
Home occupations (sex services);	Confirm Council policy. Confirm Council policy. Considered not appropriate location in General Residential Zone.
Shops;	This group term is no longer relevant in the new, consolidated Hilltops LEP.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Wharf or boating facilities;	This land use must be permitted by order of a SEPP.

Roads;	This land use is proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.
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## Proposed R1 General Residential Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To provide and protect a high-quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.</li> <li>To provide fully serviced residential allotments linked to town water and sewer networks.</li> </ul>
<p>2 Permitted without consent</p> <p>Home occupations;</p>
<p>3 Permitted with consent</p> <p>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwellings houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water reticulation systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Advertising structures; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Artisan food and drink industries; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; General industries; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Kiosks; Landscaping material supplies; Local distribution premises; Marinas; Markets; Mooring Pens; Moorings; Mortuaries; Neighbourhood supermarkets; Office premises; Open cut mining; Passenger transport facilities; Plant nurseries; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Transport depots; Truck depots;</p>

Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;

## R2 Low Density Residential

### Aligning the Hilltops LEP with Hilltops 2040

#### **Southern Large Lot Residential** (Boorowa)

- Hilltops 2040 identifies this precinct as suitable for Large Lot Residential development.
- It includes a mix of farmlands and large lot residential development, including a rural residential estate supporting lots ranging in size from 10000 to 30000 square metres.
- Articulating expectations and delivering suitable levels of servicing such as reticulated water and sewer will allow for increased density of this area.
- The subject lands are currently zoned R2 Low Density Residential with the exception of lands located between Nelsons Lane and Trucking Yard Road west of Ryans Creek, which are within the R1 General Residential zone of the Boorowa LEP

#### **Recommendations:**

- Lands located between Nelsons Lane and Trucking Yard Road west of Ryans Creek, which are within the *R1 General Residential* zone of the Boorowa LEP to be rezoned *R2 Low Density Residential* to reflect the size of residential allotments:
  - the land is capable of providing at current planned levels of service.
  - currently found within the precinct.
- Subject to further investigations into potential servicing, minimum lot sizes down to 2000m<sup>2</sup> may be considered. However, a 2 hectare minimum lot size be retained if development is not connected to town sewer.
- The development of a master plan to provide further clarity in relation to proposed levels and locations of services and roads. The outcomes from the Master Planning process to be included in a future update of the:
  - minimum lot size schedule within the LEP
  - Hilltops Development Control Plan
  - Hilltops Council infrastructure servicing and charging plans.

## Zone Objectives Review and Recommendations

#### **Standard Instrument:**

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

#### **Young LEP:**

Currently not in use.

#### **Boorowa LEP:**

As per the Standard Instrument.

#### **Harden LEP:**

Currently not in use.

#### **Hilltops 2040 (LSPS):**

- Provide and protect a high quality very low-density residential character and amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- Residential uses dominate with other uses limited to ancillary low impact activities which add to the liveability of the neighbourhood.
- Site coverage and profile of structures within Large Lot Residential areas remains low, supporting an open space aesthetic.
- Provide diverse housing options for all sectors of Hilltops communities.
- Provide rural residential lands supply subject to sustaining rural productive lands, natural resource values and a rural amenity.
- Protect rural production lands from further fragmentation.
- Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.

#### **Recommendations:**

In addition to the zone objectives, provided within the Standard Instrument and reflected in the current Boorowa LEP, include objectives relating to protecting adjacent rural lands and proposed level of servicing.

**It is proposed that the following wording be used for the R2 Low Density Residential Zone Objective within the consolidated Hilltops LEP:**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide residential lots within a semi-rural environment with effective resolution of service provision.

### **Land Use Table Amendments**

This zone is currently used in Boorowa LEP only. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

<b>Removed from Boorowa LEP 2012</b>	<b>Justification</b>
Attached dwellings; Cemeteries; Environmental facilities; Health consulting rooms; Hospitals; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring Pens; Moorings; Places of public worship; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Semi-detached dwellings; Shop top housing; Water recreation structures;	These land uses are inconsistent with the objectives of this zone.

Home occupations (sex services);	Confirm Council policy. Confirm Council policy. Considered not appropriate location in General Residential Zone.
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<b>Additional Permitted Land Uses for the Hilltops LEP</b>	<b>Justification</b>
Bed and breakfast accommodation; Home businesses;	These land uses are consistent with the objectives of this zone.
Roads;	This land use is proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.

### Proposed R2 Low Density Residential Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To minimise conflict between land uses with this zone and land uses within adjoining zones.</li> <li>To provide residential lots within a semi-rural environment with effective resolution of service provision.</li> </ul>
<p>2 Permitted without consent</p> <p>Home occupations;</p>
<p>3 Permitted with consent</p> <p>Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwellings houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Secondary dwellings; Sewage reticulation systems; Tank-based aquaculture; Water supply systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Advertising structures; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; General industries; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities;</p>



Intensive livestock agriculture; Intensive plant agriculture; Jetties; Local distribution premises; Marinas; Mooring Pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewage treatment plants; Sex services premises; Shop top housing; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wholesale supplies;

## R5 Large Lot Residential

### Aligning the Hilltops LEP with Hilltops 2040

#### **LARGE LOT RESIDENTIAL**

##### ***Eastern Large Lot Residential*** (Young)

- This precinct is located adjacent to Moppity Road, on the western edge of Young.
- The lands are zoned: *R5 Larger Lot Residential* and *RU4 Primary Production Lots*, reflecting the semi rural nature of the area and its former use for orcharding.
- Minimum lot size requirements are generally between 2 and 4 hectares.

##### **Recommendations:**

- It is recommended:
  - Current zonings and minimum lot sizes to remain.
  - Precinct not proposed to be provided with town water or sewer services.

##### ***Southern Large Lot Residential*** (Harden)

- *Hilltops 2040* identifies the subject lands as suitable for large lot residential development, with access to town water.
- The precinct includes lands to the south east of Harden and on the western side of Jugiong Road currently zoned *R5 Large Lot Residential*.
- 
- Currently, it is intended that on site sewer be utilised, with no connection to town networks. However, subject to further investigations into viability, the area (or part thereof) could yield a greater number of dwellings if town sewer was extended to the precinct.

##### **Recommendations:**

- No change to zoning
- Subject to further investigations into potential servicing, minimum lot sizes down to 2000m<sup>2</sup> may be considered. However, a 2 hectare minimum lot size be retained if development is not connected to town sewer.
- The development of a master plan to provide further clarity in relation to proposed levels and locations of services and roads. The outcomes from the Master Planning process to be included in a future update of the:
  - minimum lot size schedule within the LEP

- Hilltops Development Control Plan
- Hilltops Council infrastructure servicing and charging plans.

#### **Aurville Large Lot Residential (Harden)**

- Hilltops 2040 identifies the subject lands as suitable for large lot residential development, with access to town water.
- It is intended that sewer be dealt with on site, with no connection to town networks.
- The lands are currently utilised for large lot residential and rural purposes.
- Lands within the precinct are currently zoned *R5 Large Lot Residential* south of Barjai Street and *RU4 Primary Production Small Lots* to the north.
- The *RU4 Primary Production Small Lots* zoned lands are predominantly utilised for Rural Residential development.

#### **Recommendations:**

- It is recommended:
- Change lands zoned *RU4 Primary Production Small Lots* to *R5 Large Lot Residential*, to reflect actual use.
- 2 hectare minimum lot size to apply, reflecting intended objectives and the need to provide sufficient room to accommodate on site sewer for the long term.

#### **Large Lot Residential (Boorowa)**

- Hilltops 2040 identifies this precinct as Large Lot Residential.
- This precinct is located to the east of Rugby Road and the northern side of Rye Park Road.
- The lands are currently zoned *R5 Large Lot Residential* within the Boorowa LEP.

#### **Recommendations:**

- No change to zoning.
- 2 hectare lot size to reflect intended objectives and the need to provide sufficient room to accommodate on site sewer for the long term.
- Hilltops Development Control Plan and associated Infrastructure Plans to provide further guidance on the provision of an open space corridor and shared pedestrian cycleway running north-south from the Boorowa River to Alloway Road.

### **Zone Objectives Review and Recommendations**

#### **Standard Instrument:**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

#### **Young LEP:**

As per the Standard Instrument.

#### **Boorowa LEP:**

As per the Standard Instrument.

#### **Harden LEP:**

As per the Standard Instrument.



#### **Hilltops 2040 (LSPS):**

- Provide diverse semi-rural areas accommodating a range of uses in conjunction with sustaining rural productive lands, natural resource values and rural amenity.
- Protect rural production lands from further fragmentation.
- Preserve rural character as well as agricultural and environmentally sensitive lands.
- Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.
- Provide rural residential lands supply subject to sustaining rural productive lands, natural resource values and a rural amenity.
- Protect rural production lands from further fragmentation.
- Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.

#### **Recommendations:**

It is recommended that the zone objectives, provided within the Standard Instrument and reflected in the current three LEPs remain in use under the consolidated Hilltops LEP.

#### **It is proposed that the following wording be used for the R5 Large Lot Residential Zone Objective within the consolidated Hilltops LEP:**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

## Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

<b>Removed from Young LEP 2010</b>	<b>Justification</b>
Exhibition villages;	This land use is inconsistent with the objectives of this zone.
Boat launching ramps; Residential care facilities;	These land uses have been removed for the sake of consistency across the new Hilltops LEP as Boorowa and Harden LEPs do not permit these uses in this zone.

Removed from Boorowa LEP 2012	Justification
Advertising structures; Environmental facilities; Farm buildings; Farm stay accommodation; Port facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Water recreation structures;	These land uses are inconsistent with the objectives of this zone.
Attached dwellings; Boarding houses; Cemeteries; Centre-based child care facilities; Information and education facilities; Local distribution premises; Marinas; Mooring Pens; Moorings; Places of public worship; Recreation areas; Registered clubs; Semi-detached dwellings; Water storage facilities; Water treatment facilities;	These land uses have been removed for the sake of consistency across the new Hilltops LEP as Young and Harden LEPs do not permit these uses in this zone.
Early education and care facilities; Signage; Water supply systems;	Due to changes in these terms' sub terms' permissions, these terms are no longer required.

Removed from Harden LEP 2011	Justification
Animal boarding or training establishments; Artisan food and drink industries; High technology industries; Landscaping material supplies; Recreation facilities (indoor); Recreation facilities (outdoor);	These land uses are inconsistent with the objectives of this zone.
Light industries;	Due to changes in this term's sub terms' permissions, this term is no longer required.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Roads;	This land use is proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.

### Proposed R5 Large Lot Residential Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</li> <li>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</li> <li>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> </ul>
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## 2 Permitted without consent

Home occupations;

## 3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancies; Dwellings houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Home-based child care; Jetties; Oyster aquaculture; Pond-based aquaculture; Research stations; Respite day care centres; Roads; Secondary dwellings; Sewage reticulation systems; Tank-based aquaculture; Water reticulation systems; Wharf or boating facilities;

## 4 Prohibited

Advertising structures; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Artisan food and drink industries; Attached dwellings; Backpackers' accommodation; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Local distribution premises; Marinas; Mooring Pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewage treatment plants; Sex services premises; Shop top housing; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;

## 'Rural' Zones

### RU1 Primary Production

#### Aligning the Hilltops LEP with Hilltops 2040

##### RURAL LANDSCAPES

- Hilltops is dominated by rural production lands and as a result they make up approximately eighty-five percent of landscapes in Hilltops. They have a huge impact on Hilltops economy and the scope and scale of activities found within towns and villages across the area.
- Sustaining the capacity of these lands to remain productive and for the lands and associated infrastructure to support competitive and successful agricultural and mining sectors is essential. In addition, protecting and revitalising natural resource values including native vegetation is critical. This includes the protection of remnant vegetation along waterways, ridgelines and road corridors.
- In addition, recognising the diversity of rural production and mining activities and associated uses these landscapes support now and may support in the future is critical. This includes their emerging use for accommodating renewable energy production such as wind farms. Also, increasing demand for associated uses that are seeking location in rural landscapes such as hospitality venues, a diverse range of tourism activities.
- While commercial cropping and grazing activities have occurred in Hilltops for more than 150 years, practices continue to evolve, and with this their demand on natural resources, and how they interact and rely on the local economy and local employment. Remaining aware of these changes and how they impact on Hilltops is critical to providing the desired outcomes and necessary land supply and services for all Hilltops communities. It is also central to identifying new and emerging opportunities to diversify and expand activities in the area to support and complement Hilltops communities.

#### **Hilltops 2040 Objectives to be reflected in Hilltops LEP:**

1. Identify, protect and enhance the productive capacity of rural lands across Hilltops.
2. Protect rural production lands from further fragmentation while supporting the capacity for farming families to live on site.
3. Identify and enhance the economic supply chains for rural production activities across Hilltops to assist in their long term competitiveness and capacity to generate local employment.
4. Identify potential locations and set standards for intensive agriculture and other potential 'value-add' activities such as food processing.
5. Support the growth of ancillary and associated economic activities that utilise local produce and rural amenity, such as hospitality and tourism.

#### Zone Objectives Review and Recommendations

##### **Standard Instrument:**

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

<ul style="list-style-type: none"> <li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>• To minimise the fragmentation and alienation of resource lands.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> </ul>		
<p><b>Young LEP:</b> As per the Standard Instrument with the addition of the following objectives:</p> <ul style="list-style-type: none"> <li>• <i>To maintain areas of high conservation value vegetation.</i></li> <li>• <i>To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.</i></li> </ul>	<p><b>Boorowa LEP:</b> As per the Standard Instrument with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>• <i>To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.</i></li> </ul>	<p><b>Harden LEP:</b> As per the Standard Instrument with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>• <i>To encourage the development of non-agricultural land uses that are compatible with the character of the zone.</i></li> </ul>
<p><b>Hilltops 2040 (LSPS):</b></p> <ul style="list-style-type: none"> <li>• <i>Identify, protect and enhance the productive capacity of rural lands across Hilltops.</i></li> <li>• <i>Protect rural production lands from further fragmentation while supporting the capacity for farming families to live on site.</i></li> <li>• <i>Identify and enhance the economic supply chains for rural production activities across Hilltops to assist in their long-term competitiveness and capacity to generate local employment.</i></li> <li>• <i>Identify potential locations and set standards for intensive agriculture and other potential 'value-add' activities such as food processing.</i></li> <li>• <i>Support the growth of ancillary and associated economic activities that utilise local produce and rural amenity, such as hospitality and tourism.</i></li> </ul>		
<p><b>Recommendations:</b> It is recommended that the zone objectives, provided within the Standard Instrument and additional objectives currently contained within the three LEPs remain in use under the consolidated Hilltops LEP with the addition of a new objective relating to the protection and enhancement of rural infrastructure.</p> <p><b>It is proposed that the following wording be used for the RU1 Rural Production Zone Objective within the consolidated Hilltops LEP:</b></p> <ul style="list-style-type: none"> <li>• <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i></li> <li>• <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i></li> <li>• <i>To minimise the fragmentation and alienation of resource lands.</i></li> <li>• <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></li> <li>• <i>To encourage competitive rural production and associated economic development by maintaining and enhancing local and regional transport and communications connectivity and accessibility to national and global supply chains.</i></li> <li>• <i>To maintain areas of high conservation value vegetation.</i></li> </ul>		

- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone.

## Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
Dual occupancies (attached); Educational establishments; Function centres; Hotel or motel accommodation; Places of public worship; Plant nurseries; Residential care facilities; Restaurants or cafes; Small bars;	These land uses, formerly permitted in the Young LEP, have been removed for consistency in the Hilltops LEP as Boorowa and Harden LEPs do not permit them.

Removed from Boorowa LEP 2012	Justification
Depots;	This land use has been removed in the Hilltops LEP as it is inconsistent with the objectives of this zone.
Hazardous storage establishments; Offensive storage establishments; Car parks; General industries; Heavy industries; Industrial training facilities; Local distribution premises; Marinas; Passenger transport facilities; Port facilities; School-based child care;	These land uses, formerly permitted in the Boorowa LEP, have been removed for consistency in the Hilltops LEP as Young and Harden LEPs do not permit them.

Removed from Harden LEP 2011	Justification
Depots;	This land use has been removed in the Hilltops LEP as it is inconsistent with the objectives of this zone.
Boat building and repair facilities; Freight transport facilities; Rural supplies;	These land uses, formerly permitted in the Harden LEP, have been removed for consistency in the Hilltops LEP as Young and Boorowa LEPs do not permit them.

Additional Permitted Land Uses for the Hilltops LEP	Justification
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Artisan food and drink industries;	This land use, not permitted in any of Hilltops's pre-amalgamation LEPs, is consistent with the objectives of this zone and is therefore proposed to be permitted.
Wharf or boating facilities;	This land use must be permitted by order of a SEPP.

## Proposed RU1 Primary Production Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>To minimise the fragmentation and alienation of resource lands.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To encourage competitive rural production and associated economic development by maintaining and enhancing local and regional transport and communications connectivity and accessibility to national and global supply chains.</li> <li>To maintain areas of high conservation value vegetation.</li> <li>To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.</li> <li>To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.</li> <li>To encourage the development of non-agricultural land uses that are compatible with the character of the zone.</li> </ul>
<p>2 Permitted without consent</p> <p>Environmental protection works; Extensive agriculture; Farm buildings; Forestry; Home occupations;</p>
<p>3 Permitted with consent</p> <p>Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Dwellings houses; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Extractive industries; Farm stay accommodation; Flood mitigation works; Helipads; Highway service centres; Home businesses; Home industries; Home-based child care; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Mooring Pens; Moorings; Open cut mining; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Secondary dwellings; Sewerage systems; Signage; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Business premises; Car parks; Centre-based child</p>



care facilities; Depots; Dual occupancies; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Food and drink premises; Freight transport facilities; Function centres; Garden centres; General industries; Group homes; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Heavy industries; High technology industries; Home occupations (sex services); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Local distribution premises; Marinas; Markets; Mortuaries; Multi dwelling housing; Office premises; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Rural supplies; School-based child care; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Shop top housing; Shops; Specialised retail premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Wholesale supplies;

### RU3 Forestry (Removal)

The RU3 Forestry zone is being removed from use as it was applied in the former Young LEP 2010. The planning policy has shifted and intention of this zone has changed since the Young LEP was made.

All RU3 Forestry zones are being replaced by E1 National Parks and Nature Reserves as required by NSW Legislation.

### RU4 Primary Production Small Lots

Aligning the Hilltops LEP with Hilltops 2040

#### **SEMI-RURAL PRECINCTS**

***Southern and Eastern Rural Residential*** (Young) including, as defined on page 106 of *Hilltops 2040*:

#### ***North Young***

- This is the area of north Young currently zoned RU4 Primary Production Small lots, north of the Olympic Highway.
- It is predominantly agricultural lands with agricultural productive areas along Olympic Highway, Henry Lawson Way and Scenic Road such as orcharding and viticulture.
- Area is adjacent to the Young Abattoir and its odour buffer.
- Land has variable topography and contains a series of waterways and ridges.
- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services.
  - Considered approaches to future semi-rural residential is required to not cause future land use conflict with viable and productive agricultural lands.

#### **Recommendations:**

- It is recommended:
  - Remain RU4 Primary Production Small lots zoning

- Area is considered for potential long term residential growth or employment growth for Young. However, not projected to be required within the next 20 years.
- Development in the long term of a Masterplan for future guidance including:
  - Interface/buffer with rural production lands
  - Road networks and access;
  - variable topography and riparian corridors;
  - overland flow and water catchments;
  - soil types;
  - aboriginal cultural heritage values, and
  - biodiversity/nature conservation

### **East Young**

- This area is east of Young adjacent to Murringo Road and South of Olympic Highway.
- This area is primarily used for rural production including viticulture, orcharding, grazing and cropping.
- Land has variable topography and contains a series of waterways and ridges.
- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services.

### **Recommendations:**

- It is recommended:
  - Remain RU4 Primary Production Small lots zoning
  - Area is considered for potential long term rural residential growth or for Young. However, not projected to be required within the next 20 years.
  - Development in the long term of a Masterplan for future guidance including:
    - Interface/buffer with rural production lands,.
    - Road networks and access including future connectivity to Olympic Highway and Murringo Road;
    - variable topography and riparian corridors;
    - overland flow and water catchments;
    - soil types;
    - aboriginal cultural heritage values, and
    - biodiversity/nature conservation

### **South East Young**

- South East Young includes the corridor along Moppity Road and surrounding lands south of Murringo Road.
- This area is primarily used for rural production including intensive agriculture, viticulture, orcharding, grazing and cropping.
- Land has variable topography and contains a series of waterways and ridges.

- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services. This may include use of buffering of intensive agriculture on Moppity Road;

**Recommendations:**

- It is recommended:
  - Remain RU4 Primary Production Small lots zoning
  - Area is considered for potential long term rural residential growth for Young subject to detailed planning and sequencing.
  - Development in the long term of a Masterplan for future guidance including:
    - Interface/buffer with rural production lands,
    - Road networks and access, including future connectivity to Moppity Road and Murring Road;
    - Connectivity between Chinamans Dam and Young (pedestrian and cycleway connectivity)
    - variable topography and riparian corridors;
    - overland flow and water catchments;
    - soil types;
    - aboriginal cultural heritage values, and
    - biodiversity/nature conservation

**South Young**

- South Young includes the area East of Olympic Highway and west of Moppity Road with Kingsvale Road running through the centre of the area.
- This area is primarily used for rural production including orcharding, grazing and cropping.
- Land has variable topography and contains a series of waterways and ridges.
- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services. This may include use of buffering of intensive agriculture on Moppity Road;

**Recommendations:**

- It is recommended:
  - Remain RU4 Primary Production Small lots zoning
  - Area is considered for potential long term rural residential growth for Young subject to detailed planning and sequencing.
  - Development in the long term of a Masterplan for future guidance including:
    - Interface/buffer with rural production lands,

- Road networks and access, including connectivity of local roads to Kingsvale Road and Olympic Highway where appropriate;
- Connectivity between Chinamans Dam and Young (pedestrian and cycleway connectivity)
- variable topography and riparian corridors;
- overland flow and water catchments;
- soil types;
- aboriginal cultural heritage values, and
- biodiversity/nature conservation

### **South-West Young**

- South West Young includes the area west of Olympic Highway and Spring Creek, south of Noonans Road.
- This area is primarily used for rural production along Ratho Road, and Spring Creek Road including viticulture and orcharding. However the area includes rural residential development given its proximity to Young township.
- Clusters of rural residential subdivision has occurred within the area along Spring Creek Road and Hardys Road.
- Land has variable topography and contains a series of waterways and ridges.
- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services.

### **Recommendations:**

- It is recommended:
  - Remain R5 Large Lot Residential and RU4 Primary Production Small lots zoning.
  - Area is considered for potential long term rural residential growth for Young subject to detailed planning and sequencing.
  - Development in the long term of a Masterplan for future guidance including:
    - Interface/buffer with rural production lands,
    - Road networks and access, including connectivity of local roads including Spring Creek Road and Noonans Road;
    - variable topography and riparian corridors;
    - Flooding, overland flow and water catchments;
    - soil types;
    - aboriginal cultural heritage values, and
    - biodiversity/nature conservation.

### **West Young**

- West Young includes the area west of Young township, north of Little Spring Creek, bisected by Milvale Road and east of Stony Creek.

- This north and west of the area is primarily used for rural production including orcharding, cropping and grazing. The area also includes rural residential development given its proximity to Young township, particularly along Wickham Lane in the south of the precinct.
- Land has variable topography and contains a series of waterways and ridges.
- Priority remains to protect and sustain the existing capacity to continue its use for agricultural purposes, whilst recognising increasing demand for use for rural residential development.
- Therefore, properly managing the impacts and expectations of rural lifestyle lots needs to be addressed including their potential impact on agricultural production and demand for additional urban services.

**Recommendations:**

- It is recommended:
  - Remain RU4 Primary Production Small lots zoning.
  - Area is considered for potential long term rural residential growth for Young subject to detailed planning and sequencing.
  - Development in the long term of a Masterplan for future guidance including:
    - Interface/buffer with rural production lands,
    - Road networks and access, including connectivity of local roads including Wickham Lane, Whites Road and Milvale Road;
    - variable topography and riparian corridors;
    - Flooding, overland flow and water catchments;
    - soil types;
    - aboriginal cultural heritage values, and
    - biodiversity/nature conservation.

**Eastern Rural Residential (Harden)**

- Lands identified as within Precinct D in southern Harden on page 84 of the Hilltops 2040 are intended to be listed as Precinct I for the purposes of the Strategy.
- The subject land is currently zoned R5 Large Lot Residential within the Harden LEP.

**Recommendations:**

- It is recommended:
  - Amend *Hilltops 2040* rectify incorrect labelling on page 84 of Precinct I (currently shown as Precinct D for lands in southern Harden).
  - No changes proposed for consolidate Hilltops LEP.

**Eastern Rural Residential (Boorowa)**

- Hilltops 2040 identifies a large section of land along the western edge of the proposed eastern extension of the township for Rural Residential development.
- It is intended that these lands would not be connected to town services and have minimum lot sizes of 20000m<sup>2</sup> to ensure full on-site servicing including sewer treatment can be achieved on site.

- These lands are intended to provide residential development in a rural amenity and act as interface between residential development to the west and productive agricultural lands to the east.
- The lands identified as being within the Eastern Rural Residential Precinct of Boorowa are currently zoned R5 Large Lot Residential within the Boorowa LEP

**Recommendations:**

- It is recommended:
  - No change to zoning.
  - No change to lot size
  - Master planning proposed for the eastern growth area of Boorowa include further investigations into road layouts and other potential outcomes for the Eastern Rural Residential Precinct.

### Zone Objectives Review and Recommendations

**Standard Instrument:**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

**Young LEP:**

As per the Standard Instrument.

**Boorowa LEP:**

Currently not in use.

**Harden LEP:**

As per the Standard Instrument.

**Hilltops 2040 (LSPS):**

The Hilltops LSPS considers RU4 lands as Rural Production lands, with the following objectives to apply:

- *Identify, protect and enhance the productive capacity of rural lands across Hilltops.*
- *Protect rural production lands from further fragmentation while supporting the capacity for farming families to live on site.*
- *Identify and enhance the economic supply chains for rural production activities across Hilltops to assist in their long-term competitiveness and capacity to generate local employment.*
- *Identify potential locations and set standards for intensive agriculture and other potential 'value-add' activities such as food processing.*
- *Support the growth of ancillary and associated economic activities that utilise local produce and rural amenity, such as hospitality and tourism.*

**Recommendations:**

RU4 zoned lands continue to be considered as primarily for rural production purposes despite the impacts of urban encroachment, the decline in the size of the local orcharding industry and many sites now being used as large rural-residential properties. While lands remain in this zone, the objectives will continue reflect the need to protect rural production values and capacity. As per the RU1 zone, the proposed changes to the RU4 Zone relate to recognise and managing natural resource values found within these locations. The wording proposed for the new objectives comes from the RU1 Objectives found with the current three LEP's.



**It is proposed that the following wording be used for the RU4 Primary Production (Small Lots) Zone Objective within the consolidated Hilltops LEP:**

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone.

### Land Use Table Amendments

This zone is currently used in Young and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP. The small RU4 zone to the northwest of Harden township at Aurville is proposed to be rezoned R5 Large Lot Residential.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Please note, Boorowa LEP does not have any RU4-zoned land. Additionally, Harden's small RU4 zone is proposed to be retired from use and replaced with R5 Large Lot Residential zoning, complementing an adjacent R5 zone at Aurville.

Removed from Young LEP 2010	Justification
Animal boarding or training establishments; Residential care facilities; Water recreation structures;	These land uses are inconsistent with the objectives of this zone.

Removed from Harden LEP 2011	Justification
Agricultural produce industries; Landscaping material supplies; Stock and sale yards;	These land uses are inconsistent with the objectives of this zone.  Please note, Harden's RU4 zone is being retired and is proposed to be replaced with an R5 Large Lot Residential zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
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None.	All remaining land uses are either currently permitted or permitted by the Standard Instrument LEP or a SEPP.
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### Proposed RU4 Primary Production Small Lots Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To enable sustainable primary industry and other compatible land uses.</li> <li>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To maintain areas of high conservation value vegetation.</li> <li>to encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.</li> <li>To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.</li> <li>To encourage the development of non-agricultural land uses that are compatible with the character of the zone.</li> </ul>
<p>2 Permitted without consent</p> <p>Extensive agriculture; Home occupations;</p>
<p>3 Permitted with consent</p> <p>Agricultural produce industries; Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Community facilities; Correctional centres; Dual occupancies (attached); Dwellings houses; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Health services facilities; Helipads; Heliports; Home businesses; Home industries; Home-based child care; Information and education facilities; Intensive plant agriculture; Mooring Pens; Moorings; Mortuaries; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; School-based child care; Secondary dwellings; Sewerage systems; Signage; Tank-based aquaculture; Veterinary hospitals; Water supply systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Crematoria; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Garden centres; General industries; Group homes; Hardware and building supplies; Heavy industrial storage establishments; Heavy industries; High technology industries; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Jetties; Kiosks; Landscaping material supplies; Livestock processing industries; Local distribution premises; Marinas; Markets; Multi dwelling housing; Office premises; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Pubs; Recreation</p>

facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Rural supplies; Rural workers' dwellings; Sawmill or log processing industries; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Shop top housing; Shops; Small bars; Specialised retail premises; Stock and sale yards; Storage premises; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wholesale supplies;

## RU5 Rural Village

### Aligning the Hilltops LEP with Hilltops 2040

- Hilltops is home to 15 rural villages; Bendick Murrell, Bribbaree, Frogmore, Galong, Jugiong, Kingsvale, Koorawatha, Maimuru, Milvale, Monteagle, Murringo, Reids Flat, Rugby, Rye Park and Wombat.
- Hilltops 2040 seeks to support the long term sustainability of rural villages as alternate lifestyle options in a rural setting which sustain a strong and dynamic relationship with surrounding rural production and conservation lands. This includes recognising and valuing their history and importance to local communities as a focal point for social activities.
- Also, increasing their capacity to support small scale economic activity where it adds to the village and rural lifestyle, assists in the provision of local services and employment.
- Priority will be given to sustaining and building the rural amenity of these communities to, support the capacity for residents to re-establish local and small scale economic and community activities which will promote appropriate growth. This includes the development of local scale tourism and recreation activities subject to protecting environmental and agricultural values and standards, including the provision of effective on-site effluent treatment.

### Hilltops 2040 Objectives to be reflected in Hilltops LEP:

6. Ensure the long term sustainability of rural villages across Hilltops.
7. Accommodate a range of residential and low impact economic activities while protecting rural production values.
8. Consistent, reliable and quality access to telecommunications networks across Hilltops rural villages.
9. Accommodate low impact economic growth to sustain local employment opportunities and the provision of basic retail services within rural villages
10. Consistent, reliable and quality road access between villages and the larger towns of Hilltops.

## Zone Objectives Review and Recommendations

### Standard Instrument:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*

### Young LEP:

As per the Standard Instrument with the

### Boorowa LEP:

As per the Standard Instrument with the

### Harden LEP:

As per the Standard Instrument with the

<p>addition of the following objectives:</p> <ul style="list-style-type: none"> <li>To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.</li> </ul>	<p>addition of the following objectives:</p> <ul style="list-style-type: none"> <li>To encourage and provide opportunities for population growth in rural villages.</li> <li>To ensure that development maintains and contributes to the character of rural villages.</li> <li>To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services to rural villages.</li> </ul>	<p>addition of the following objective:</p> <ul style="list-style-type: none"> <li>To ensure that development is sustainable within the villages of Wombat, Jugiong and Galong and is compatible with their residential and service functions.</li> </ul>
<p><b>Hilltops 2040 (LSPS):</b></p> <ul style="list-style-type: none"> <li>Ensure the long-term sustainability of rural villages across Hilltops.</li> <li>Accommodate a range of residential and low impact economic activities while protecting rural production values.</li> <li>Consistent, reliable and quality access to telecommunications networks across Hilltops rural villages.</li> <li>Accommodate low impact economic growth to sustain local employment opportunities and the provision of basic retail services within rural villages</li> <li>Consistent, reliable and quality road access between villages and the larger towns of Hilltops</li> </ul>		
<p><b>Recommendations:</b></p> <p>It is recommended that the zone objectives, within the Standard Instrument and additional objectives currently contained within the three LEPs remain in use under the consolidated Hilltops LEP with the removal of the direct reference to the individual villages of Wombat, Jugiong and Galong.</p> <p><b>It is proposed that the following wording be used for the RU5 Rural Village Zone Objective within the consolidated Hilltops LEP:</b></p> <ul style="list-style-type: none"> <li>To provide for a range of land uses, services and facilities that are associated with a rural village.</li> <li>To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.</li> <li>To encourage and provide opportunities for population growth in rural villages.</li> <li>To ensure that development maintains and contributes to the character of rural villages.</li> <li>To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services to rural villages.</li> <li>To ensure that development is sustainable and is compatible with their residential and service functions.</li> </ul>		

## Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

<b>Removed from Young LEP 2010</b>	<b>Justification</b>
Extensive agriculture;	This land use is inconsistent with the objectives of this zone.
Farm buildings; Helipads; Horticulture; Viticulture;	These land uses, formerly permitted in the Young LEP, have been removed for consistency in the Hilltops LEP as Boorowa and Harden LEPs do not permit them.

<b>Removed from Boorowa LEP 2012</b>	<b>Justification</b>
Correctional centres; Electricity generating works; Garden centres; Landscaping material supplies;	These land uses are inconsistent with the objectives of this zone.
Boat launching ramps; Charter and tourism boating facilities; Crematoria; Hardware and building supplies; Industrial retail outlets; Jetties; Marinas; Mooring Pens; Moorings; Multi dwelling housing; Residential flat buildings; Restricted premises; Rural workers' dwellings; Sex services premises; Timber yards; Water recreation structures;	These land uses, formerly permitted in the Boorowa LEP, have been removed for consistency in the Hilltops LEP as Young and Harden LEPs do not permit them.
Pond-based aquaculture;	This land use term is prohibited by order of the Standard Instrument LEP.
Home occupations (sex services);	Confirm Council policy. Considered not appropriate location in General Residential Zone.
Residential accommodation;	Due to changes in this term's sub terms' permissions, this term is no longer required.

<b>Removed from Harden LEP 2011</b>	<b>Justification</b>
Garden centres; Landscaping material supplies;	These land uses are inconsistent with the objectives of this zone.
Agricultural produce industries; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Sewage treatment plants; Specialised retail premises; Water recycling facilities;	These land uses, formerly permitted in the Harden LEP, have been removed for consistency in the Hilltops LEP as Young and Boorowa LEPs do not permit them.
Home occupations (sex services);	Confirm Council policy. Considered not appropriate location in General Residential Zone.
Sewerage systems;	Due to changes in this term's sub terms' permissions, this term is no longer required.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Roads;	This land use is proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.

### Proposed RU5 Village Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>• To provide for a range of land uses, services and facilities that are associated with a rural village.</li> <li>• To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.</li> <li>• To encourage and provide opportunities for population growth in rural villages.</li> <li>• To ensure that development maintains and contributes to the character of rural villages.</li> <li>• To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services to rural villages.</li> <li>• To ensure that development is sustainable and is compatible with their residential and service functions.</li> </ul>
<p>2 Permitted without consent</p> <p>Environmental protection works; Home occupations;</p>
<p>3 Permitted with consent</p> <p>Amusement centres; Attached dwellings; Boarding houses; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Depots; Dual occupancies; Dwellings houses; Early education and care facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Food and drink premises; Freight transport facilities; Function centres; Group homes; Health services facilities; Highway service centres; Home businesses; Hostels; Information and education facilities; Kiosks; Light industries; Liquid fuel depots; Markets; Mortuaries; Office premises; 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); Registered clubs; Research stations; Respite day care centres; Roads; Roadside stalls; Rural supplies; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage reticulation systems; Shop top housing; Shops; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Waste or resource management facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies;</p>
<p>4 Prohibited</p> <p>Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Garden centres; General industries; Hardware and building supplies; Hazardous storage establishments; Heavy industries; Helipads; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture;</p>

Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring Pens; Moorings; Multi dwelling housing; Offensive storage establishments; Open cut mining; Pond-based aquaculture; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures; Water recycling facilities;

## 'Recreational' Zones

### RE1 Public Recreation

#### Aligning the Hilltops LEP with Hilltops 2040

#### **Sports and recreation fields, showgrounds and corridors Young, Boorowa, Harden & Murrumburrah**

- Hilltops 2040 highlights major open space and recreation corridors and facilities in each of the towns. In addition, the Strategy notes potential extensions to open space networks, such as the extension of the corridor along the southern side of Boorowa River.
- Hilltops 2040 also identifies potential open space areas within growth areas and a proposed 'buffer' around the edge of Boorowa to reduce interface issues between rural and town and clearly define the edge of the town.
- **Recommendations:**
  - o No change in zoning required at this stage. Further changes may be required as part of future master planning of growth areas or development applications made involved lands where Hilltops 2040 identifies a potential open space corridor or recreation area.
  - o Future master planning to provide further guidance on additional open space and recreation provision, to inform the Hilltops Development Control Plan and Hilltops infrastructure contributions plans.
  - o Further direction and guidance on the location and intention of the 'green' ring around Boorowa to be provided within the Hilltops Development Control Plan.

### Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument with the addition of the following objective: <ul style="list-style-type: none"> <li>• To maintain areas of high conservation value vegetation.</li> </ul>	<b>Boorowa LEP:</b> As per the Standard Instrument.	<b>Harden LEP:</b> As per the Standard Instrument.
<b>Hilltops 2040 (LSPS):</b> Identifies the strategic roles currently covered within the Standard Instrument. In addition, the role of recreation corridors to accommodate a significant elements of pedestrian and cycle networks.		
<b>Recommendations:</b> To reflect the Standard Instrument and the additional objective from the Young LEP relating to vegetation protection. Also, the addition of an objective reflecting the critical role of public recreation areas to accommodate sections of town pedestrian and cycleway corridors.		



**It is proposed that the following wording be used for the RE1 Public Recreation Zone Objective within the consolidated Hilltops LEP:**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To maintain areas of high conservation value vegetation.
- To sustain public access and connectivity.

## Land Use Table Amendments

This zone is currently used in Young, Boorowa, and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's inherited LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
Home industries; Home-based child care; Dwellings houses; Home businesses; Home occupations; Information and education facilities;	This land use is inconsistent with the objectives of this zone.

Removed from Harden LEP 2011	Justification
Amusement centres; Food and drink premises; Hotel or motel accommodation; Serviced apartments;	This land use is inconsistent with the objectives of this zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
None.	All remaining land uses are either currently permitted or permitted by the Standard Instrument LEP or a SEPP.

## Proposed RE1 Public Recreation Zone (Hilltops LEP)

1 Objectives of zone
<ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes.</li> <li>• To maintain areas of high conservation value vegetation.</li> <li>• To sustain public access and connectivity.</li> </ul>
2 Permitted without consent
None.
3 Permitted with consent

Aquaculture; Camping grounds; Car parks; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Sewage reticulation systems; Signage; Water reticulation systems; Water storage facilities; Wharf or boating facilities;

#### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Garden centres; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations (sex services); Home occupations; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring Pens; Moorings; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Public administration buildings; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; 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 recreation structures; Water recycling facilities; Water treatment facilities; Wholesale supplies;

## RE2 Private Recreation

### Aligning the Hilltops LEP with Hilltops 2040

See RE1 Public Recreation section for corresponding section.

## Zone Objectives Review and Recommendations

#### **Standard Instrument:**

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

#### **Young LEP:**

As per the Standard Instrument with the addition of the following objective:

- *To maintain areas of high conservation value vegetation.*

#### **Boorowa LEP:**

As per the Standard Instrument.

#### **Harden LEP:**

As per the Standard Instrument.

#### **Hilltops 2040 (LSPS):**

Identifies the strategic roles currently covered within the Standard Instrument. In addition, the role of recreation corridors to accommodate a significant elements of pedestrian and cycle networks.

**Recommendations:**

To reflect the Standard Instrument and the additional objective from the Young LEP relating to vegetation protection.

**It is proposed that the following wording be used for the RE2 Private Recreation Zone Objective within the consolidated Hilltops LEP:**

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To maintain areas of high conservation value vegetation.*

## Land Use Table Amendments

This zone is currently used in Young and Harden LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Please note, Boorowa LEP does not have any RE2 Private Recreation zoned land.

Removed from Young LEP 2010	Justification
Dwellings houses; Home businesses; Home industries; Home occupations; Home-based child care; Information and education facilities;	These land uses are inconsistent with the objectives of this zone.

Removed from Harden LEP 2011	Justification
Amusement centres; Food and drink premises; Hotel or motel accommodation; Serviced apartments;	These land uses are inconsistent with the objectives of this zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Sewage reticulation systems; Water reticulation systems; Wharf or boating facilities;	These land uses must be permitted by order of a SEPP.
Roads;	This land use is proposed to have the same consent conditions of <i>permitted with consent</i> for the sake of consistency in the new, consolidated Hilltops LEP.

## Proposed RE2 Private Recreation Zone (Hilltops LEP)

<p>1 Objectives of zone</p> <ul style="list-style-type: none"> <li>To enable land to be used for private open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> </ul>
<p>2 Permitted without consent</p> <p>None.</p>
<p>3 Permitted with consent</p> <p>Aquaculture; Camping grounds; Car parks; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Sewage reticulation systems; Signage; Water reticulation systems; Water storage facilities; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Garden centres; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home businesses; Home occupations (sex services); Home occupations; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring Pens; Moorings; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Places of public worship; Plant nurseries; Port facilities; Public administration buildings; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; 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 recreation structures; Water recycling facilities; Water treatment facilities; Wholesale supplies;</p>

## 'Conservation' Zones

### E1 National Parks and Nature Reserves

#### Aligning the Hilltops LEP with Hilltops 2040

#### CONSERVATION CORRIDORS AND PRECINCTS

- Conservation lands within Hilltops are scarce and their long term provision and capacity to sustain native species is critical. This includes the protection and enhancement of conservation corridors along waterways, ridgelines and road corridors.
- Hilltops conservation lands are dispersed with poor connections to larger conservation lands within the region. Therefore, the protection and creation of informal links via road reserves and private and public lands along waterways and ridgelines is of high importance.
- Greater recognition and education in relation to their existence and natural and cultural values is required, and parallel a better understanding of their capacity to provide further recreational and tourism opportunities. However, any further increase in access and activities within these areas will be subject to sustaining and protecting all natural and cultural values.
- Hilltops 2040 Objectives to align with Hilltops LEP:

#### OBJECTIVES

1. Identify, protect and enhance conservation values, lands and corridors across Hilltops.
2. Protect conservation lands and values from further fragmentation.
3. Protect and enhance riparian corridors across Hilltops, recognising their multiple values.

### Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.</li> <li>• To enable uses authorised under the National Parks and Wildlife Act 1974.</li> <li>• To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> As per the Standard Instrument.	<b>Harden LEP:</b> Currently not in use.
<b>Hilltops 2040 (LSPS):</b> Not Applicable.		
<b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be used for the E1 National Parks and Nature Reserves Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>• To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.</li> <li>• To enable uses authorised under the National Parks and Wildlife Act 1974.</li> </ul>		

- To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

## Land Use Table Amendments

This zone is currently used in Young and Boorowa LEPs. It is intended to continue its use in the new, consolidated Hilltops LEP. The zone is being updated to reflect national and state parks and reserves within Hilltops.

This zone is entirely set by the Standard Instrument LEP and other NSW Legislation. Council has no discretion to adjust, add or remove land use permissions in this zone.

For information, this zone's land use table is set mandatorily as the following:

1 Objectives of zone
<ul style="list-style-type: none"> <li>• To enable the management and appropriate use of land that is reserved under the <i>National Parks and Wildlife Act 1974</i> or that is acquired under Part 11 of that Act.</li> <li>• To enable uses authorised under the <i>National Parks and Wildlife Act 1974</i>.</li> <li>• To identify land that is to be reserved under the <i>National Parks and Wildlife Act 1974</i> and to protect the environmental significance of that land.</li> </ul>
2 Permitted without consent
Uses authorised under the <i>National Parks and Wildlife Act 1974</i>
3 Permitted with consent
Nil
4 Prohibited
Any development not specified in item 2 or 3

## E3 Environmental Management

### Aligning the Hilltops LEP with Hilltops 2040

#### **CONSERVATION CORRIDORS AND PRECINCTS**

- Conservation lands within Hilltops are scarce and their long term provision and capacity to sustain native species is critical. This includes the protection and enhancement of conservation corridors along waterways, ridgelines and road corridors.
- Hilltops conservation lands are dispersed with poor connections to larger conservation lands within the region. Therefore, the protection and creation of informal links via road reserves and private and public lands along waterways and ridgelines is of high importance.
- Greater recognition and education in relation to their existence and natural and cultural values is required, and parallel a better understanding of their capacity to provide further recreational and tourism opportunities. However, any further increase in access and activities within these areas will be subject to sustaining and protecting all natural and cultural values.
- Hilltops 2040 Objectives to align with Hilltops LEP:

## OBJECTIVES

4. Identify, protect and enhance conservation values, lands and corridors across Hilltops.
5. Protect conservation lands and values from further fragmentation.
6. Protect and enhance riparian corridors across Hilltops, recognising their multiple values.

## Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> Currently not in use.	<b>Harden LEP:</b> Currently not in use.
<b>Hilltops 2040 (LSPS):</b> Not Applicable		
<b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be used for the E3 Environmental Management Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>		

## Land Use Table Amendments

This zone is currently used in Young LEP only. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Young LEP 2010	Justification
Viticulture;	This land use is inconsistent with the objectives of this zone.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Environmental facilities; Research stations;	These land uses are consistent with the objectives of this zone.

## Proposed E3 Environmental Management Zone (Hilltops LEP)

1 Objectives of zone
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<ul style="list-style-type: none"> <li>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> </ul>
<p>2 Permitted without consent</p> <p>Home occupations;</p>
<p>3 Permitted with consent</p> <p>Dwellings houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Oyster aquaculture; Pond-based aquaculture; Research stations; Roads; Sewage reticulation systems; Tank-based aquaculture; Water reticulation systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Early education and care facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; General industries; Group homes; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home industries; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Landscaping material supplies; Local distribution premises; Marinas; Markets; Mooring Pens; Moorings; Mortuaries; Multi dwelling housing; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Open cut mining; 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); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage treatment plants; Sex services premises; Shop top housing; Shops; Signage; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; 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 recreation structures; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>

## 'Specialist' Zones

### SP1 Special Activities (Removal)

This zone is currently used in Young LEP only. The site it is used at is intended to be rezoned SP2 Infrastructure to make this use – a waste resource transfer station – consistent with other major such sites across Hilltops.

The zone SP1 Special Activities is a unique, flexible, zone which permits land uses on a site-by-site basis.

For information, the Standard Instrument LEP objectives for this zone are:

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

This zone currently permits the following uses in Young LEP:

**1 Objectives of zone**

- [As above]

**2 Permitted without consent**

Nil

**3 Permitted with consent**

Advertising structures; Aquaculture [mandatory as per the Standard Instrument LEP]; Cemeteries; Community facilities; Crematoria; Environmental protection works; Flood mitigation works; Funeral homes; Helipads; Mortuaries; Recreation areas; Roads; Water recycling facilities; Water storage facilities; Water treatment facilities; The purpose shown on the *Land Zoning Map*, including any development that is ordinarily incidental or ancillary to development for that purpose [mandatory as per the Standard Instrument LEP]

**4 Prohibited**

Any development not specified in item 2 or 3

**Standard Instrument:**

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*
- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*

**Young LEP:**

As per the Standard Instrument.

**Boorowa LEP:**

Currently not in use.

**Harden LEP:**

Currently not in use.

**Hilltops 2040 (LSPS):**

Not Applicable.

**Recommendations:**

To reflect the Standard Instrument.

**It is proposed that the following wording be used for the SP1 Special Activities Zone Objective within the consolidated Hilltops LEP:**

- *To provide for special land uses that are not provided for in other zones.*

- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

## SP2 Infrastructure

### Aligning the Hilltops LEP with Hilltops 2040

#### INFRASTRUCTURE

*Hospital, roads, landfill sites, Council facilities Young, Harden & Murrumburrah*

- Hilltops 2040 highlights existing health, education, public and Council facilities in certain locations across each town. However, the areas identified are existing or committed uses and do not require any alterations to the LEP.
- However, Hilltops 2040 does also identify the potential location of roads and some services within a series of concept plans.
- Consistency of zoning for roads and infrastructure is recommended but not directly in response to Hilltops 2040 town narratives.
- **Recommendations:**
  - No changes to zoning for the purposes of advancing the Hilltops 2040 narratives. However, a consistent approach to zoning these uses is recommended to be considered beyond the scope of this report.

### Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>• To provide for infrastructure and related uses.</li> <li>• To prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> </ul>		
<b>Young LEP:</b> As per the Standard Instrument.	<b>Boorowa LEP:</b> As per the Standard Instrument.	<b>Harden LEP:</b> As per the Standard Instrument.
<b>Hilltops 2040 (LSPS):</b> Not Applicable.		
<b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be used for the SP2 Infrastructure Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>• To provide for infrastructure and related uses.</li> <li>• To prevent development that is not compatible with or that may detract from the provision of infrastructure.</li> </ul>		

### Land Use Table Amendments

The zone SP2 Infrastructure is dedicated to protecting important infrastructure sites and easements from development.

For information, the objectives of this zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

SP2 Infrastructure requires the following land uses to be permitted *with or without* consent:

- Aquaculture; and
- Roads.

The Standard Instrument LEP requires that the following information be included in this zone's land use table under section "3 *Permitted with consent*":

- *"The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose".*

Currently, the SP2 Infrastructure zone is used in all three pre-amalgamation LEPs.

However, Young LEP 2010 permits the following additional uses with consent. These are:

- Advertising structures; Car parks; Community facilities; Environmental protection works; Flood mitigation works; Function centres; Funeral homes; Health consulting rooms; Helipads; Kiosks; Markets; Mortuaries; Neighbourhood shops; Recreation areas; Seniors housing; Water storage facilities

Finally, all three current LEPs have chosen to make their SP2 Infrastructure zone explicitly 'closed' by including the phrase *Any development not specified in item 2 or 3 in section 4 Prohibited* of the land use table. This will carry across to the new, consolidated Hilltops LEP 2021.

### SP3 Tourist (Removal)

It is proposed to remove the SP3 Tourist zone from use.

It is currently used on a site-specific vineyard location adjacent to Moppity Road in the former Harden Shire. This site is intended to be rezoned RU1 Primary Production to match its adjacent land uses as the existing use is permissible and consistent within the RU1 Primary Production Zone.

## 'Waterway' Zones

### W1 Natural Waterways

#### Zone Objectives Review and Recommendations

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>To protect the ecological and scenic values of natural waterways.</li> <li>To prevent development that would have an adverse effect on the natural values of waterways in this zone.</li> <li>To provide for sustainable fishing industries and recreational fishing.</li> </ul>		
<b>Young LEP:</b> Currently not in use.	<b>Boorowa LEP:</b> Currently not in use.	<b>Harden LEP:</b> As per the Standard Instrument.
<b>Hilltops 2040 (LSPS):</b> Not Applicable.		
<b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be used for the W1 Natural Waterways Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>To protect the ecological and scenic values of natural waterways.</li> <li>To prevent development that would have an adverse effect on the natural values of waterways in this zone.</li> <li>To provide for sustainable fishing industries and recreational fishing.</li> </ul>		

#### Land Use Table Amendments

This zone is currently used in Harden LEP only. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Harden LEP 2011	Justification
None.	

Additional Permitted Land Uses for the Hilltops LEP	Justification
Flood mitigation works; Sewage reticulation systems; Water reticulation systems;	These land uses are permitted by NSW SEPPs.

#### Proposed W1 Natural Waterways Zone (Hilltops LEP)

1 Objectives of zone <ul style="list-style-type: none"> <li>To protect the ecological and scenic values of natural waterways.</li> <li>To prevent development that would have an adverse effect on the natural values of waterways in this zone.</li> <li>To provide for sustainable fishing industries and recreational fishing.</li> </ul>
2 Permitted without consent

None.
<p>3 Permitted with consent</p> <p>Aquaculture; Boat launching ramps; Environmental facilities; Environmental protection works; Flood mitigation works; Jetties; Mooring Pens; Moorings; Roads; Sewage reticulation systems; Water recreation structures; Water reticulation systems; Wharf or boating facilities;</p>
<p>4 Prohibited</p> <p>Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Home occupations; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Local distribution premises; Marinas; Mortuaries; Open cut mining; Passenger transport facilities; Places of public worship; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recycling facilities; Water storage facilities; Water treatment facilities; Wholesale supplies;</p>

## W2 Recreational Waterways

### Zone Objectives Review and Recommendations

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li><i>To protect the ecological, scenic and recreation values of recreational waterways.</i></li> <li><i>To allow for water-based recreation and related uses.</i></li> <li><i>To provide for sustainable fishing industries and recreational fishing.</i></li> </ul>		
<p><b>Young LEP:</b> Currently not in use.</p>	<p><b>Boorowa LEP:</b> As per the Standard Instrument with the addition of the following:</p> <ul style="list-style-type: none"> <li><i>To protect infrastructure associated with the management of water storage for downstream users.</i></li> </ul>	<p><b>Harden LEP:</b> Currently not in use.</p>
<p><b>Hilltops 2040 (LSPS):</b> Not Applicable.</p>		
<p><b>Recommendations:</b> To reflect the Standard Instrument.</p>		

**It is proposed that the following wording be used for the W2 Recreational Waterways Zone Objective within the consolidated Hilltops LEP:**

- *To protect the ecological, scenic and recreation values of recreational waterways.*
- *To allow for water-based recreation and related uses.*
- *To provide for sustainable fishing industries and recreational fishing.*

### Land Use Table Amendments

This zone is currently used in Boorowa LEP only. It is intended to continue its use in the new, consolidated Hilltops LEP.

The following land uses are proposed to be removed from Hilltops's pre-amalgamation LEPs and will no longer be permitted in the new, consolidated Hilltops LEP.

Removed from Boorowa LEP 2012	Justification
None.	All current land uses are appropriate.

Additional Permitted Land Uses for the Hilltops LEP	Justification
Airports; Flood mitigation works; Heliports; Port facilities; Research stations; Sewage reticulation systems;	These land uses are permitted by NSW SEPPs.
Environmental facilities;	This land use is preferred to be permitted <i>with</i> consent rather than <i>without</i> , as is currently the case.

### Proposed W2 Recreational Waterways Zone (Hilltops LEP)

1 Objectives of zone
<ul style="list-style-type: none"> <li>• To protect the ecological, scenic and recreation values of recreational waterways.</li> <li>• To allow for water-based recreation and related uses.</li> <li>• To provide for sustainable fishing industries and recreational fishing.</li> </ul>
2 Permitted without consent
Environmental protection works;
3 Permitted with consent
Airports; Aquaculture; Boat launching ramps; Boat sheds; Business identification signs; Car parks; Charter and tourism boating facilities; Environmental facilities; Flood mitigation works; Heliports; Jetties; Kiosks; Marinas; Mooring Pens; Moorings; Port facilities; Recreation areas; Recreation facilities (outdoor); Research stations; Roads; Sewage reticulation systems; Water recreation structures; Water supply systems; Wharf or boating facilities;
4 Prohibited
Advertising structures; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Building identification signs; Business premises; Camping grounds; Caravan parks; Cellar door



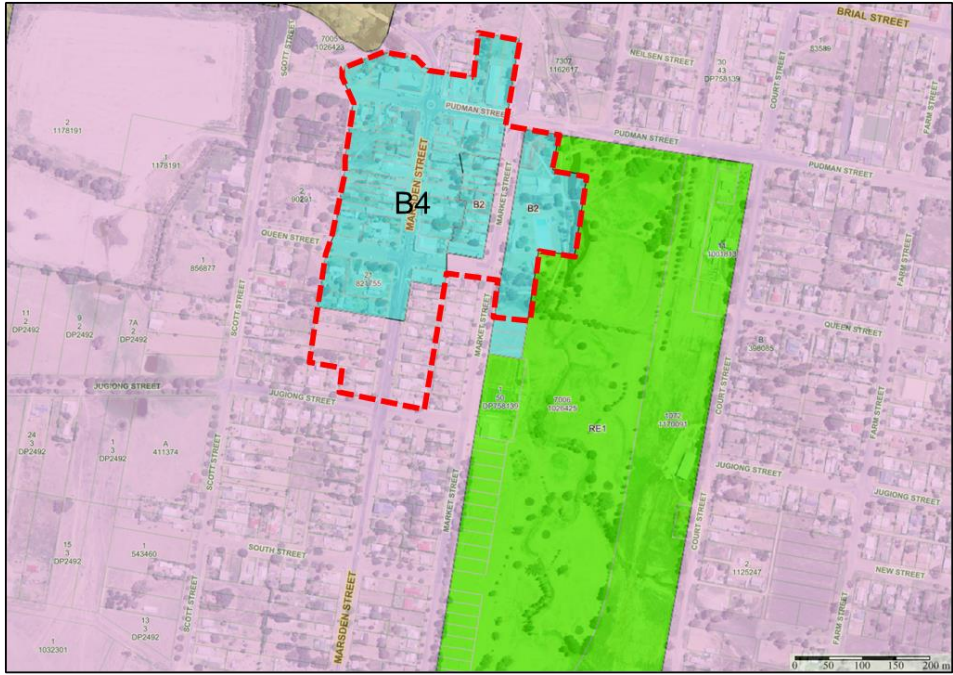
premises; Cemeteries; Community facilities; Correctional centres; Crematoria; Depots; Early education and care facilities; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations (sex services); Home occupations; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Local distribution premises; Markets; Mortuaries; Office premises; Open cut mining; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; 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 recycling facilities; Wholesale supplies;

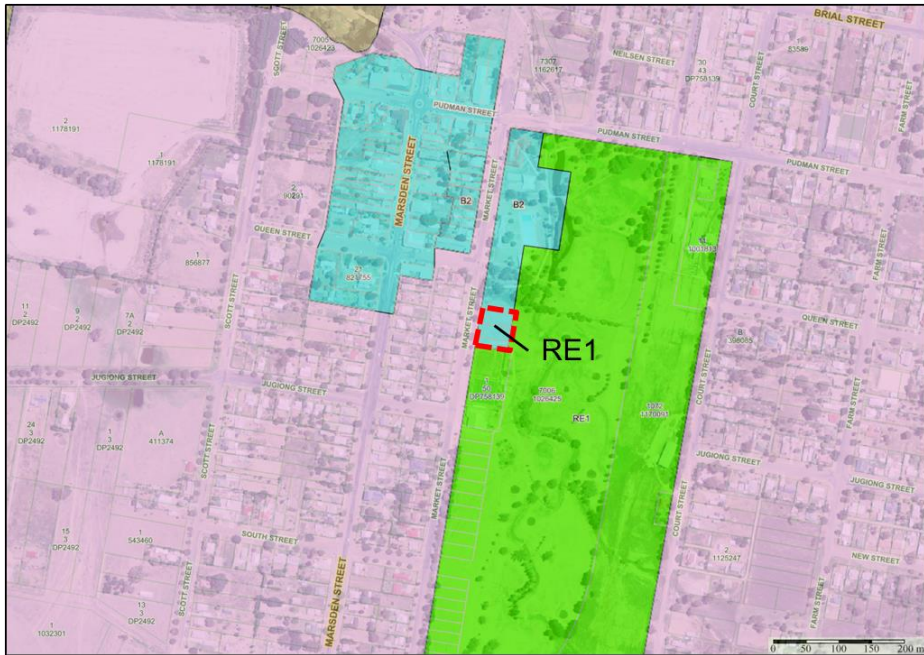
## Proposed Mapping Amendments

- Boorowa Mapping Changes
- Harden Mapping Changes
- Young Mapping Changes
- Village Major Parks
- National Parks, State Parks, and Nature Reserves
- Infrastructure Easements
- Other
  - Moppity Road SP3 Tourist Rezoning
  - Hilltops Boundary Correction at Berremangra

### Boorowa Mapping Changes

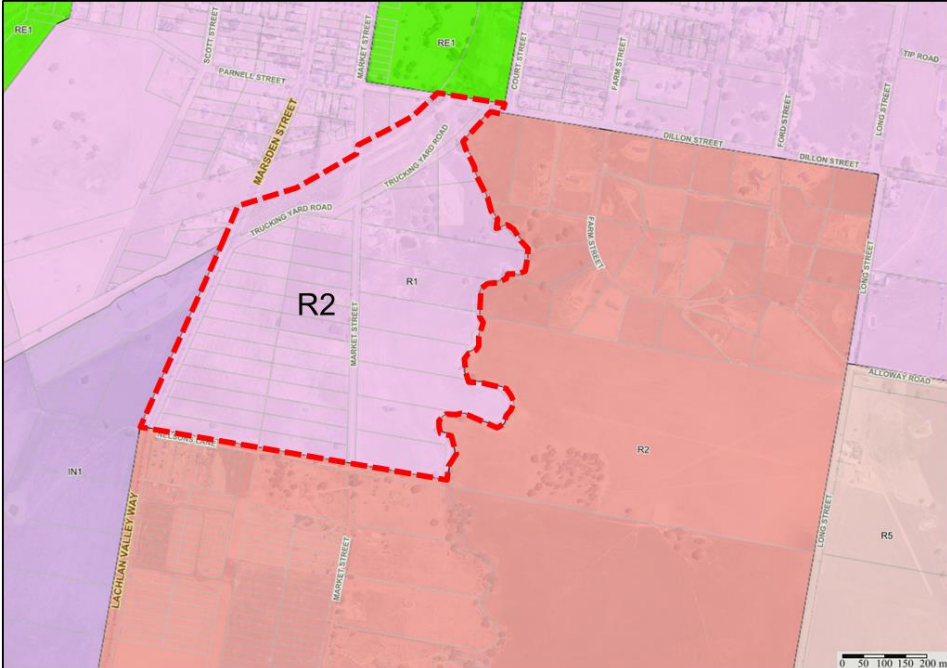
<b>Change Name</b>	Boorowa Town Centre Rezoning
<b>Map ID</b>	200.600 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Marsden & Pudman Streets, Boorowa
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	B2 Local Centre
<b>Proposed Zone</b>	B4 Mixed Use
<b>Justification</b>	<p>Hilltops 2040 Amendment.</p> <p>The area identified as the Boorowa Town Centre generally encompasses the B2 Local Centre zoned land within central Boorowa as well as R1 General Residential zoned properties fronting Marsden Street north of Jugiong Road.</p> <p>The lands within the precinct and in the R1 General Residential zone support a range of activities including residential dwellings, the former Court House and police station.</p> <p>The current zoning, while supporting commercial development is limited in its capacity to other objectives of the Hilltops 2040, such as supporting mixed use including residential.</p> <p>Recommendations: Lands currently within the B2 Local Centre and R1 General Residential zone within the Boorowa Town Centre Precinct be changed to the B4 Mixed Use zone to facilitate current uses in addition to potential mixed and residential uses, consistent with the intent of Hilltops 2040. This would also bring the Town Centre into consistency with zoning of Young and Harden town centres.</p> <p>Amendments to the B4 Mixed Use zone: Objectives, to note the objectives for Boorowa Town Centre and also for Town Centres and Main Streets as outlined in Hilltops 2040.</p> <p>The development of design guidance for the precinct within the Hilltops Development Control Plan consistent with the objectives, principles and actions outlined within Hilltops 2040 for the precinct as well as those for Town Centres and Main Streets (see pages 45 and 63-72 of Hilltops 2040). This includes investigating carparking options for the precinct which will</p>

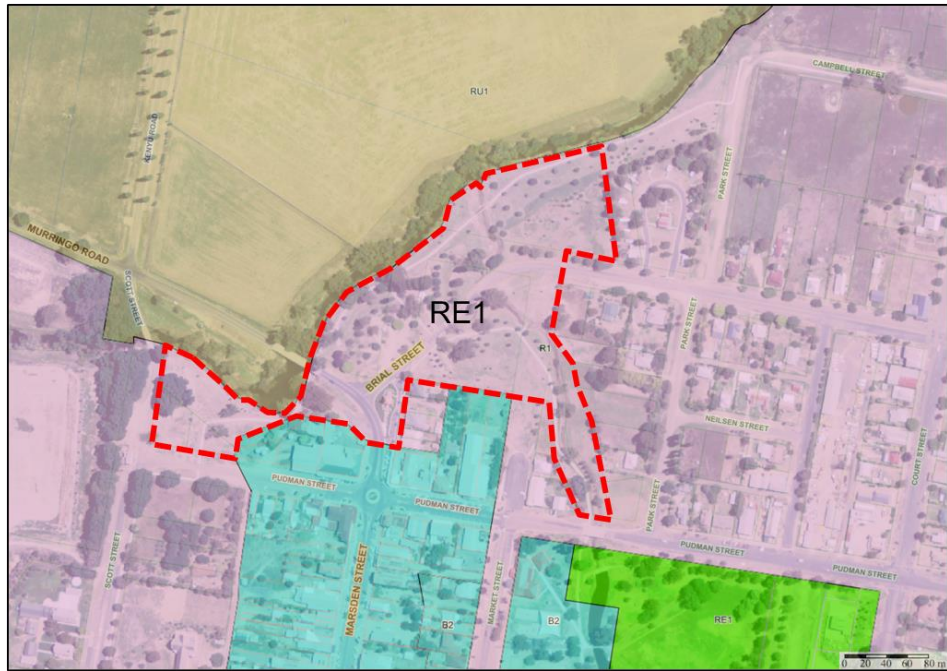
	<p>protect the main street amenity and streetscape, as well as providing accessible quality parking.</p> <p>All town centres in Hilltops are intended to be B4 Mixed Use. This change brings Boorowa town centre in line with the others in Hilltops.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Boorowa Recreation Reserve Spot Rezoning
<b>Map ID</b>	200.700 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	6-8 Market Street, Boorowa
<b>Lot/Section/DP</b>	1/46/758139 2/46/758139 3/46/758139
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	B2 Local Centre
<b>Proposed Zone</b>	RE1 Public Recreation
<b>Justification</b>	Administrative Amendment.  Spot rezoning to reflect the actual use of these three, small lots as a part of the larger Boorowa Recreation Reserve.
<b>Map</b>	
<b>Other Notes</b>	Added to list of mapping changes, Tuesday, 20 October 2020.

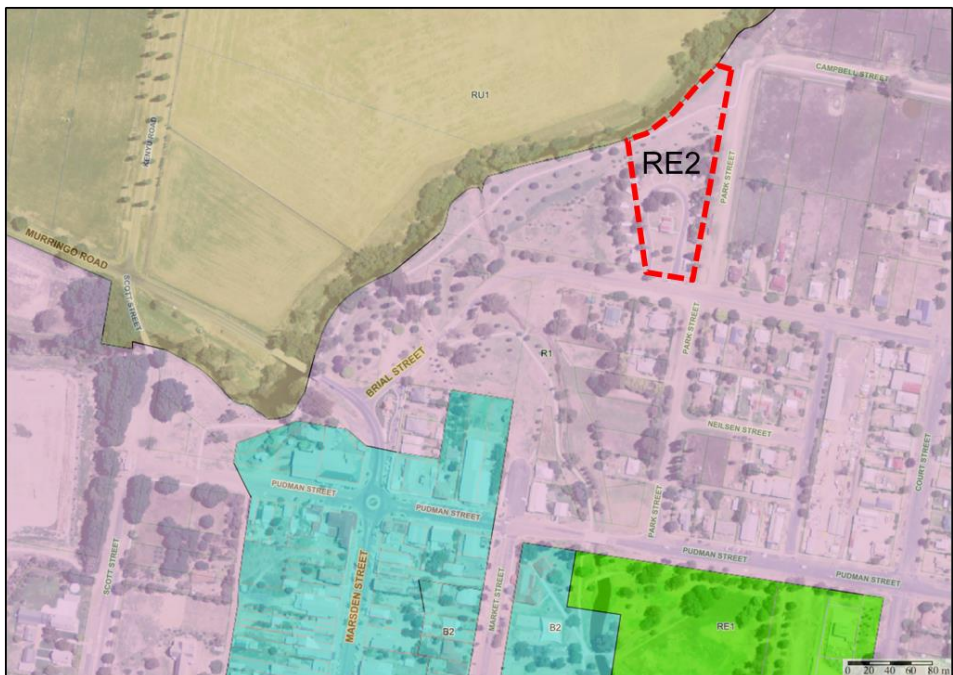
<b>Change Name</b>	Boorowa South R1 Rezoning
<b>Map ID</b>	200.500 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Bound approximately by Lachlan Valley Way in the east, Galong-Boorowa railway easement to the northwest, Dillon Street to the north, Ryans Creek to the east, and Nelsons Lane to the south.
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	R1 General Residential
<b>Proposed Zone</b>	R2 Low Density Residential
<b>Justification</b>	<p>Hilltops 2040 Amendment.</p> <p><i>Hilltops 2040</i> identifies this precinct as suitable for Large Lot Residential development.</p> <p>It includes a mix of farmlands and large lot residential development, including a rural residential estate supporting lots ranging in size from 10000 to 30000 square metres.</p> <p>Articulating expectations and delivering suitable levels of servicing such as reticulated water and sewer will allow for increased density of this area.</p> <p>The subject lands are currently zoned <i>R2 Low Density Residential</i> with the exception of lands located between Nelsons Lane and Trucking Yard Road west of Ryans Creek, which are within the <i>R1 General Residential</i> zone of the Boorowa LEP</p> <p><b>Recommendations:</b></p> <p>Lands located between Nelsons Lane and Trucking Yard Road west of Ryans Creek, which are within the <i>R1 General Residential</i> zone of the Boorowa LEP to be rezoned <i>R2 Low Density Residential</i> to reflect the size of residential allotments</p> <ul style="list-style-type: none"> <li>▪ the land is capable of providing at current planned levels of service.</li> <li>▪ currently found within the precinct.</li> </ul> <p>Subject to further investigations into potential servicing, minimum lot sizes down to 2000m<sup>2</sup> may be considered. However, a 2 hectare minimum lot size be retained if development is not connected to town sewer.</p> <p>The development of a master plan to provide further clarity in relation to proposed levels and locations of services and roads. The outcomes from the Master Planning process to be included in a future update of the:</p> <ul style="list-style-type: none"> <li>▪ minimum lot size schedule within the LEP</li> <li>▪ Hilltops Development Control Plan</li> <li>▪ Hilltops Council infrastructure servicing and charging plans.</li> </ul>




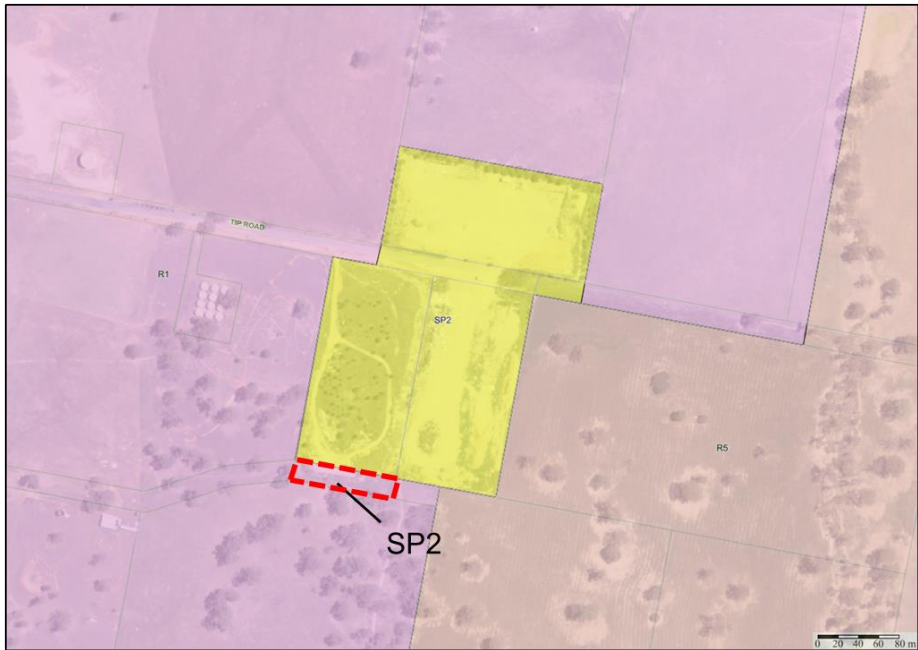
<p><b>Map</b></p>	
<p><b>Other Notes</b></p>	<p>None.</p>

Change Name	Boorowa Dr Kelf Memorial Park Zoning																										
Map ID	200.100 [refer to Hilltops Lot & DP Mapping Changes sheet]																										
Street Address	Bound approximately by Boorowa River in the north, Boorowa Caravan Park, Brial Street and Ryans Creek in the east, Boorowa Town Centre and Pudman Street in the south, and Scott Street in the west.																										
Lot/Section/DP	<table><tr><td>Lot</td><td>Section</td><td>DP</td></tr><tr><td>5</td><td>5</td><td>758139</td></tr><tr><td>4</td><td>5</td><td>758139</td></tr><tr><td>7005</td><td>-</td><td>1026423</td></tr><tr><td>7007</td><td>-</td><td>1026424</td></tr><tr><td>7004</td><td>-</td><td>1026422</td></tr><tr><td>6</td><td>6</td><td>983737</td></tr><tr><td>7307</td><td>-</td><td>1162617</td></tr></table>			Lot	Section	DP	5	5	758139	4	5	758139	7005	-	1026423	7007	-	1026424	7004	-	1026422	6	6	983737	7307	-	1162617
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5	5	758139																									
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7007	-	1026424																									
7004	-	1026422																									
6	6	983737																									
7307	-	1162617																									
Locality	Boorowa Township																										
Current Zone	R1 General Residential																										
Proposed Zone	RE1 Public Recreation																										
Justification	Administrative Amendment.  Public parks in Hilltops are to zoned RE1 Public Recreation.																										
Map																											
Other Notes	None.																										



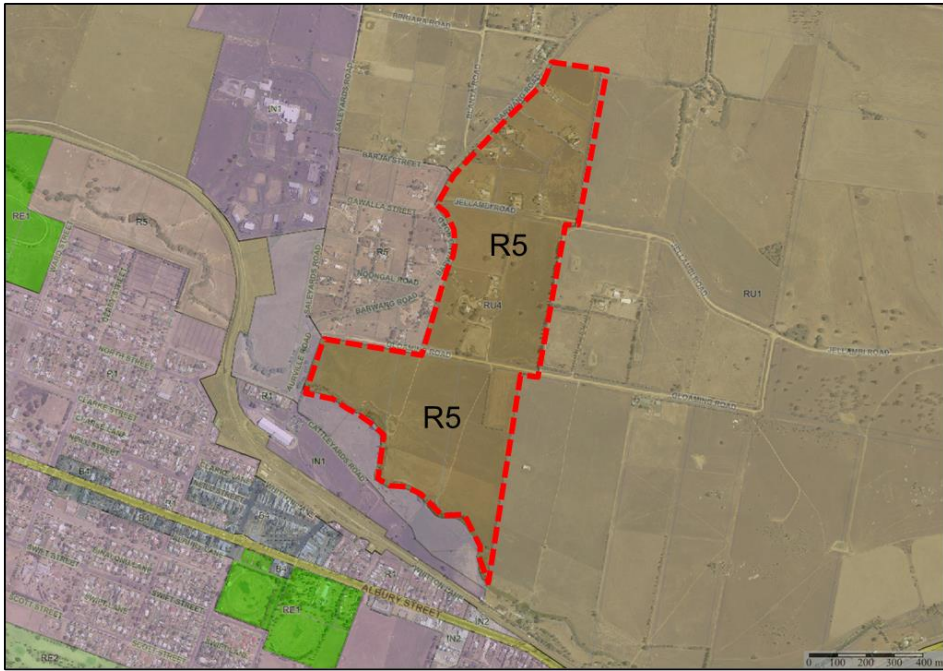
<b>Change Name</b>	Boorowa Caravan Park Zoning
<b>Map ID</b>	200.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	93 Brial Street, Boorowa
<b>Lot/Section/DP</b>	701/-/1026414
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	R1 General Residential
<b>Proposed Zone</b>	RE2 Private Recreation
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Hilltops Council-held, in-town, dedicated caravan parks are being zoned RE2 Private Recreation to better indicate their use.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Boorowa Depot Zoning
<b>Map ID</b>	200.400 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	56 Pudman Street, Boorowa
<b>Lot/Section/DP</b>	30/43/758139
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	R1 General Residential
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Hilltops Council Depots will be zoned SP2 Infrastructure to indicate their dedicated infrastructure use.
<b>Map</b>	
<b>Other Notes</b>	None.


<b>Change Name</b>	Boorowa Waste Transfer Station Zone Adjustment
<b>Map ID</b>	200.300 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Tip Road OR "Old Numby", Reids Flat Road, Boorowa
<b>Lot/Section/DP</b>	7301/-/1145400
<b>Locality</b>	Boorowa Township
<b>Current Zone</b>	R1 General Residential
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Zone boundary adjustment to take in the entire Boorowa Waste Transfer Station.
<b>Map</b>	
<b>Other Notes</b>	None.

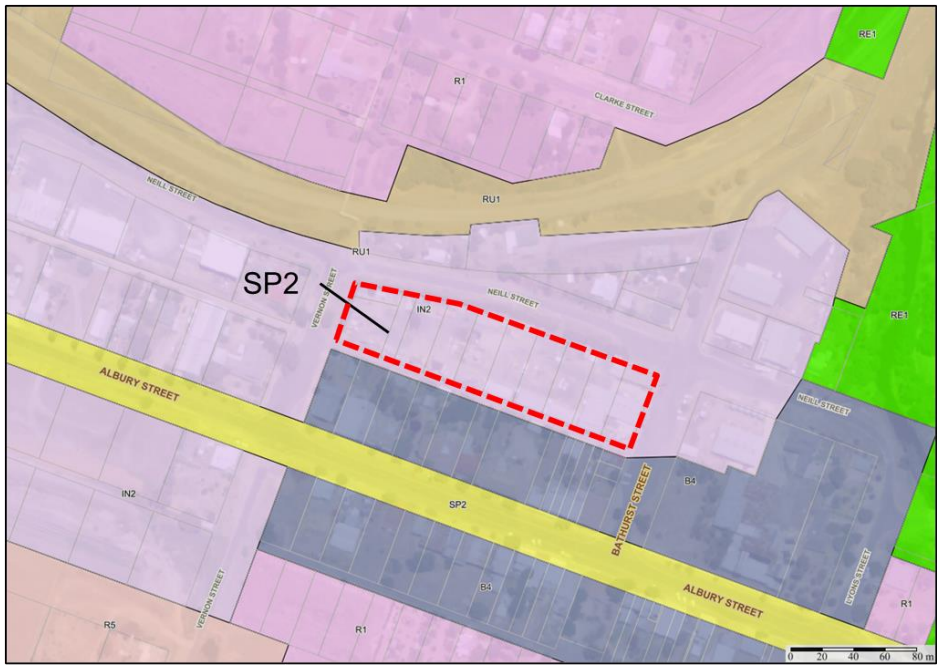
## Harden Mapping Changes

<b>Change Name</b>	Harden (Aurville) RU4 to R5 Rezoning	
<b>Map ID</b>	800.400 [refer to Hilltops Lot & DP Mapping Changes sheet]	
<b>Street Address</b>	Bound approximately by Barwang Road in the east and Cunningham Plains Creek in the south. To the north, the area almost reaches the intersection of Barwang & Bingara Roads, and to the east it extends a couple of hundred meters approximately.	
<b>Lot/Section/DP</b>	Rye Park Rd BOOROWA NSW 2586	1/-/240346
	158 Barwang Rd CUNNINGAR NSW 2587	3/-/261224
	146 Barwang Rd CUNNINGAR NSW 2587	4/-/261224
	138 Barwang Rd CUNNINGAR NSW 2587	5/-/261224
	37 Jellambi Rd HARDEN NSW 2587	9/-/261224
	124 Barwang Rd CUNNINGAR NSW 2587	6/-/261224
	19 Jellambi Rd HARDEN NSW 2587	7/-/261224
	AURVILLE RESERVOIR Barwang Rd HARDEN NSW 2587	1/-/221736
	29 Jellambi Rd HARDEN NSW 2587	8/-/261224
	76 Barwang Rd HARDEN NSW 2587	196/-/753624
	76 Barwang Rd HARDEN NSW 2587	599/-/753624
	76 Barwang Rd HARDEN NSW 2587	31/-/753624
	76 Barwang Rd HARDEN NSW 2587	32/-/753624
	76 Barwang Rd HARDEN NSW 2587	33/-/753624
<b>Locality</b>	Harden Township (Aurville)	
<b>Current Zone</b>	RU4 Primary Production Small Lots	
<b>Proposed Zone</b>	R5 Large Lot Residential	
<b>Justification</b>	<p>Hilltops 2040 Amendment.</p> <p><i>Hilltops 2040</i> identifies the subject lands as suitable for large lot residential development, with access to town water. It is intended that sewer be dealt with on site, with no connection to town networks.</p> <p>The lands are currently utilised for large lot residential and rural purposes.</p> <p>Lands within the precinct are currently zoned <i>R5 Large Lot Residential</i> south of Barjai Street and <i>RU4 Primary Production Small Lots</i> to the north.</p> <p>The <i>RU4 Primary Production Small Lots</i> zoned lands are predominantly utilised for Rural Residential development.</p> <p><b>Recommendations:</b> Change lands zoned <i>RU4 Primary Production Small Lots</i> to <i>R5 Large Lot Residential</i>, to reflect actual use.</p>	

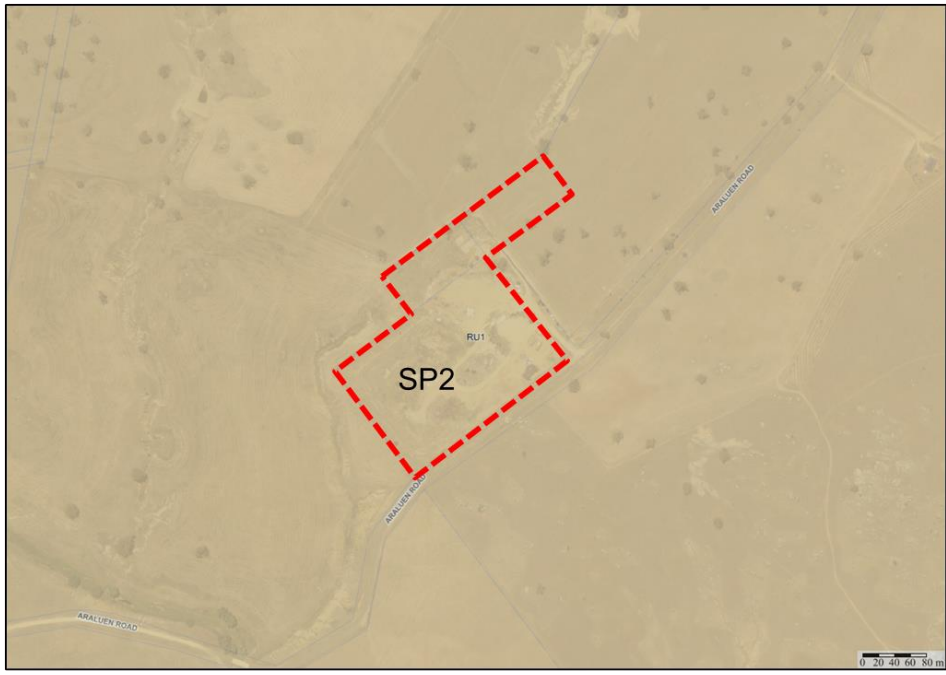
	2 hectare minimum lot size to apply, reflecting intended objectives and the need to provide sufficient room to accommodate on site sewer for the long term.
<b>Map</b>	
<b>Other Notes</b>	None.

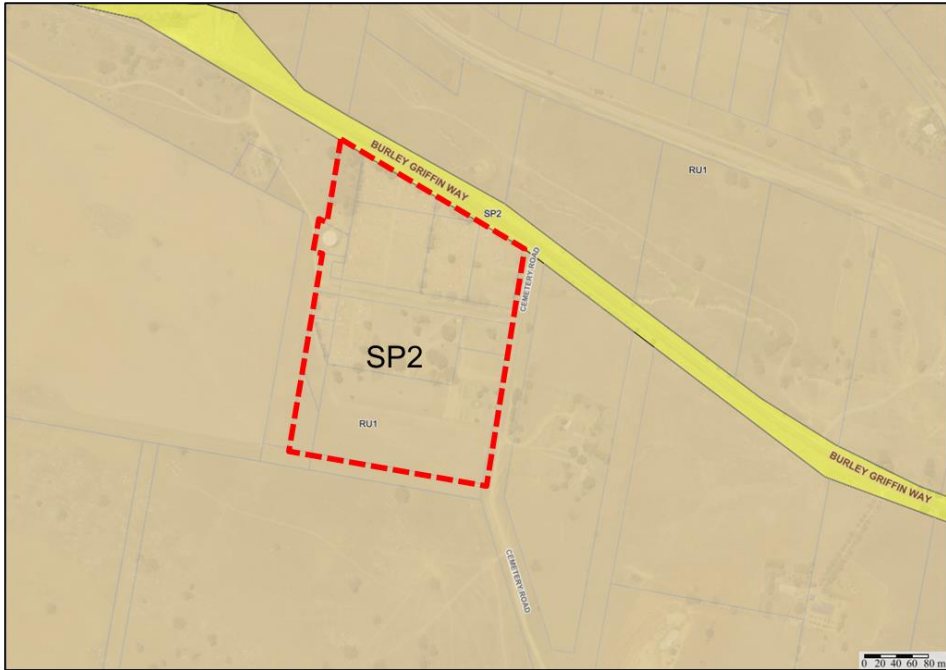


<b>Change Name</b>	Harden Caravan Park Zoning
<b>Map ID</b>	800.500 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Caravan Park, Albury Street, Harden NSW 2587
<b>Lot/Section/DP</b>	7004/-/94980
<b>Locality</b>	Harden Township
<b>Current Zone</b>	RE1 Public Recreation
<b>Proposed Zone</b>	RE2 Private Recreation
<b>Justification</b>	Administrative Amendment.  Hilltops Council-held, in-town, dedicated caravan parks are being zoned RE2 Private Recreation to better indicate their use.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Harden Depot Zoning
<b>Map ID</b>	800.300 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	25 Bathurst Street, Murrumburrah NSW 2587
<b>Lot/Section/DP</b>	1/-/914980 11/22/758737 12/22/758737 13/22/758737 14/22/758737 15/22/758737 16/22/758737 17/-/1128370 18/-/1128370 19/-/1128370
<b>Locality</b>	Harden Township
<b>Current Zone</b>	IN2 Light Industrial
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Hilltops Council Depots will be zoned SP2 Infrastructure to indicate their dedicated infrastructure use.
<b>Map</b>	
<b>Other Notes</b>	None.

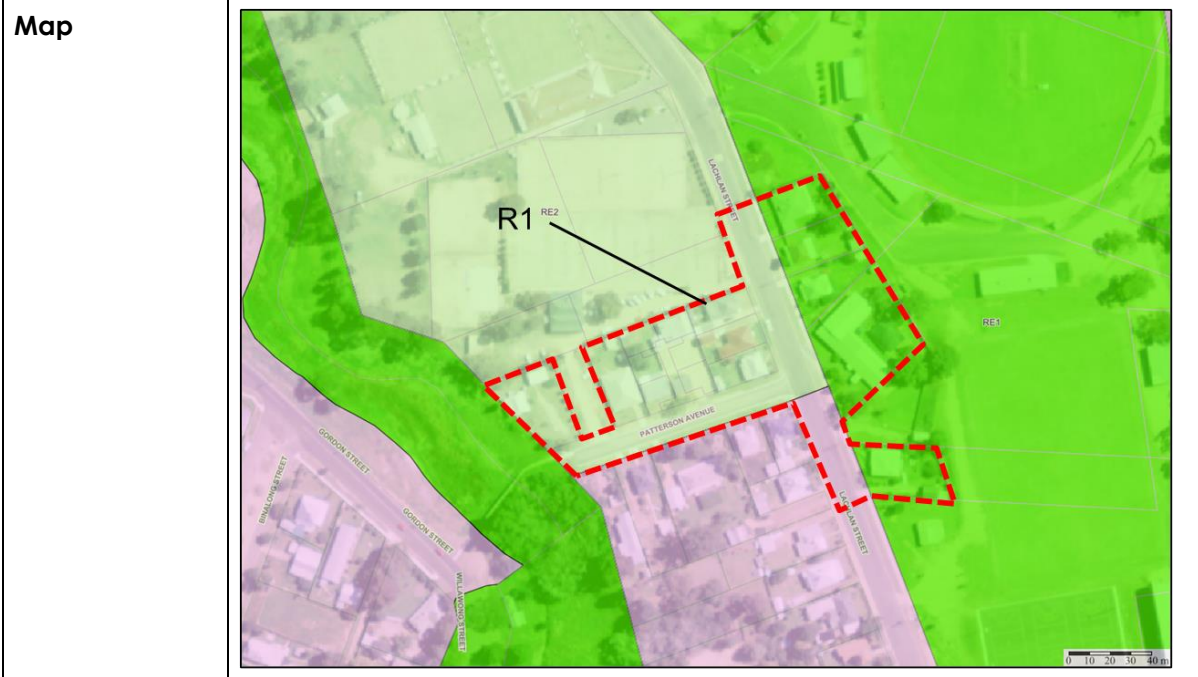


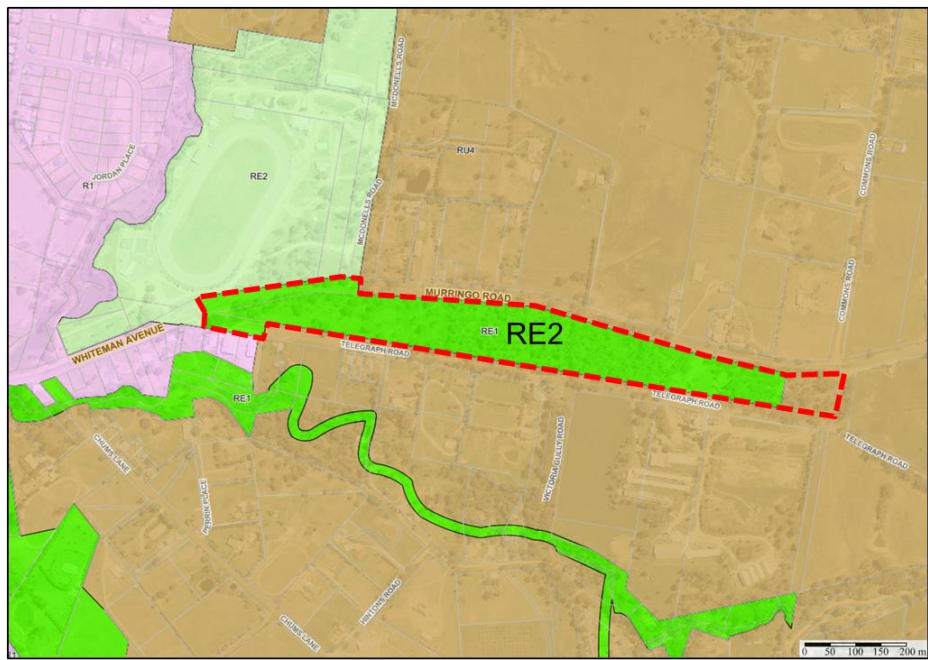
<b>Change Name</b>	Harden-Murrumburrah Waste Transfer Station Zoning
<b>Map ID</b>	800.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	178 Araluen Road, Murrumburrah NSW 2587
<b>Lot/Section/DP</b>	202/-/753624 1/-/225542 591/-/753624
<b>Locality</b>	Harden Township
<b>Current Zone</b>	RU1 Primary Production
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Major waste transfer stations in Hilltops are to be zoned SP2 Infrastructure to better indicate their infrastructure use.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Harden Cemetery Zoning
<b>Map ID</b>	800.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	2 Cemetery Road, Murrumburrah NSW 2587 (adjacent to the Burley Griffin Way)
<b>Lot/Section/DP</b>	1/-/668458 1/-/668462 7008/-/1021572 7009/-/1021572 7010/-/1021572 7013/-/1021574 7022/-/1021570 7325/-/1162286 7326/-/1162286 7327/-/1162286 7328/-/1162286 7329/-/1162286 1/-/703137
<b>Locality</b>	Harden Township
<b>Current Zone</b>	RU1 Primary Production
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Major cemeteries in Hilltops are proposed to be zoned SP2 Infrastructure to better indicate their infrastructure use consistent across the Hilltops LGA.
<b>Map</b>	
<b>Other Notes</b>	None.

## Young Mapping Changes

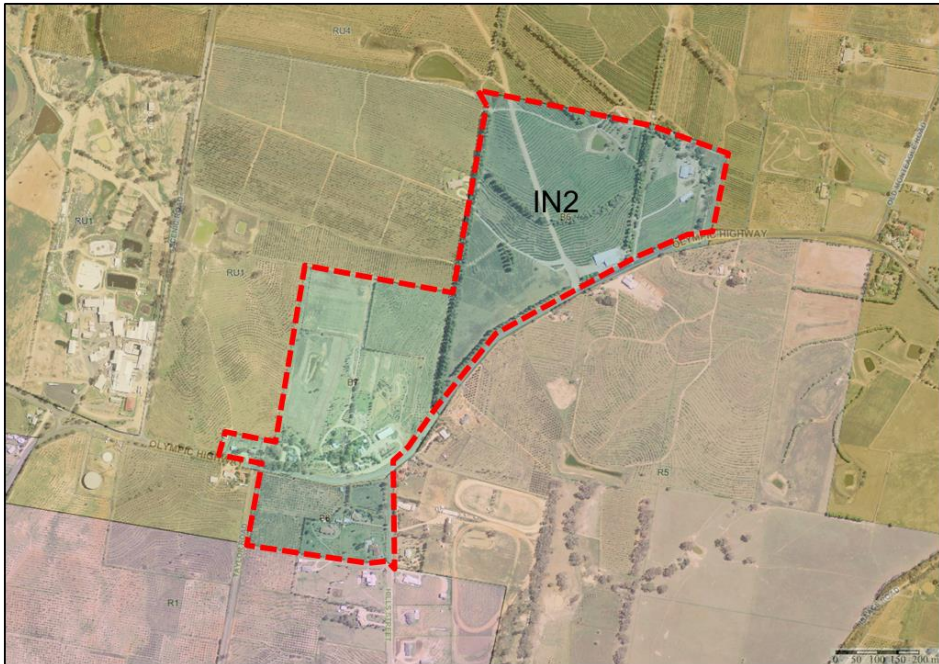
<b>Change Name</b>	Young Lachlan St & Patterson Ave RE1 + RE2 Tidy Up	
<b>Map ID</b>	2505.100 [refer to Hilltops Lot & DP Mapping Changes sheet]	
<b>Street Address</b>	Lachlan Street & Patterson Avenue, Young	
<b>Lot/Section/DP</b>	11 Patterson Ave YOUNG NSW 2594	8/-/18164
	7 Patterson Ave YOUNG NSW 2594	6/-/18164
	3/1 Patterson Ave YOUNG NSW 2594	7/-/270833
	4/1 Patterson Ave YOUNG NSW 2594	8/-/270833
	2/1 Patterson Ave YOUNG NSW 2594	6/-/270833
	5/1 Patterson Ave YOUNG NSW 2594	3/-/270833
	1/1 Patterson Ave YOUNG NSW 2594	5/-/270833
	6/1 Patterson Ave YOUNG NSW 2594	2/-/270833
	19 Lachlan St YOUNG NSW 2594	3/-/18164
	21 Lachlan St YOUNG NSW 2594	2/-/18164
	23 Lachlan St YOUNG NSW 2594	1/-/18164
	6 Lachlan St YOUNG NSW 2594	1/-/660619
	8 Lachlan St YOUNG NSW 2594	B/-/356827
	10 Lachlan St YOUNG NSW 2594	C/-/356827
	14 Lachlan St YOUNG NSW 2594	1945/-/754611
	18 Lachlan St YOUNG NSW 2594	328/-/754611
<b>Locality</b>	Young Southeast	
<b>Current Zone</b>	RE2 Private Recreation; RE1 Public Recreation;	
<b>Proposed Zone</b>	R1 General Residential	
<b>Justification</b>	<p>Administrative Amendment.</p> <p>These housing lots are inappropriately zoned as RE1 Private Recreation.</p> <p>They are proposed to be rezoned R1 General Residential to match their actual use.</p>	



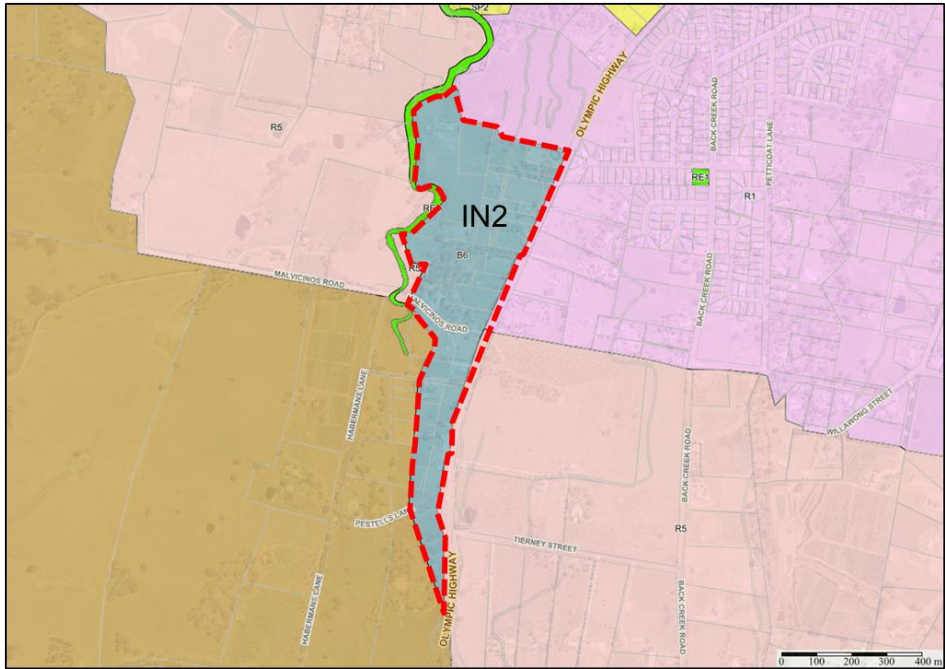
<b>Change Name</b>	Telegraph Road Equine Precinct Rezoning
<b>Map ID</b>	2504.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	1 and 3 Telegraph Road, Young
<b>Lot/Section/DP</b>	2133/-/754611 2120/-/754611
<b>Locality</b>	Young East
<b>Current Zone</b>	RE1 Public Recreation; RU4 Primary Production Small Lots;
<b>Proposed Zone</b>	RE2 Private Recreation
<b>Justification</b>	Administrative Amendment.  This area is being rezoned to better reflect its actual and intended use in association with the Young Showground within the Young Equine Precinct.
<b>Map</b>	
<b>Other Notes</b>	None.

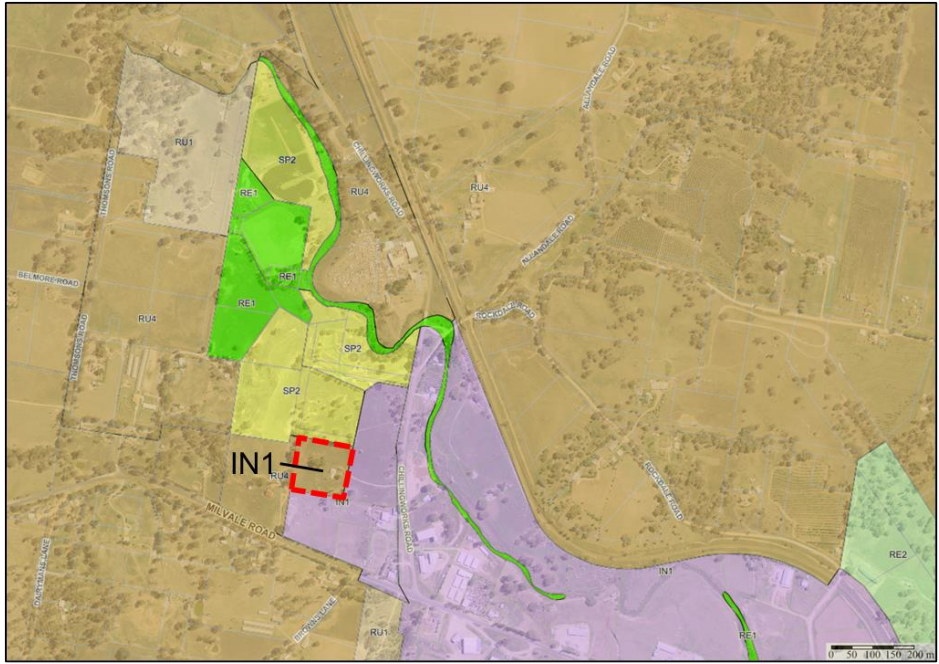
Change Name	Young Northern Gateway	
Map ID	2502.100 [refer to Hilltops Lot & DP Mapping Changes sheet]	
Street Address	Adjacent and approximate to Olympic Highway, north of Young.	
Lot/Section/DP	315 Olympic Hwy North YOUNG NSW 2594	3/-/710506
	GOLDEN GLANCE 311 Olympic Hwy North YOUNG NSW 2594	6/-/740127
	305 Olympic Hwy North YOUNG NSW 2594	5/-/740127
	ROSEHILL 291 Olympic Hwy North YOUNG NSW 2594	4/-/740127
	279 Olympic Hwy North YOUNG NSW 2594	1/-/540852
	385 Olympic Hwy North YOUNG NSW 2594	1/-/839410
	385 Olympic Hwy North YOUNG NSW 2594	3/-/839410
	385 Olympic Hwy North YOUNG NSW 2594	20/-/1248001
	127 Hills St YOUNG NSW 2594	2/-/789294
	131-135 Hills St YOUNG NSW 2594	1/-/789294
	123 Hills St YOUNG NSW 2594	5/-/270061
	119 Hills St YOUNG NSW 2594	2/-/270061
	Orchard St YOUNG NSW 2594	1/-/217906
	385 Olympic Highway North YOUNG	2/-/839410
	409 Olympic Highway North YOUNG	1/-/1065597
	Locality	Young North
Current Zone	B6 Enterprise Corridor; B7 Business Park	
Proposed Zone	IN2 Light Industrial	
Justification	<p>Hilltops 2040 identifies an area in northern Young, fronting the northern side of Olympic Way, for potential Business/Gateway use.</p> <p>This area is currently designated as B6 Enterprise Corridor and B7 Business Park zones within the current Young LEP.</p> <p>Due to its prominent location at the northern entrance to Young area is intended to provide a high quality of amenity and provide a positive entry statement to the town, particularly for any development proposed fronting Olympic Way. Therefore, if any development is to occur it is intended to achieve these goals.</p> <p>An integrated approach to all access proposed to Olympic Way will be required which achieves both local and State government objectives and standards.</p> <p>Also, further consideration of a potential east-west connection which crosses the precinct is required, including protection of a corridor for this purpose.</p> <p>It is recommended that the Northern Young precinct, north of Olympic Highway be consolidated to be within the one zone (IN2 Light Industrial) to</p>	

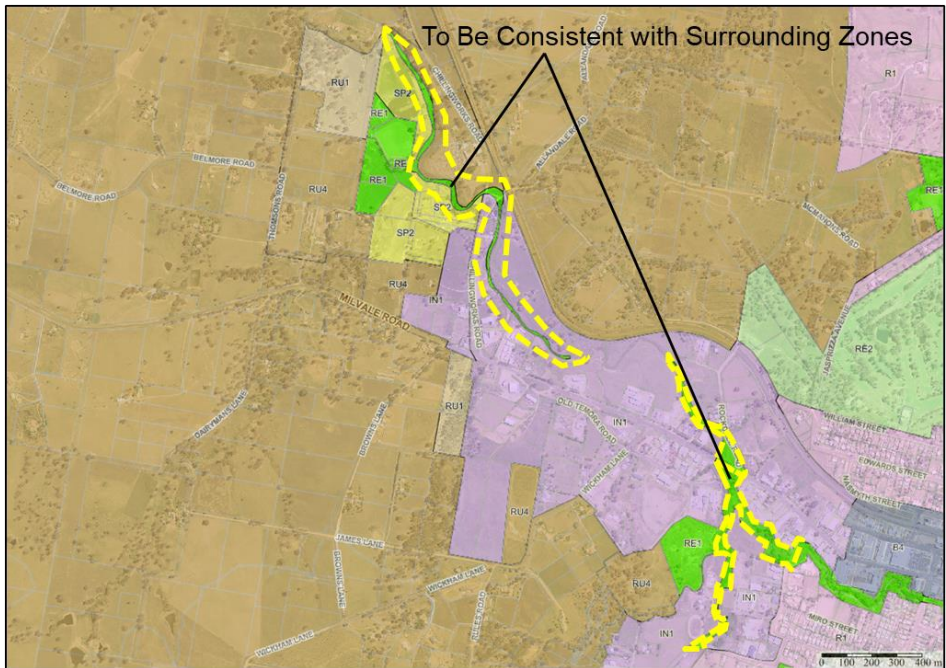


	<p>provide more coherent and consistent objectives and assessment requirements for the precinct while supporting the 'business gateway' intent for the area.</p> <p>Development in the area to be subject to the development of a master plan, to provide greater certainty in relation to proposed outcomes, layout and standards of service. It will also investigate the location and protection of a corridor for a future east-west connection, between Olympic Highway and Henry Lawson Way. This master planning process shall inform further design guidance provided with a future Development Control Plan.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

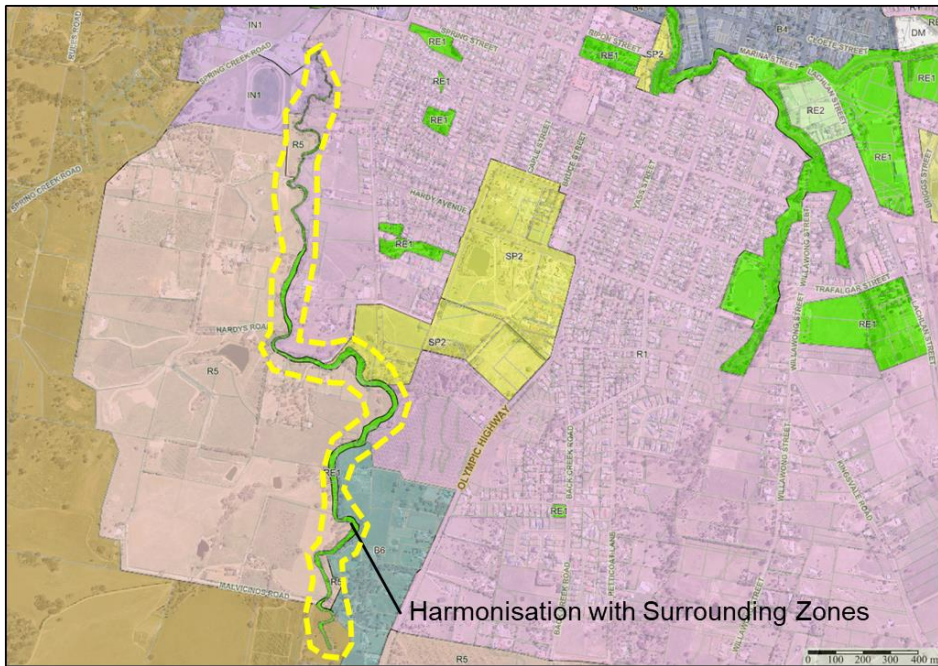


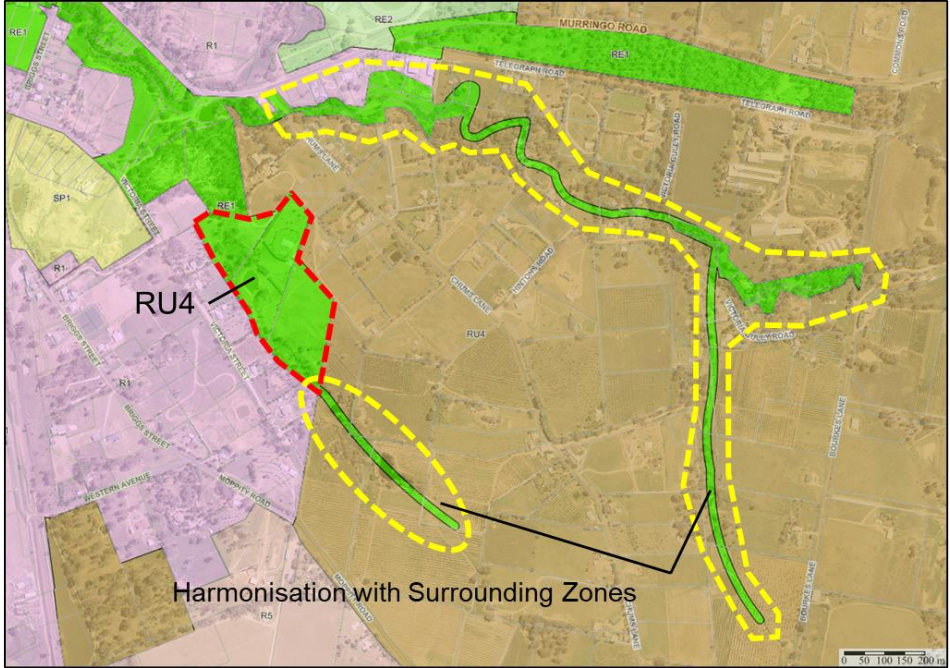
<b>Change Name</b>	Young Southern Gateway
<b>Map ID</b>	2506.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Adjacent to and west of the Olympic Highway, south of Young.
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Young South
<b>Current Zone</b>	B6 Enterprise Corridor
<b>Proposed Zone</b>	IN2 Light Industrial
<b>Justification</b>	<p>Hilltops 2040 Amendment.</p> <p>Hilltops 2040 identifies an area in northern Young, fronting the southern side of Olympic Way, and directly south of the abattoir for potential Business/Gateway use.</p> <p>The lands are currently zoned B6 Enterprise Corridor within the Young LEP.</p> <p>Due to its prominent location at the southern entrance to Young and proximity to residential development, the area is intended to provide a high quality of amenity and provide a positive entry statement to the town. Therefore, if any development is to occur it is intended to achieve these goals. In addition, an integrated approach to all access proposed to Olympic Highway will be required which achieves both local and State government objectives and standards.</p> <p>It is recommended that the Southern Young Light Industry precinct, south of Olympic Way be rezoned. However, further consideration of the land use in the future subject to providing greater guidance and certainty in relation to scale and design of development, recognising interface issues and its prominent location.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

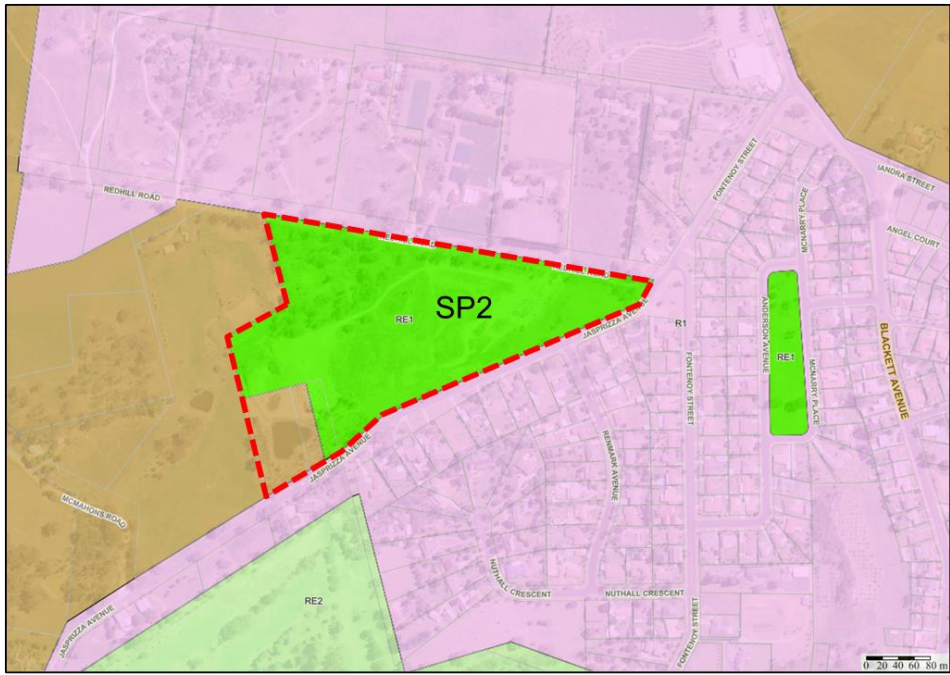
<b>Change Name</b>	Young Sewerage Treatment Works & Surrounds
<b>Map ID</b>	2509.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	25 Chillingworks Road, Young
<b>Lot/Section/DP</b>	1789/-/754611
<b>Locality</b>	Young Northwest
<b>Current Zone</b>	RU4 Primary Production Small Lots
<b>Proposed Zone</b>	IN1 General Industrial
<b>Justification</b>	Administrative Amendment.  Corresponding area surrounding Sewer Treatment works to be rezoned to better reflect its actual and intended use.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Burrangong Creek RE1 Removal and Harmonisation
<b>Map ID</b>	2509.300 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Burrangong Creek, west and northwest of Young.
<b>Lot/Section/DP</b>	Multople
<b>Locality</b>	Young Northwest
<b>Current Zone</b>	Multiple (RU4, RE1, SP2, IN1)
<b>Proposed Zone</b>	To be made consistent with its adjacent surrounding zones.
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Current Zoned RE1 zone crosses private land. Intention to map link following Burrangong Creek as biodiversity layer. This area is more appropriately zoned to be part of its adjacent zones.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

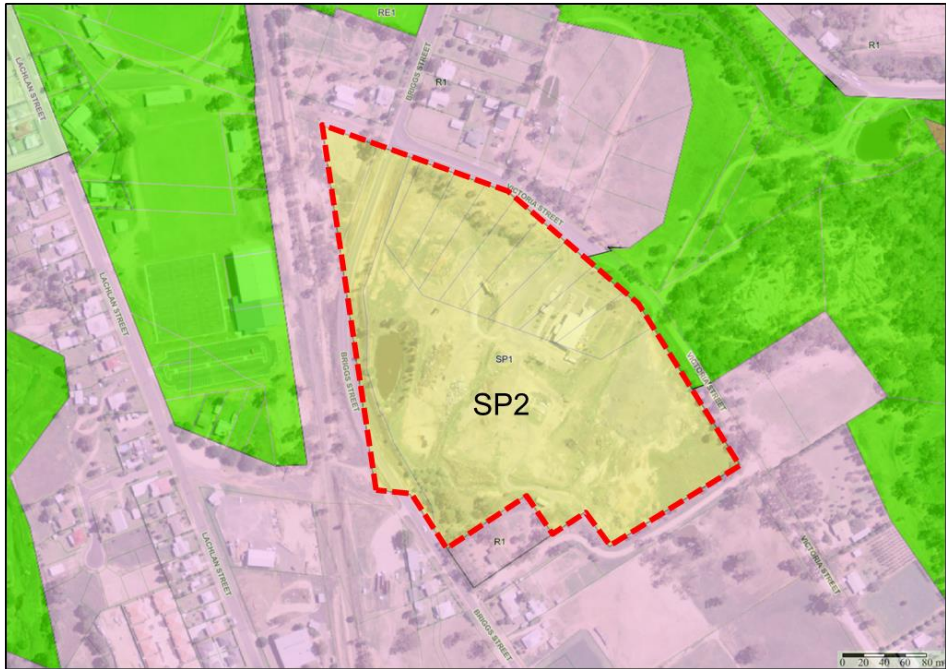


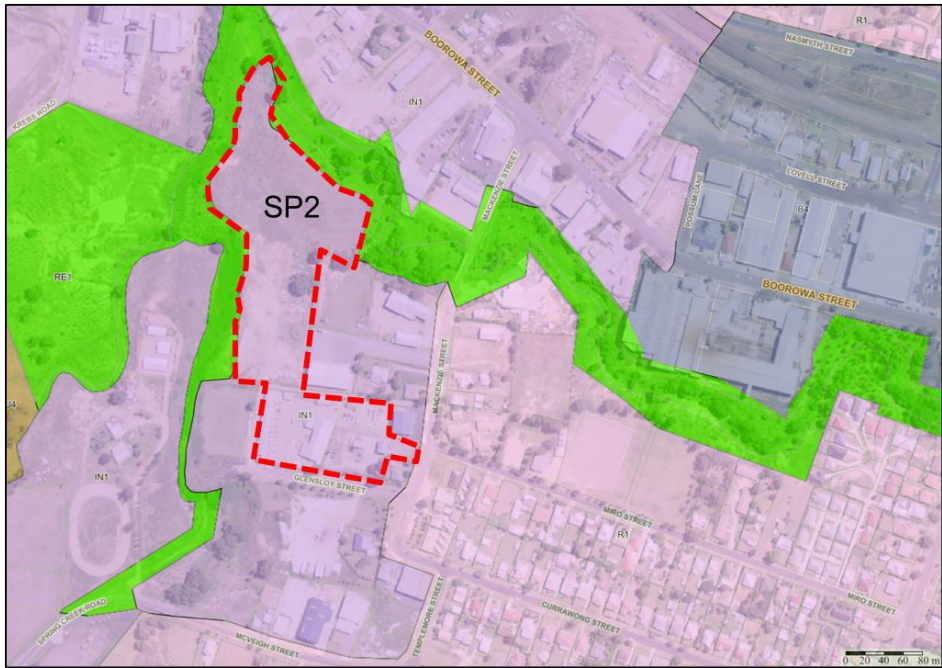
<b>Change Name</b>	Big Spring Creek RE1 Removal and Harmonisation
<b>Map ID</b>	2507.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Big Spring Creek, west and southwest of Young.
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Young Southwest
<b>Current Zone</b>	Multiple (R5, IN1, R1, SP2, B6 (later IN2 as part of Hilltops LEP 2021))
<b>Proposed Zone</b>	To be made consistent with its adjacent surrounding zones.
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Current Zoned RE1 zone crosses private land. Intention to map link following Big Spring Creek as biodiversity layer. This area is more appropriately zoned to be part of its adjacent zones.</p>
<b>Map</b>	 <p>Harmonisation with Surrounding Zones</p>
<b>Other Notes</b>	None.

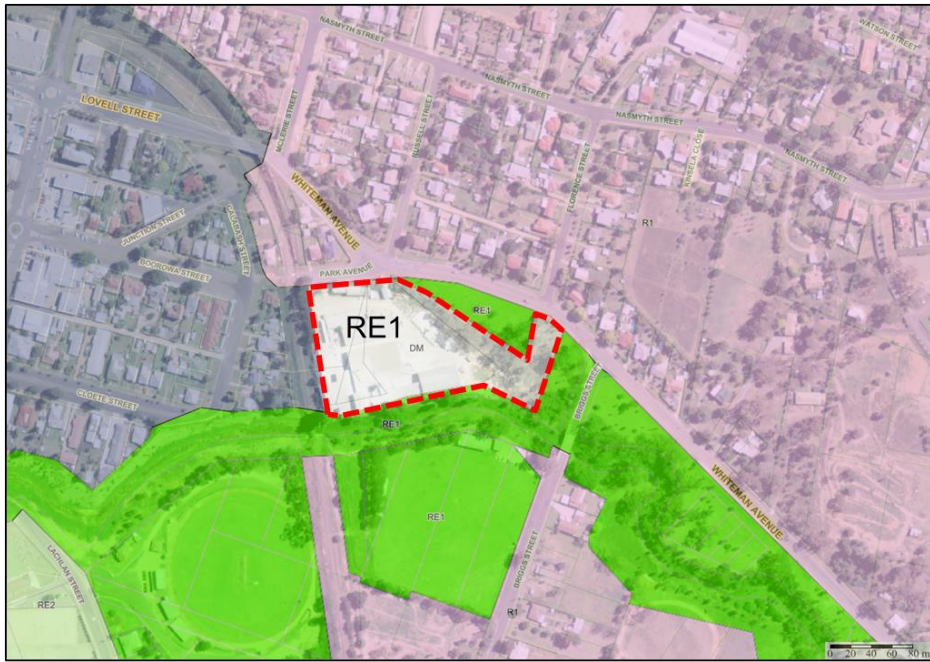
<b>Change Name</b>	Blackguard Gully and Victoria Creek RE1 Removal and Harmonisation						
<b>Map ID</b>	2505.200 [refer to Hilltops Lot & DP Mapping Changes sheet]						
<b>Street Address</b>	Blackguard Gully and Victoria Creek, Southeast of Young. Detailed addresses for the RE1 to RU4 rezoning is below.						
<b>Lot/Section/D P</b>	<p>Multiple for Victoria Creek and Blackguard Gully RE1 rezoning, except for the three lots listed here to be rezoned RU4 to match their context and use.</p> <table border="1"> <tr> <td>2 Chums Lane, Young NSW 2594</td><td>1/-/632471</td></tr> <tr> <td>14 Chums Lane, Young NSW 2594</td><td>2/-/632471</td></tr> <tr> <td>64 Chums Lane, Young NSW 2594</td><td>3/-/632471</td></tr> </table>	2 Chums Lane, Young NSW 2594	1/-/632471	14 Chums Lane, Young NSW 2594	2/-/632471	64 Chums Lane, Young NSW 2594	3/-/632471
2 Chums Lane, Young NSW 2594	1/-/632471						
14 Chums Lane, Young NSW 2594	2/-/632471						
64 Chums Lane, Young NSW 2594	3/-/632471						
<b>Locality</b>	Young Southeast						
<b>Current Zone</b>	Multiple (R1, RU4, RE1)						
<b>Proposed Zone</b>	RU4 at indicated lots, otherwise to be made consistent with its adjacent surrounding zones.						
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Current Zoned RE1 zone crosses private land. Intention to map link following Blackguard Gully and Victoria Creek as biodiversity layer. This area is more appropriately zoned to be part of its adjacent zones.</p>						
<b>Map</b>							
<b>Other Notes</b>	None.						

<b>Change Name</b>	Redhill Road Tip Rezoning
<b>Map ID</b>	2509.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	31 Redhill Road, Young NSW 2594
<b>Lot/Section/DP</b>	2/-/705536 2/-/754611 1728/-/754611
<b>Locality</b>	Young Northwest
<b>Current Zone</b>	RE1 Public Recreation
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	<p>Administrative Amendment.</p> <p>This site is inaccurately zoned RE1 Public Recreation in the current Young LEP 2010. This is proposed to be corrected in the Hilltops LEP.</p> <p>Major waste transfer stations in Hilltops are proposed to be zoned SP2 Infrastructure to better indicate their infrastructure use.</p>
<b>Map</b>	
<b>Other Notes</b>	None.



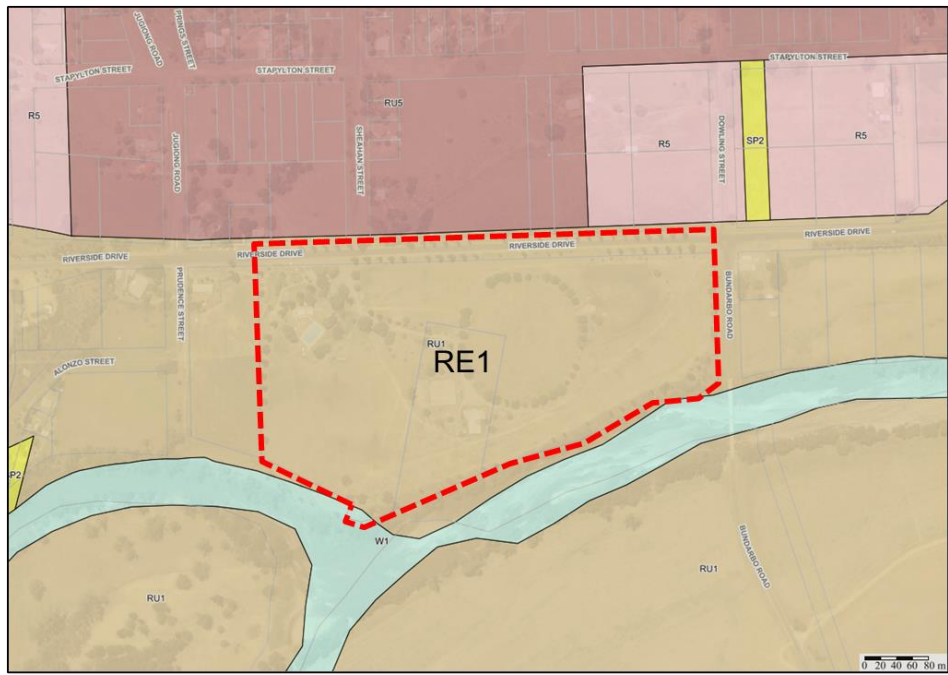
<b>Change Name</b>	Young Victoria Street Garbage Depot
<b>Map ID</b>	2505.400 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Young Victoria Street Garbage Depot
<b>Lot/Section/DP</b>	2/-/1107405 2214/-/754611 2215/-/754611 2216/-/754611 2217/-/754611 2218/-/754611 2219/-/754611 2220/-/754611 2227/-/754611
<b>Locality</b>	Young East
<b>Current Zone</b>	SP1 Special Activities
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	<p>Administrative Amendment.</p> <p>This site is inaccurately zoned SP1 Special Activities in the current Young LEP 2010. This is proposed to be corrected for Hilltops LEP 2021.</p> <p>Major waste transfer stations in Hilltops are proposed to be zoned SP2 Infrastructure to better indicate their infrastructure use.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

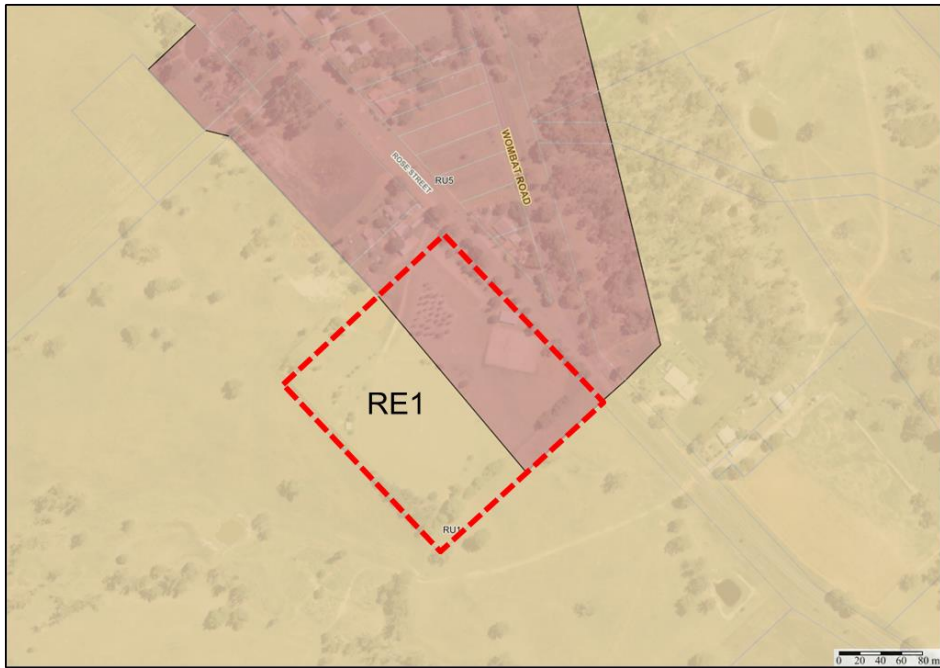
<b>Change Name</b>	Young Depot Zoning
<b>Map ID</b>	2500.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	19 Mackenzie Street AND 12 Glensloy Street, Young NSW 2594
<b>Lot/Section/DP</b>	2087/-/754611 1189/-/754611 1296/-/754611 1/-/614770 2/-/813032
<b>Locality</b>	Young Centre
<b>Current Zone</b>	IN1 General Industrial
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	Administrative Amendment.  Hilltops Council Depots will be zoned SP2 Infrastructure to indicate their dedicated infrastructure use.
<b>Map</b>	
<b>Other Notes</b>	None.

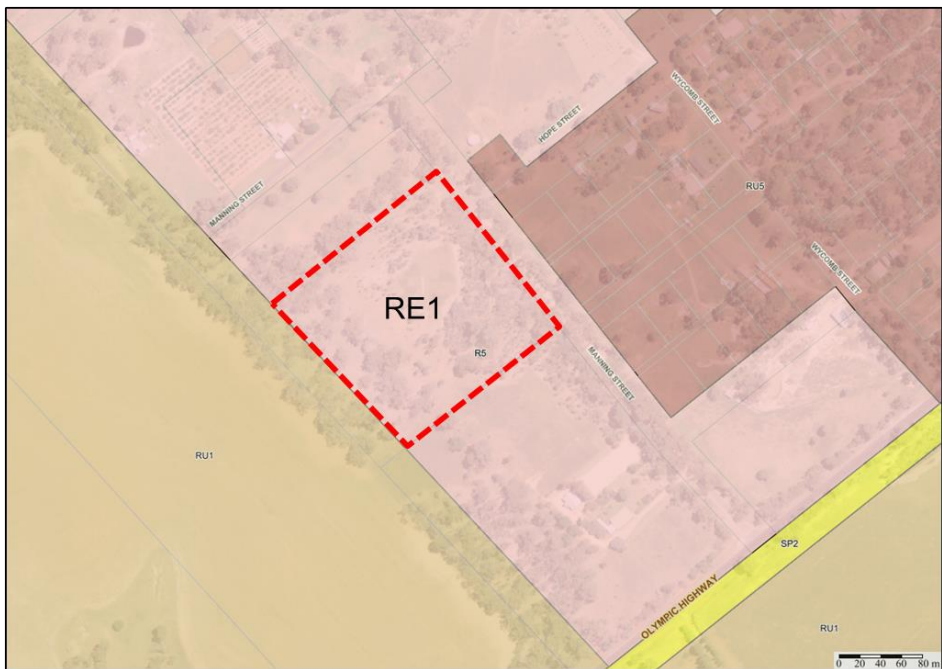
<b>Change Name</b>	Young Deferred Matter Resolution
<b>Map ID</b>	2504.500 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	2 Park Avenue, Young NSW 2594
<b>Lot/Section/DP</b>	1/-/135448 2/-/135448 705/-/754611 2470/-/754611 2494/-/754611
<b>Locality</b>	Young East
<b>Current Zone</b>	Deferred Matter
<b>Proposed Zone</b>	RE1 Public Recreation
<b>Justification</b>	<p>Administrative Amendment.</p> <p>This land is eventually intended to become RE1 Public Recreation. The existing use can operate for the time being using existing use rights.</p> <p>The existing heavy industrial premises is no longer suitably located within Young, surrounded as it is by residential areas.</p>
<b>Map</b>	
<b>Other Notes</b>	Added to list of mapping changes, Tuesday, 20 October 2020.



## Village Major Parks

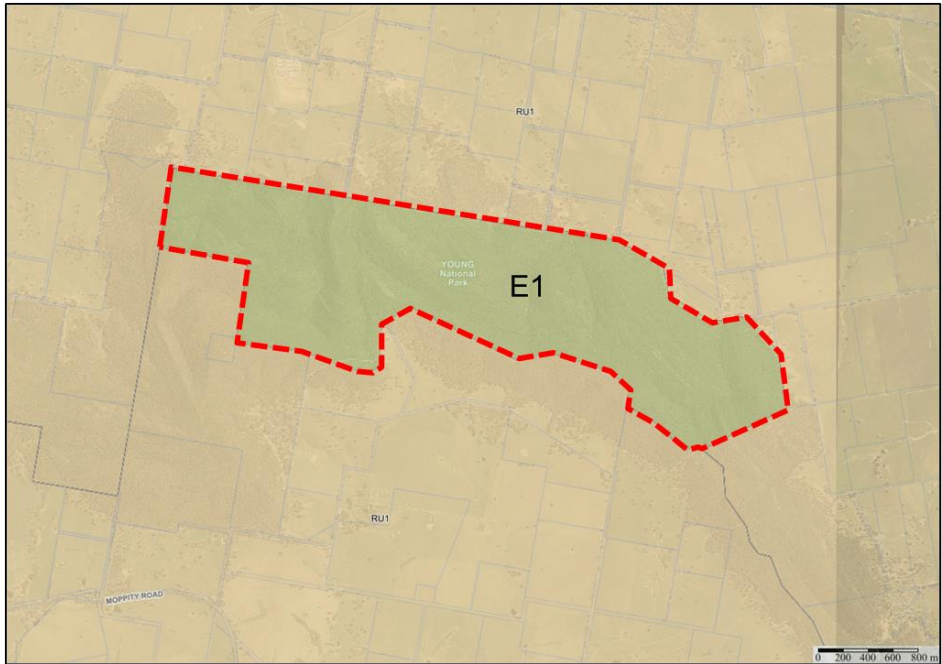
<b>Change Name</b>	Jugiong Memorial Reserve
<b>Map ID</b>	1000.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	26-70 Riverside Drive, Jugiong
<b>Lot/Section/DP</b>	7001/-/1031316 160/-/753621
<b>Locality</b>	Jugiong Village
<b>Current Zone</b>	RU1 Primary Production
<b>Proposed Zone</b>	RE1 Public Recreation
<b>Justification</b>	Administrative Amendment.  Memorial Reserve park is an important regional park. Key parks in large villages are proposed to be rezoned RE1 Public Recreation to better indicate their actual use.
<b>Map</b>	
<b>Other Notes</b>	None.

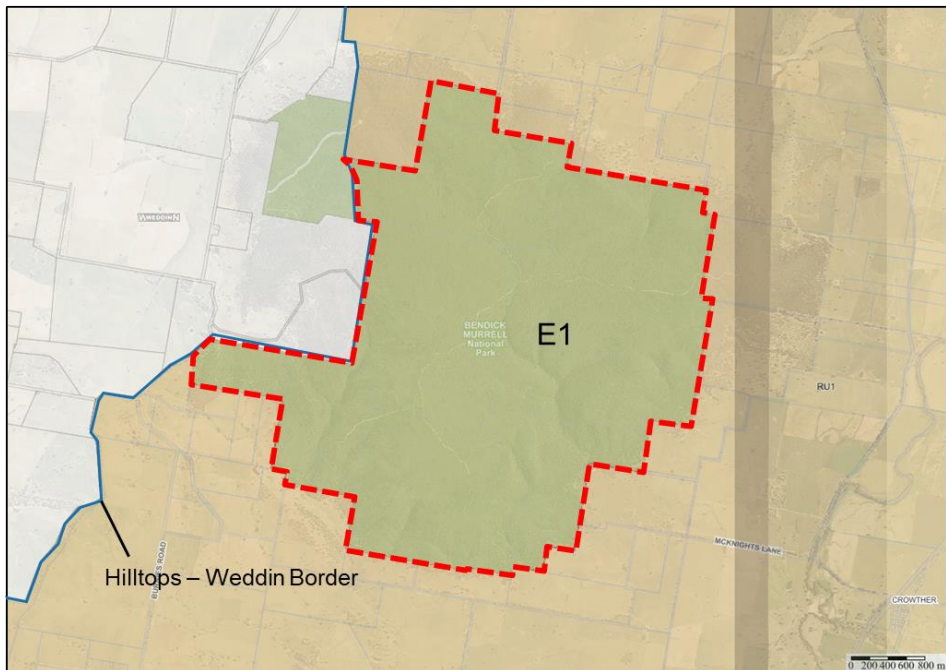
<b>Change Name</b>	Wombat Sportsground
<b>Map ID</b>	2306.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	5 Rose Street, Wombat
<b>Lot/Section/DP</b>	33/-/753632
<b>Locality</b>	Wombat Village
<b>Current Zone</b>	RU5 Village; RU1 Primary Production
<b>Proposed Zone</b>	RE1 Public Recreation
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Key parks in large villages are proposed to be rezoned RE1 Public Recreation to better indicate their actual use.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

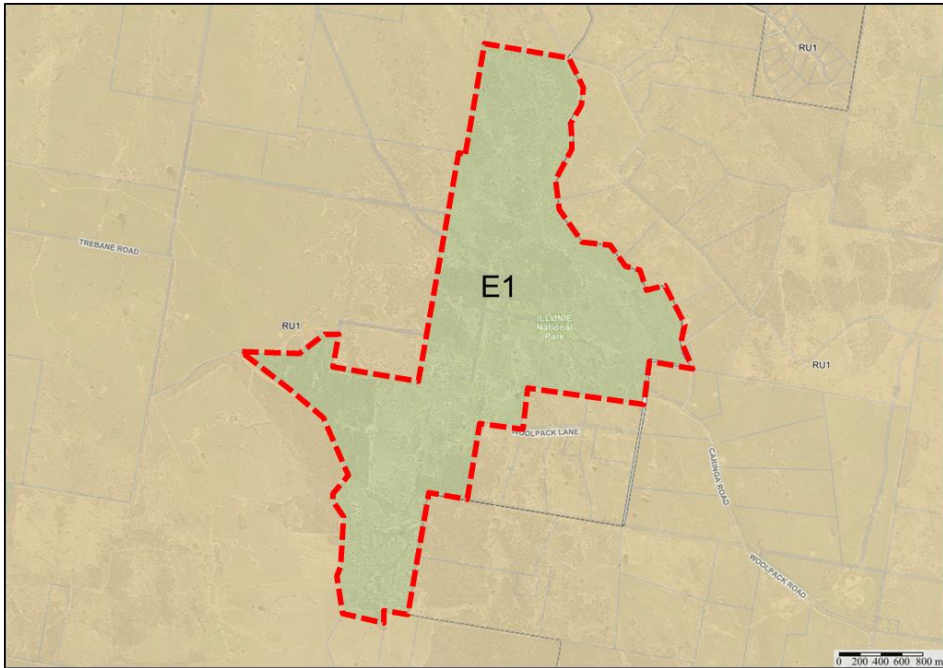
<b>Change Name</b>	Wombat Old Rec Grounds
<b>Map ID</b>	2306.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Wombat Old Rec Grounds, Manning Street, Wombat
<b>Lot/Section/DP</b>	1/12/759105
<b>Locality</b>	Wombat Village
<b>Current Zone</b>	RU5 Village
<b>Proposed Zone</b>	RE1 Public Recreation
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Key parks in large villages are proposed to be rezoned RE1 Public Recreation to better indicate their actual use.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

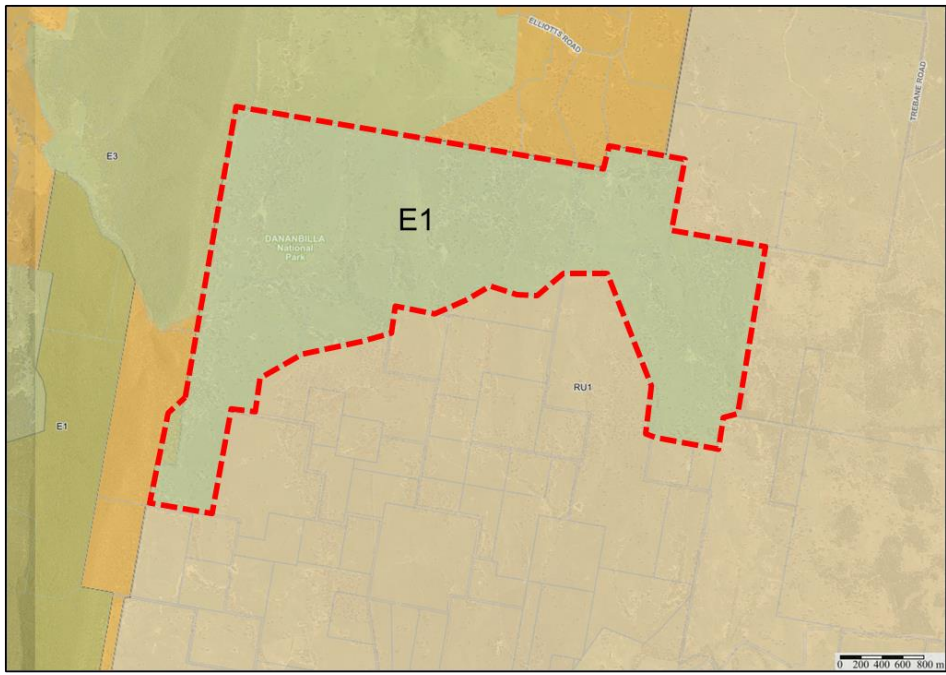


## National Parks, State Parks, and Nature Reserves

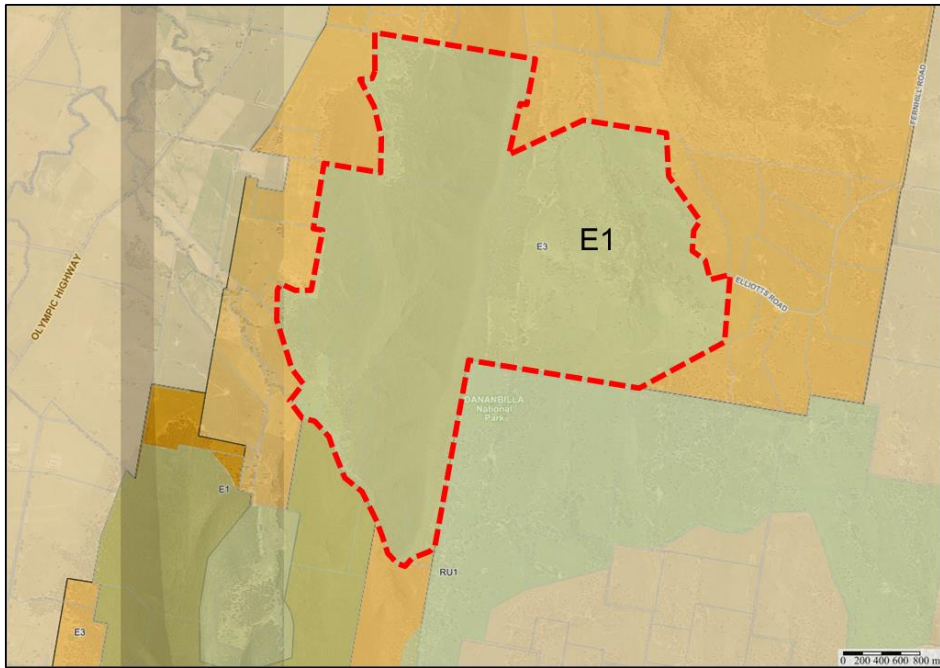
<b>Change Name</b>	Young National Park Zoning
<b>Map ID</b>	1311.400 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	3010 Murringo Road, Young
<b>Lot/Section/DP</b>	14/-/1196387
<b>Locality</b>	Murringo Area
<b>Current Zone</b>	RU3 Forestry
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

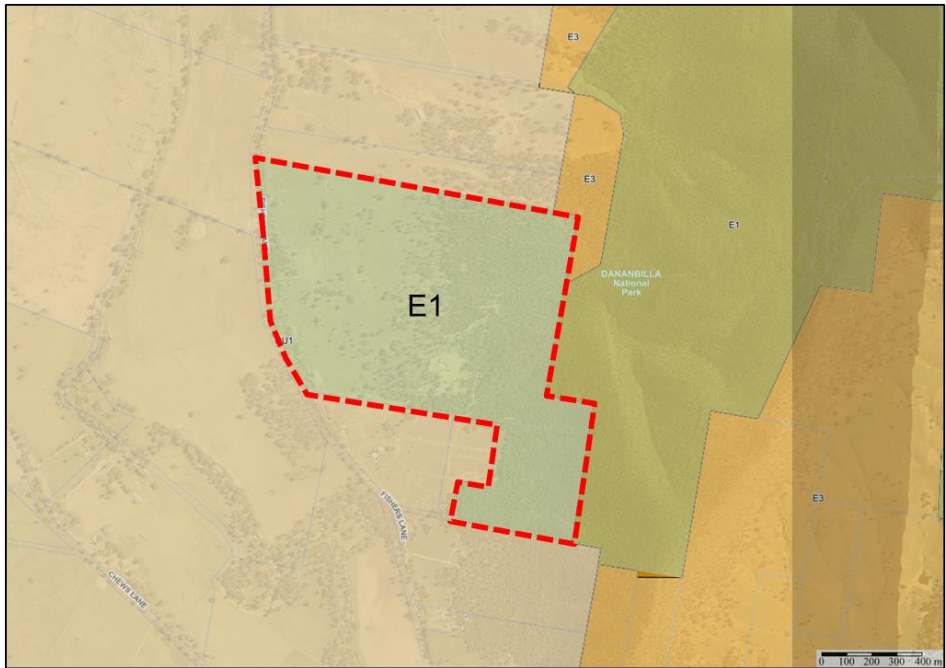
<b>Change Name</b>	Bendick Murrell National Park
<b>Map ID</b>	205.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Couchdale Road, Bendick Murrell
<b>Lot/Section/DP</b>	143/-/754576 48/-/1197649 142/-/754576 32/-/1197652 144/-/754576 11/-/754576 2/-/754576 10/-/754576
<b>Locality</b>	Bendick Murrell Area
<b>Current Zone</b>	RU3 Forestry
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Illunie National Park	
<b>Map ID</b>	303.100 [refer to Hilltops Lot & DP Mapping Changes sheet]	
<b>Street Address</b>	Fernhill Rd CROWTHER	2/-/1053075
	154 Woolpack Lane CROWTHER	167/-/754593
	3 Trebane Rd CROWTHER	287/-/754593
	154 Woolpack Lane CROWTHER	32/-/754593
<b>Lot/Section/DP</b>	Refer above.	
<b>Locality</b>	Crowther Area	
<b>Current Zone</b>	RU1 Primary Production	
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves	
<b>Justification</b>	Administrative Amendment.	
	National Parks are required to be zoned E1 National Parks and Nature Reserves.	
<b>Map</b>		
<b>Other Notes</b>	None.	


<b>Change Name</b>	Dananbilla National Park Zoning 1
<b>Map ID</b>	1311.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Dananbilla Nature Reserve, Murringo Flats Road, Murringo
<b>Lot/Section/DP</b>	346/-/754605 1/-/1119490
<b>Locality</b>	Murringo Area
<b>Current Zone</b>	RU1 Primary Production; E3 Environmental Management
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

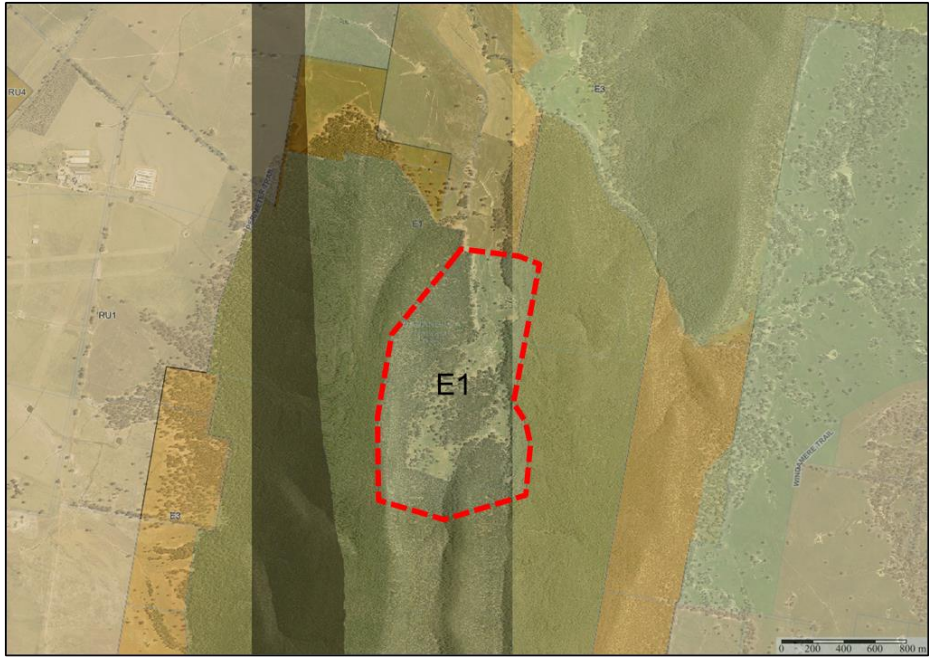


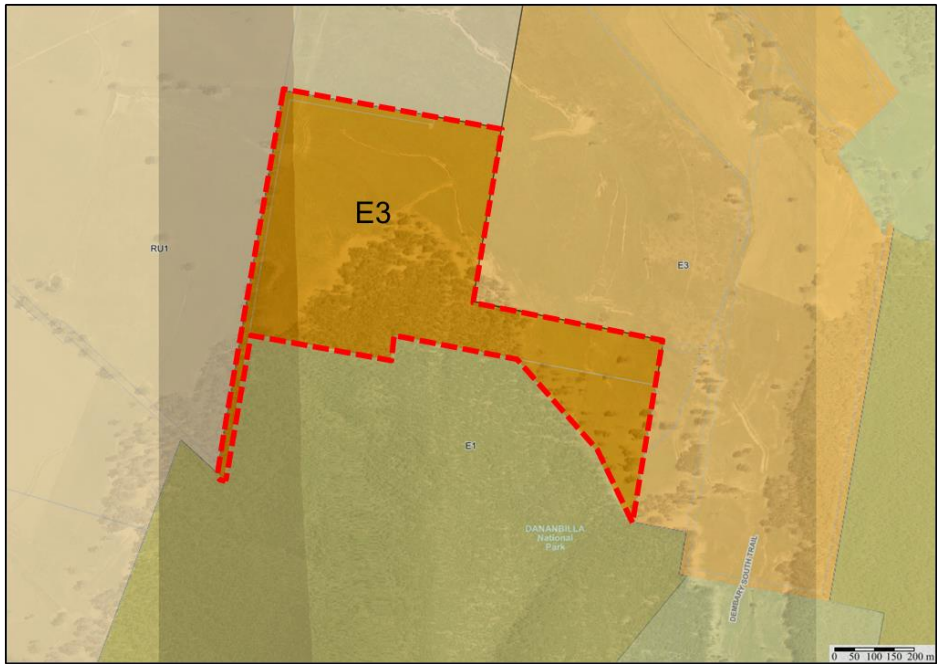
<b>Change Name</b>	Dananbilla National Park Zoning 2
<b>Map ID</b>	1311.300 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Dananbilla Nature Reserve, Murringo Flats Road, Murringo
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Murringo Area
<b>Current Zone</b>	E3 Environmental Management
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Dananbilla National Park Zoning 3
<b>Map ID</b>	205.400 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	411 Fishers Lane, Bendick Murrell, NSW
<b>Lot/Section/DP</b>	2/-/859892 1/-/859892 445/-/754605
<b>Locality</b>	Bendick Murrell Area
<b>Current Zone</b>	RU1 Primary Production
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

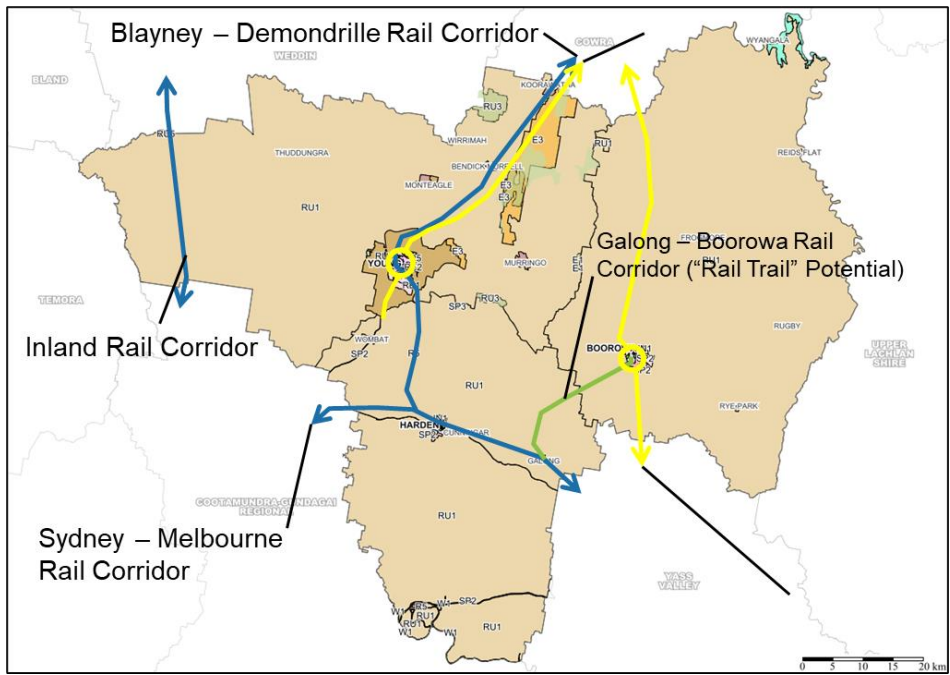


<b>Change Name</b>	Dananbilla National Park Zoning 4
<b>Map ID</b>	1311.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Nine Mile Gap Road, Murringo
<b>Lot/Section/DP</b>	1/-/1056805
<b>Locality</b>	Murringo Area
<b>Current Zone</b>	E3 Environmental Management
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

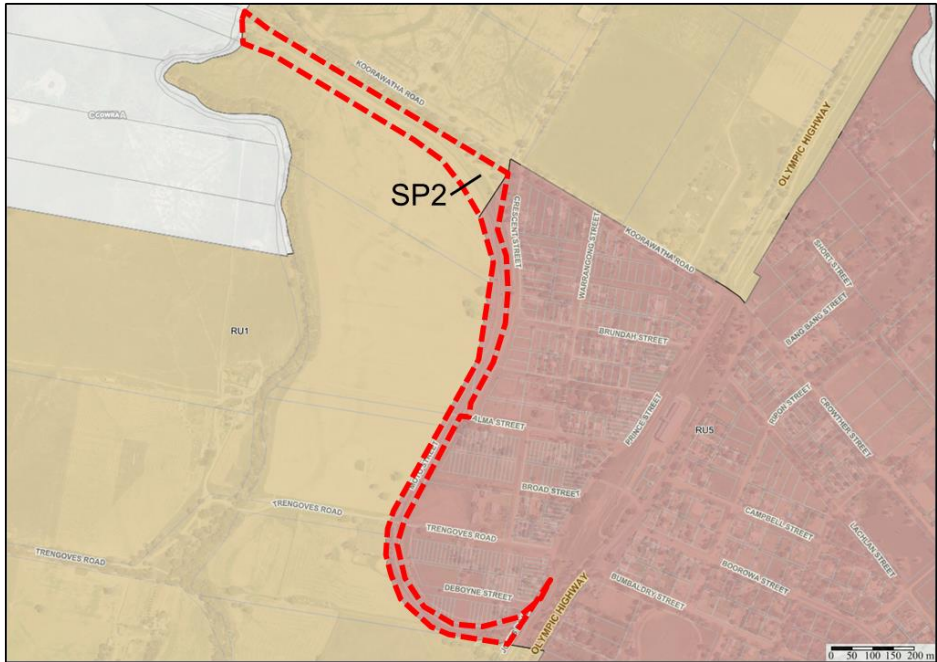
<b>Change Name</b>	Dananbilla National Park Zoning 5
<b>Map ID</b>	205.300 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	2940 Olympic Highway North, Bendick Murrell
<b>Lot/Section/DP</b>	106/-/754605
<b>Locality</b>	Bendick Murrell Area
<b>Current Zone</b>	E3 Environmental Management
<b>Proposed Zone</b>	E1 National Parks and Nature Reserves
<b>Justification</b>	Administrative Amendment.  National Parks are required to be zoned E1 National Parks and Nature Reserves.
<b>Map</b>	
<b>Other Notes</b>	None.

<b>Change Name</b>	Dananbilla National Park Zoning Reduction
<b>Map ID</b>	205.200 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	2740 Olympic Highway North Bendick Murrell
<b>Lot/Section/DP</b>	4/-/1006559
<b>Locality</b>	Bendick Murrell Area
<b>Current Zone</b>	E1 National Parks and Nature Reserves
<b>Proposed Zone</b>	E3 Environmental Management
<b>Justification</b>	<p>Administrative Amendment.</p> <p>The boundary of the current E1 zone extends beyond the boundaries of the Dananbilla National Park in this place.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

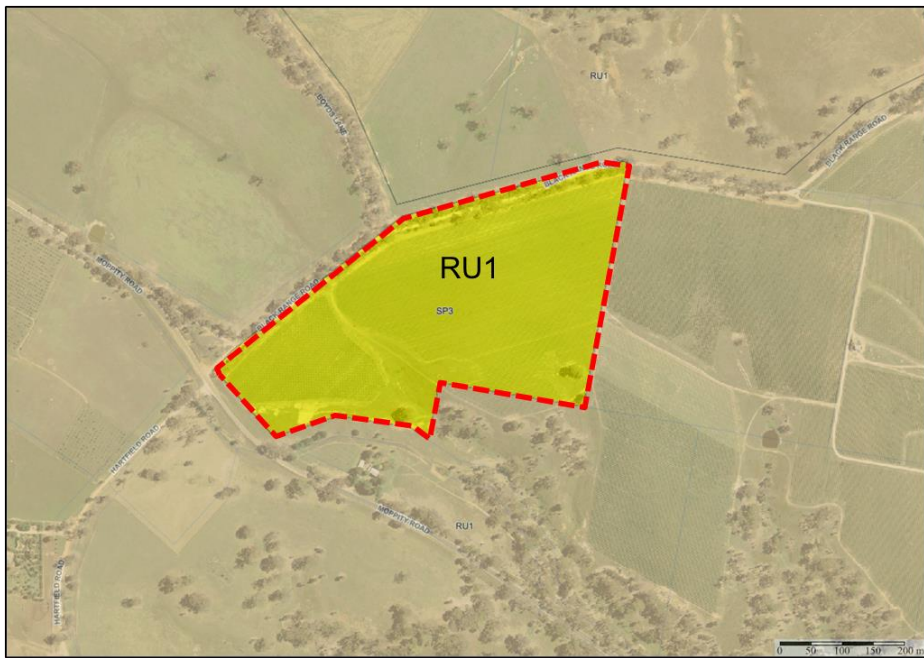
## Infrastructure Easements

<b>Change Name</b>	State Highways and Railway Corridors
<b>Map ID</b>	NA
<b>Street Address</b>	<ul style="list-style-type: none"> <li>▪ Lachlan Valley Way;</li> <li>▪ Hume Highway (already zoned appropriately);</li> <li>▪ Burley Griffin Way (already zoned appropriately);</li> <li>▪ Olympic Highway;</li> <li>▪ Sydney – Melbourne Railway;</li> <li>▪ Galong – Boorowa Railway;</li> <li>▪ Demondrille – Blayney Railway; and</li> <li>▪ Inland Rail Corridor.</li> </ul>
<b>Lot/Section/DP</b>	Multiple.
<b>Locality</b>	Hilltops
<b>Current Zone</b>	Multiple (throughout Hilltops)
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	<p>Administrative Amendment.</p> <p>State highways and railway corridors (regardless if they are active or not) should be zoned SP2 Infrastructure. Currently, this mapping is incomplete and inconsistent across Hilltops.</p> <p>Please note, some specifics may need to be sorted out post-Gateway. For example, the extent of Olympic Highway's SP2 zone through Young Town Centre</p>
<b>Map</b>	
<b>Other Notes</b>	None.

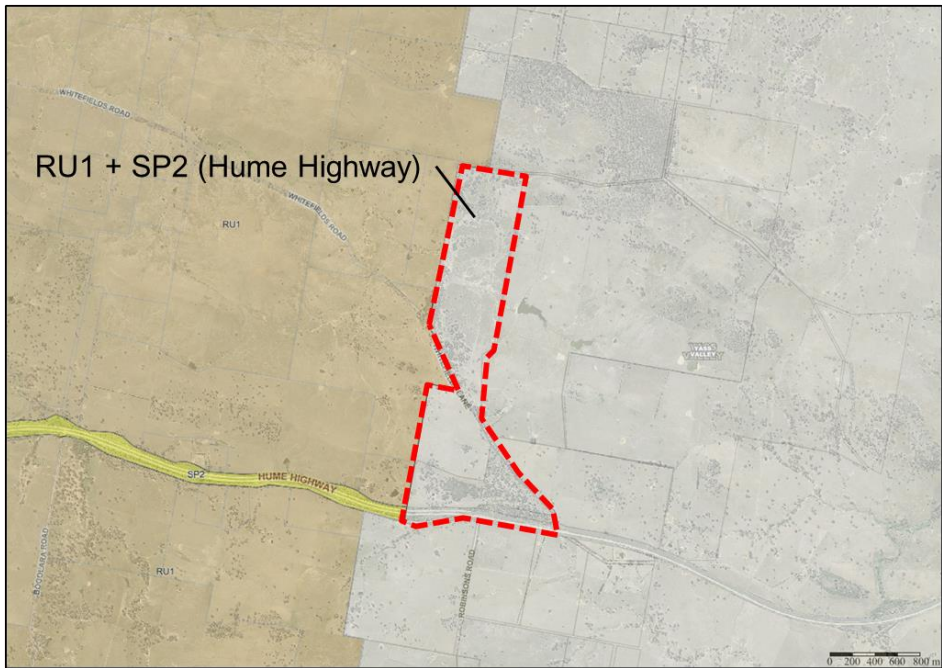


<b>Change Name</b>	Koorawatha – Grenfell Railway Corridor
<b>Map ID</b>	1104.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Fishers Lane and Crescent Street, Koorawatha
<b>Lot/Section/DP</b>	9310/-/1157994 9309/-/1157991
<b>Locality</b>	Koorawatha Village
<b>Current Zone</b>	RU5 Village; RU1 Primary Production;
<b>Proposed Zone</b>	SP2 Infrastructure
<b>Justification</b>	<p>Administrative Amendment.</p> <p>Railway corridors should be zoned SP2 Infrastructure.</p> <p>This corridor is only a short stub over to nearby Weddin Shire and has therefore been specifically mapped.</p>
<b>Map</b>	
<b>Other Notes</b>	None.

## Other

<b>Change Name</b>	Moppity Road SP3 Tourist Rezoning
<b>Map ID</b>	203.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	138 Black Range Road, Barwang
<b>Lot/Section/DP</b>	1/-/1005478
<b>Locality</b>	Barwang Area
<b>Current Zone</b>	SP3 Tourist
<b>Proposed Zone</b>	RU1 Primary Production
<b>Justification</b>	<p>Administrative Amendment.</p> <p>This area is proposed to be rezoned to match its context. The existing use corresponds with the surrounding RU1 Primary Production Zone.</p>
<b>Map</b>	
<b>Other Notes</b>	Added to list of mapping changes, Monday, 12 October 2020.



<b>Change Name</b>	Hilltops Boundary Correction at Berremangra
<b>Map ID</b>	209.100 [refer to Hilltops Lot & DP Mapping Changes sheet]
<b>Street Address</b>	Adjacent to and north of the Hume Highway at Berremangra, near and adjacent to Whitefields Lane near its intersection with the Hume Highway.
<b>Lot/Section/DP</b>	Multiple
<b>Locality</b>	Berremangra Area
<b>Current Zone</b>	Yass Valley Council – RU1 Primary Production; SP2 Infrastructure;
<b>Proposed Zone</b>	RU1 Primary Production; SP2 Infrastructure (Hume Highway)
<b>Justification</b>	Administrative Amendment.  Hilltops inherited a boundary anomaly from its amalgamation. It is proposed to rectify this for Hilltops LEP.
<b>Map</b>	
<b>Other Notes</b>	Added to list of mapping changes, Tuesday, 20 October 2020.

## Attachment A:

### HILLTOPS 2040 LAND USE TERMS

Hilltops 2040 uses land use terms to outline the role of land use types and locations in two parts of the strategy. These are the *Land Use and Infrastructure* and *Hilltops Communities* sections of the document. The land use terms from Hilltops 2040 are listed below.

#### Hilltops 2040 Land Use Types

(found in Part 1 and Community Narratives of the document)

<b>Hilltops 2040 Land use types</b>
<b>Rural &amp; Conservation</b>
<i>Rural Landscapes</i>
<i>Semi-Rural (including Rural Residential)</i>
<i>Conservation Corridors and Precincts</i>
<i>Rural Villages</i>
<b>Commercial</b>
<i>Town Centres and Main Streets</i>
<i>Commercial</i>
<i>Northern Boorowa Commercial</i>
<b>Residential</b>
<i>Inner Urban</i>
<i>Residential Town Lots</i>
<i>Large Lot Residential</i>
<b>Industrial Areas</b>
<i>Industrial</i>
<i>Business/Gateway</i>
<i>Mixed Business/Gateway (Harden Murrumburrah)</i>
<b>Investigation Areas</b>
<i>'Light Industry' Investigation Areas</i> <ul style="list-style-type: none"> <li>- Eastern Young</li> <li>- Northern Young</li> </ul>
<i>Cunningar Investigation Area</i>
<b>Open Space and Recreation</b>
<i>Open Space and Recreation</i> <i>(including Biodiversity Corridors within Urban areas)</i>
<b>Specialised Precincts:</b>
<ul style="list-style-type: none"> <li>- Southern Education &amp; Hospital (Young)</li> <li>- Health and Aged Care (Harden)</li> <li>- Hospital (Boorowa)</li> </ul>
<b>Buffer Zones:</b>

- Northern Young
- Eastern Boorowa