

PLANNING PROPOSAL

Hillston Rezoning - High Street

Prepared for:

Carrathool Shire Council

PO Box 12

Goolgowi

NSW 2652

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Carrathool Shire Council (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
660.30167.00000-R02-v1.2	5 May 2022	Kiera Plumridge	Dan Thompson	A O'Brien
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CONTENTS

1	INTRODUCTION	1
1.1	Site Analysis and Context	2
1.2	Supporting Information.....	2
2	OBJECTIVES AND INTENDED OUTCOME	5
3	EXPLANATION OF PROVISIONS.....	6
3.1	Intended Provisions.....	6
4	JUSTIFICATION AND STRATEGIC AND SITE-SPECIFIC MERIT	9
4.1	Section A – Need for the Planning Proposal	9
4.2	Section B – Relationship to Strategic Planning Framework	9
4.3	Section C – Environmental, Social, and Economic Impact	12
4.4	Section D – Infrastructure (Local, State, and Commonwealth)	13
4.5	Section E - State and Commonwealth Interests.....	13
5	MAPS.....	14
6	CONSULTATION	15
7	PROJECT TIMELINE	16

DOCUMENT REFERENCES

TABLES

Table 1	Site Lot and DPs	1
Table 2	E1 Local Centre Land Use Table	6
Table 3	Consistency of planning proposal with relevant Section 9.1 Directions	10
Table 4	Project Timeline	16

FIGURES

Figure 1	Locality Plan	3
Figure 2	Site Plan	4
Figure 3	Existing and Proposed Zoning Plan	8

CONTENTS

APPENDICES

Appendix A Statutory Context and Environmental and Infrastructure Considerations

1 Introduction

This Planning Proposal (PP) report has been prepared on behalf of Carrathool Shire Council (Council) for the rezoning of land within the suburb of Hillston, NSW). The land subject to the PP (collectively known as ‘the site’) consists of developed land along High Street, Hillston, identified in **Table 1**.

Table 1 Site Lot and DPs

Lot	Section	Plan	Lot	Section	Plan	Lot	Section	Plan	Lot	Section	Plan
2		DP105459	4	28	DP257	16	8	DP257	2		DP409124
1		DP105459	5	7	DP257	16	19	DP257	A		DP421362
12		DP1083056	5	28	DP257	16	28	DP257	241		DP504811
6		DP1084491	5	27	DP257	17	27	DP257	2		DP508224
1		DP1088502	6	6	DP257	17	28	DP257	1		DP508224
3		DP1088502	6	19	DP257	18	8	DP257	1		DP577383
2		DP1088502	6	28	DP257	18	28	DP257	51		DP620312
1		DP1109624	7	27	DP257	19	28	DP257	52		DP620312
1		DP1268488	7	28	DP257	19	27	DP257	1		DP620913
4		DP13698	8	6	DP257	20	8	DP257	2		DP620913
5		DP13698	8	19	DP257	20	19	DP257	22		DP658532
2		DP13698	8	28	DP257	20	28	DP257	13		DP660043
6		DP13698	9	28	DP257	3		DP304593	10		DP662005
1		DP13698	9	27	DP257	2		DP305946	94		DP662081
3		DP13698	10	6	DP257	1		DP305946	1		DP665328
1		DP220206	10	28	DP257	3		DP305946	23		DP667342
2		DP220206	11	7	DP257	1		DP331378	14		DP667363
3		DP220206	11	27	DP257	1		DP331379	1		DP723881
4		DP220206	11	28	DP257	24		DP3357	1		DP724095
1	27	DP257	12	7	DP257	A		DP342231	1		DP732343
1	28	DP257	12	19	DP257	11		DP346264	1		DP785560
2	6	DP257	12	28	DP257	9		DP346264	2		DP785560
2	19	DP257	13	28	DP257	1		DP346957	2		DP795639
2	28	DP257	13	27	DP257	9		DP35909	1		DP795639
3	28	DP257	14	8	DP257	10		DP35909	1		DP816515
3	27	DP257	14	28	DP257	1		DP378639	2		DP817810
4	19	DP257	15	28	DP257	2		DP378639	A		DP909303
4	28	DP257	15	27	DP257	A		DP391560	6		DP975749

The site as detailed in **Table 1** has been defined based on lots that face onto High Street and encompassing lots from the western boundary of Aidan Street to the north-eastern boundary of Keats Street to capture the complete extent of existing local centre-based development along High Street. This extent also captures 15 local heritage items that would benefit from restricting redevelopment of the lots.

This PP seeks an amendment to the *Carrathool Local Environmental Plan 2012* (CLEP) in relation to the land described above, specifically amending the existing zoning of RU5 - Village to E1 – Local Centre.

This PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in accordance with the Planning Proposal Preparation within the Department of Planning, Industry and Environment's '*Local Environmental Plan Making Guideline*' (2021).

1.1 Site Analysis and Context

The site is currently developed, approximately 11 hectares (ha) in size and bound by local streets and existing development, specifically:

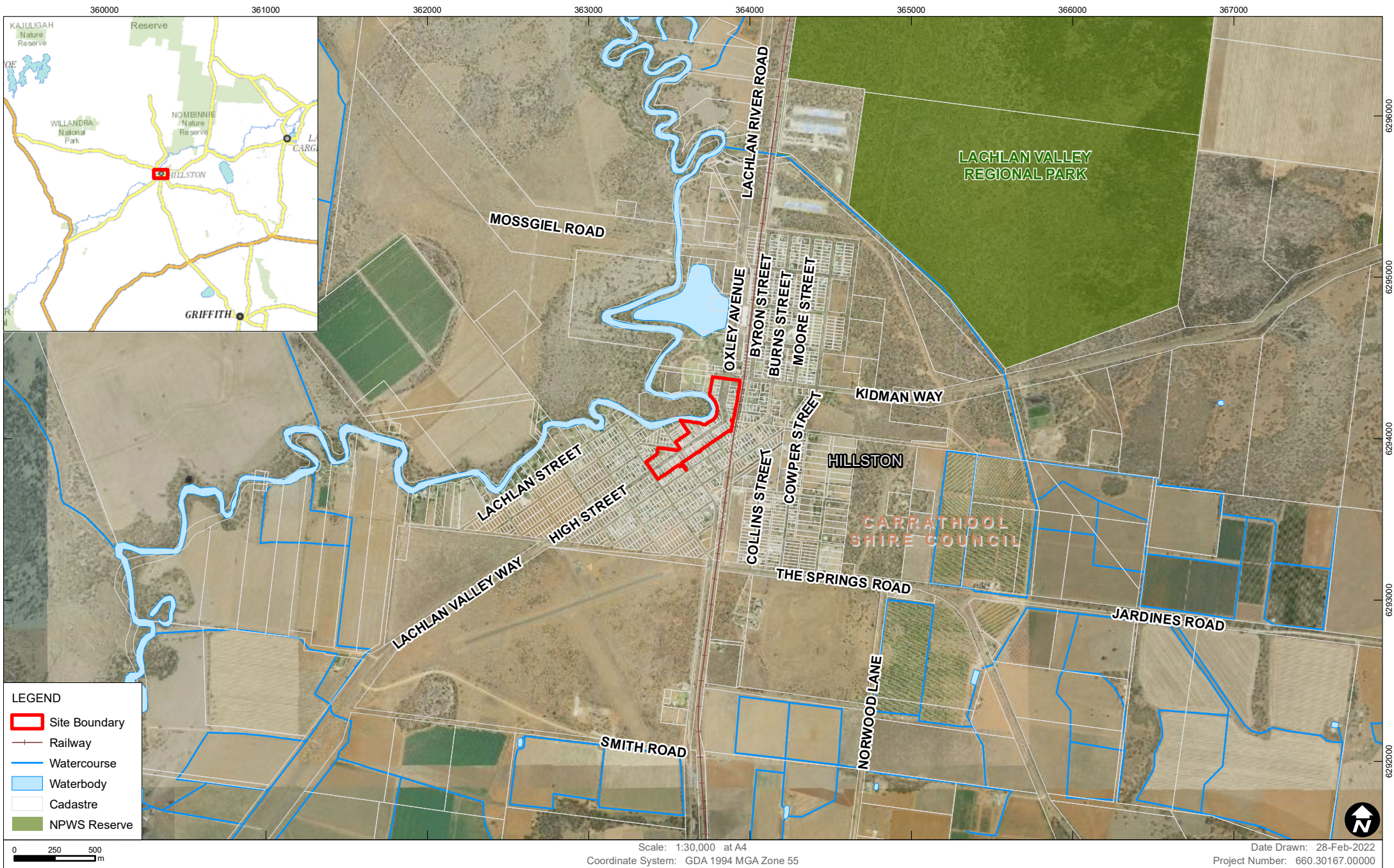
- Existing development including residential dwellings, business, and Hillston Caravan Park to the north and north-west, with Lachlan River and associated vegetation further north;
- Rail corridor to the north-east, with existing residential development further north-east and east;
- Existing residential development to the south and south-east; and
- Existing residential development to the west and south-west.

The locality of the site is identified in **Figure 1**, and a site plan is provided in **Figure 2**.

1.2 Supporting Information

Additional Information to support the PP is included in **Appendix A** and consists of the following supplementary items:

- Detailed description of the statutory context of the site; and
- Environment and infrastructure considerations of the site from desktop investigations.



Data Source: Basedata NSW SS, 2022
 Inset base supplied by © Department of Customer Service 2020
 Aerial imagery - 2016 © Department of Customer Service 2020

LOCALITY PLAN
High Street Planning Proposal

FIGURE 1

363200 363400 363600 363800 364000 364200

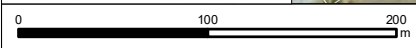


LEGEND

- Site Boundary (11.11 ha)
- 2m Contour
- Railway
- Watercourse
- Cadastre

NSW Heritage

- Item - General



Scale: 1:4,000 at A4
 Coordinate System: GDA 1994 MGA Zone 55

Date Drawn: 28-Feb-2022
 Project Number: 660.30167.00000

Data Source: Basedata NSW SS, 2022
 Aerial imagery - 2016 © Department of Customer Service 2020
 NSW Heritage - Carrathool LEP, 2012 (DPIE Oct-2019)

SITE PLAN
High Street Planning Proposal

FIGURE 2

H:\Projects-SLR\660-Srv\WOL\660-WOL\660.30167.00000 Carrathool Planning Proposal\06 SLR Data\01 CAD\GIS\GIS\SLR\66030167_G1_SitePlan_HighStreet_001.mxd

2 Objectives and Intended Outcome

The objective of this PP is to amend the CLEP to rezone land surrounding a specified extent of High Street, Hillston from RU5 - Village to E1 - Local Centre. The proposed amendment to the CLEP is to facilitate the restriction of residential dwellings within an existing business and commercial precinct of the suburb of Hillston.

3 Explanation of Provisions

3.1 Intended Provisions

The objectives and intended purpose of this PP are to be achieved by undertaking the following amendments to the CLEP:

- Land Zoning Map - Sheet LZN_009A
 - Amending the zoning of a specified area surrounding an extent of High Street from RU5 - Village to E1 - Local Centre and introducing the E1 – Local Centre land use table to the CLEP for the purposes of development control.

The land use table for E1 – Local Centre (**Table 2**) to be implemented within the CLEP is as follows:

Table 2 E1 Local Centre Land Use Table

Objectives of Zone
<ul style="list-style-type: none">• To provide a range of retail, business and community uses that serve the needs of people who live, work, or visit the area.• To encourage investment in local commercial development that generates employment opportunities and economic growth.• To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.• To encourage business, retail, community, and other non-residential land uses on the ground floor of buildings.
Permitted Without Consent
Environmental protection works; Roads; Water reticulation systems.
Permitted With Consent
Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Home businesses; Home industries; Home occupations; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals.
Prohibited
Any other development not specified in item 2 or 3.

The proposed land zoning amendments are demonstrated in **Figure 3** below.

It is proposed to rezone the site, which is currently Zoned RU5 - Village to E1 - Local Centre to take advantage of the existing development along High Street, which has characterised the locality as a local centre. No amendments to the current minimum lot size across the site is proposed as part of this PP.

Amending the zoning of the site is consistent with all statutory planning provisions, specifically under clause 1.3 of the EP&A Act, including the following:

“(c) to promote the orderly and economic use and development of land,

(g) to promote good design and amenity of the built environment.”

The LEP also provides for the provision of a dedicated local centre within the LGA, with clause 1.2 stating the following:

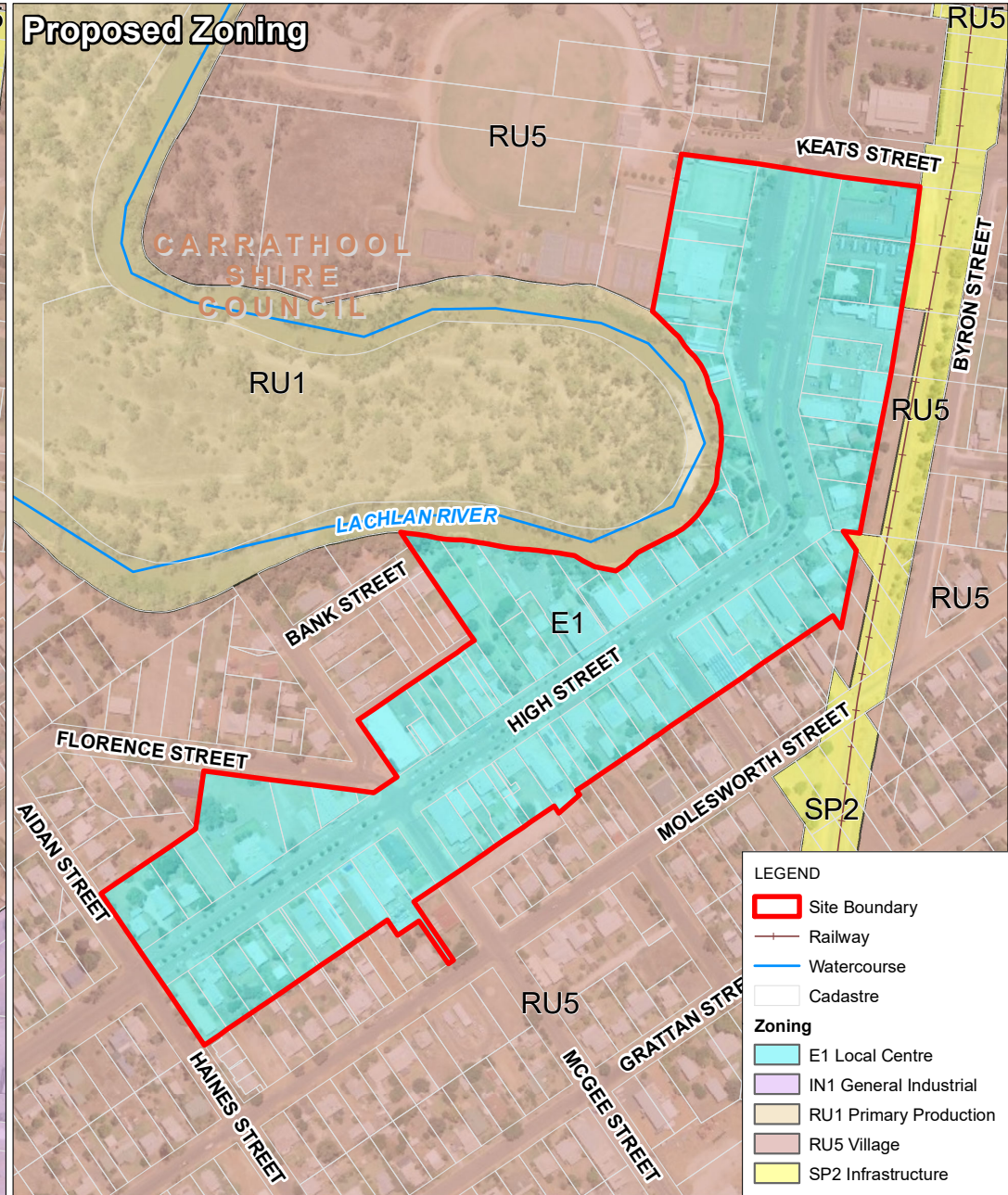
“(b) to promote the orderly and economic use and development of land within Carrathool,

(e) to minimise land use conflicts and adverse environmental impacts.”

Currently, development permitted with consent under Zone RU5 – Village permits a number of development types that are not conducive to the provision of a dedicated local centre characterised by small businesses and community services.

In addition, with the current shortage of accommodation in Hillston, Council has had a number of undesired changes of use in the High Street business precinct. Without a Development Control Plan (DCP) in place, a number of locations along High Street have been purchased and changed from small businesses and community services to short term accommodation in order to capitalise on the limitations of accommodation.

The primary intended outcome of the PP is to limit the redevelopment of the site for residential and short term accommodation purposes.

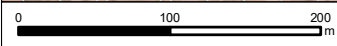


LEGEND

- Site Boundary
- Railway
- Watercourse
- Cadastral

Zoning

- E1 Local Centre
- IN1 General Industrial
- RU1 Primary Production
- RU5 Village
- SP2 Infrastructure



Scale: 1:5,000 at A4
 Coordinate System: GDA 1994 MGA Zone 55

Date Drawn: 21-Apr-2022
 Project Number: 660.30167.00000

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4 Justification and Strategic and Site-Specific Merit

Planning Proposal Preparation within the ‘*Local Environmental Plan Making Guideline*’ (2021) notes the following in regard to justification of the PP:

“For a planning proposal to proceed through Gateway determination, the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent LEP making stages.”

Overall, the changes proposed to zoning and minimum lot size at the site cannot be achieved by any mechanism other than a PP, which has both strategic and site specific merit, as the rezoning will reinforce the primacy of the Hillston local centre, as a local service centre providing services to the surrounding region.

4.1 Section A – Need for the Planning Proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The PP as it applies to the site is not a direct result of a strategic study or report. However, the PP does reinforce the primacy of the Hillston local centre, which is identified within the *Carrathool Local Strategic Planning Statement 2040* (2020). Specifically, the LSPS notes that *“Council must preserve the elements that make the Shire an attractive place to live and visit, including the local environment and the distinct local character of the villages.”* This PP will contribute to achieving this outcome.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The PP is the most appropriate way of achieving the objective and intended outcomes. The alternative would be to amend the uses permissible within the current RU5 zone. However, this would create an inconsistent and potentially complex set of zoning controls and would still require a PP. Consequently, a rezoning is the best way of achieving the desired outcomes for the site.

4.2 Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Carrathool LGA is located within the Riverina Murray region and is included within the *Riverina Murray Regional Plan 2036* as detailed in **Appendix A**. A priority objective for Carrathool identified within the plan is to *“enhance community wellbeing through better access to services, particularly health and education,”* which would be achieved through the rezoning of High Street to minimise residential redevelopment and maintain a core local centre for the surrounding community containing opportunities for central accessible health, employment, education, and commerce.

Additionally, the following general Directions outlined by the Plan are also addressed by the PP to ensure the protection of the Hillston local centre:

- *Direction 4: Promote business activities in industrial and commercial areas;*
- *Direction 7: Promote tourism opportunities; and*

- *Direction 23: Build resilience in towns and villages.*

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The PP aligns with the LSPS, as discussed in **Section 4.1** above.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

No State Environmental Planning Policies (SEPPs) are applicable to the future development of the land.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

No other applicable State and regional studies or strategies are applicable to the site or its future development.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

In accordance with clause 9.1(2) of the EP&A Act, the Minister for Planning and Public Spaces issues directions for the relevant planning authorities to follow when preparing planning proposals (Ministerial Directions). These directions apply to planning proposals lodged with DPE on or after the date the particular direction issued and commenced.

This PP has utilised the updated Ministerial Directions that have commenced March 1 2022, and relevant Directions have been assessed (refer **Table 3** below).

Table 3 Consistency of planning proposal with relevant Section 9.1 Directions

Section 9.1 Direction	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of the Minister’s Planning Principles	Yes	This PP addresses relevant Minister’s Planning Principles within this table.
1.2 Implementation of Regional Plans	Yes	The site is subject to the <i>Riverina Murray Regional Plan 2036</i> as detailed in Section 1.5 of Appendix A and is considered consistent with the Plan in regard to Directions 25 and 26.
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Yes	This PP has assessed the potential for future development resulting from rezoning to impact on) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to the area (Appendix A).
Focus Area 5: Transport and Infrastructure		

Section 9.1 Direction	Consistency	Comment
5.1 Integrating Land Use and Transport	Yes	<p>This PP is consistent with the principles of the ‘Improving Transport Choice - Guidelines for planning and development’ (DUAP 2001) as follows:</p> <ul style="list-style-type: none"> • Principle 1 – Concentrate in centres <ul style="list-style-type: none"> ○ This PP would rezone land to enable specific development along the main street of Hillston, which would have no significant impact on the current accessibility and proximity to employment, services, and public facilities for community members. <p>This PP is consistent with the objectives of the ‘Right Place for Business and Services - Planning Policy’ (DUAP 2001) as follows:</p> <ul style="list-style-type: none"> • Locate trip-generating development, which provides important services in places that help reduce reliance on cars and moderate the demand for car travel; encourage multi-purpose trips; encourage people to travel on public transport, walk or cycle; and provide people with equitable and efficient access. <ul style="list-style-type: none"> ○ This PP would rezone land to limit development types along the main street of Hillston, which would have no significant impact on the reliance and demand for car travel with walkable distances between residential development and employment, services, and public facilities.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	<p>This PP aims to prevent the redevelopment of existing small businesses and services within the local centre surrounding High Street to meet the need for short term accommodation provision within the suburb of Hillston. Preserving the local centre of the suburb utilises existing established infrastructure and services within the immediate area to ensure residents maintain access to services within their area without the need to travel extensively to obtain services or goods.</p>

Section 9.1 Direction	Consistency	Comment
		An additional PP has been prepared to ensure the provision of housing within the suburb of Hillston to meet the needs of home buyers and investors within the area without the need to allow redevelopment of the local centre along High Street. The additional PP aims to take advantage of existing infrastructure available to service Council-owned land in a strategic location within the township bounds to prevent the overconsumption of land for housing.
Focus Area 7: Industry and Employment		
7.1 Business and Industrial Zones	Yes	This PP aims to retain the areas and locations of existing businesses and employment uses by preventing the redevelopment of existing small businesses and services within the local centre surrounding High Street to meet the need for short term accommodation provision within the suburb of Hillston. Preserving the local centre of the suburb prevents the reduction of potential floor space area for employment uses for small businesses and community services along High Street, whilst not limiting access to housing and accommodation elsewhere in the suburb.

4.3 Section C – Environmental, Social, and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

It is not anticipated that the future development of the site following the LEP amendment would impact in any way on ecological matters due to the existing development within the site. Any future development within the site would be subject to relevant assessment requirements by Council.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Environmental and infrastructure characteristics of the site have been considered in Section 2 of **Appendix A**, which details potential impacts to matters of heritage, contamination, and visual amenity.

Has the planning proposal adequately addressed any social and economic effects?

The provision of zoning more suitable for a local centre would provide socioeconomic benefits relating to the maintenance of a dedicated local centre that is able to provide employment opportunities, key community services, and commercial premises for the locality. Restricting redevelopment within the site to single occupancy residential dwellings will ensure essential businesses are able to operate and provide services to the community.

4.4 Section D – Infrastructure (Local, State, and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

It is not anticipated that the future development of the site following the CLEP amendment would place significant pressure or demand on existing public infrastructure within the immediate locality or broader region. This PP would not result in more than 150 lots and does not consist of substantial urban renewal or infill development.

Utility providers would be consulted as part of any Gateway Determination to establish the existing and future capacity of the site to ensure appropriate residential capacity.

4.5 Section E - State and Commonwealth Interests

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination will identify the relevant State and Commonwealth public authorities to be consulted as part of the PP.

5 Maps

The specific amendments to the LEP maps are included within this report in **Section 2**. A summary of the map to be amended under this proposal is detailed as follows:

- 1. Amendment to the following Carrathool LEP Zoning Map:**
Land Zoning Map – Sheet LZN_009A.

6 Consultation

The public exhibition period and the requirements for the PP will be outlined in the Gateway Determination. It is recommended that the PP be exhibited for 20 working days as the proposal is considered to be within the 'Standard' category as per the following description:

"A site-specific LEP amendment seeking a change in planning controls that are consistent with the existing strategic planning framework."

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Council's website. The notice will:

- Give a brief description of the objectives and intended outcomes of the PP;
- Indicate the land to which the PP applies;
- Details of where and when the PP can be accessed; and
- Details of a contact for the receipt of any submissions, as well the closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The PP in the form approved for community consultation by the Gateway determination; and
- The Gateway determination.

7 Project Timeline

The anticipated timeframe for the completion of the PP (as per **Table 4**) will depend on the complexity of the matters, the nature of any additional information that may be required, and the need for additional agency and community consultation.

Table 4 Project Timeline

Stage	Timeframe
Consideration by Council	2 weeks
Council decision	6 weeks
Gateway determination	3 weeks
Pre-exhibition	2 weeks
Commencement and completion of public exhibition period	4 weeks
Consideration of submissions	2 weeks
Post-exhibition review and additional studies	2 weeks
Submission to the Department for finalisation (where applicable)	1 week
Gazettal of LEP amendment	3 weeks

APPENDIX A

Statutory Context and Environmental and Infrastructure Considerations

1 Statutory Context

1.1 NSW Legislation

1.1.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the principal legislation overseeing the planning, assessment, and determination of development proposals in NSW. It aims to encourage the proper management, development and conservation of resources, the protection of the environment and ecologically sustainable development (ESD).

1.1.2 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLM Act) establishes a process for investigating and remediating land where contamination presents a “significant risk of harm” to human health or the environment. It applies to contamination which occurred before or after its commencement.

Council must consider contamination caused by past activities and potential contamination from spills and leaks in developing and managing land.

A search of the Environmental Protection Agency (EPA) Contaminated Land Record database was completed on 24 February 2022 and did not identify any sites within the suburb of Carrathool.

A search of the *Protection of the Environment Operations Act 1997* (POEO Act) public register was also completed on 24 February 2022 and identified 17 active Environment Protection Licence (EPL) records and 2 surrendered within the Carrathool LGA. One EPL is listed within the suburb of Hillston, held by Namoi Cotton, Hillston Cotton Gin (EPL 10856) on Roto Road for ‘agricultural processing’. The premises holding the EPL is located approximately 11 km north-east of the site and is not considered to require impact assessment for any future residential development at the site.

1.1.3 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) provides for the protection and conservation of non-Aboriginal cultural heritage items such as buildings, works, relics and other places of historic, cultural, social, archaeological, architectural, natural and aesthetic significance. Approval must be sought under Section 60 of the Heritage Act if the proposed works are likely to impact an item of heritage significance listed on the State Heritage Register.

The following local heritage items are located within the site:

- Item no. I23 - Australian Bank of Commerce Lot 20, Section 19, DP 257;
- Item no. I24 - Bank of New South Wales (former) at Lot 10, Section 8, DP 257 and Lot 10, DP 667969;
- Item no. I25 - Brasington’s Cash Store (former) at Lot 23, DP 667342;
- Item no. I26 - Brian Lloyd Motors at Lot 2, DP 105459;
- Item no. I28 - Club House Hotel at Lot 1, DP 508224;
- Item no. I29 - Clubhouse Dance Hall (former) at Lot 2, DP 508224;
- Item no. I30 - Cordatos Building at Lot 12, Section 7, DP 257;

- Item no. I32 - Hillston Central School at Lots 1–20, Section 8, DP 758521;
- Item no. I33 - Hillston Municipal Chambers at Lot 52, DP 620312;
- Item no. I34 - Hillston Pastures Protection Board at Lot 4, DP 220206;
- Item no. I35 - Montague A. Hart Wool Merchants at Lot 1, DP 982313;
- Item no. I36 - J. G. Rose and Sons Store at Lot 1, DP 577383 and Lot 2, Section 6, DP 257;
- Item no. I37 - Morgan’s Store at Lot 18, Section 8, DP 275;
- Item no. I38 - Nel’s Gifts and Homewares at Lot 2, DP 409124; and
- Item no. I41 - Roxy Theatre (former) at Lot 6, Section 6, DP 257.

Information regarding the heritage values of the site and potential impacts are provided in **Section 2.1**.

1.2 Carrathool Local Environmental Plan 2012

Local Environmental Plans (LEPs) provide a framework to guide planning decisions within a specific LGA. Through prescribing land zoning and development controls LEPs allow Councils to guide land use.

1.2.1 Zoning

The *Carrathool Local Environmental Plan 2012* (CLEP) identifies the site as subject to the RU5 – Village zone (RU5). The objectives of the RU5 zone are as follows:

“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.

To restrict the construction of new residential and other sensitive uses in flood prone areas.”

1.3 Carrathool Development Control Plan

A Development Control Plan (DCP) is not currently in force in the LGA of Carrathool.

1.4 Riverina Murray Regional Plan 2036

Carrathool LGA occurs within the Riverina Murray region and is included within the *Riverina Murray Regional Plan 2036*, prepared by the NSW Government in 2017 to guide the future of the Riverina Murray. The Plan focuses on providing clear goals and directions to create more jobs; strengthen cities, towns, and villages; sustainably manage agriculture and natural resources; and protect the nationally significant Murray River.

The priorities for Carrathool consist of the following:

- *Enhance community wellbeing through better access to services, particularly health and education;*
- *Attract investment to promote private sector development of value-adding agricultural processing facilities; and*
- *Support the sector through diversification and more intensive production of crops, including cotton, nuts, and olives, as well as poultry.*

2 Environmental and Infrastructure Considerations

2.1 Non-Aboriginal Heritage

A desktop heritage assessment of the site was undertaken comprising a search of the:

- CLEP;
- State Heritage Register;
- Commonwealth Heritage List;
- EPBC Protected Matters Search Tool.

Local heritage items located within the site are identified within **Section 1.1.3**.

It is not anticipated that future development of the site following the CLEP amendment would impact in any way on heritage matters due to the existing development within the site. Any future development within the site would be subject to relevant assessment requirements by Council.

No State listed heritage items or places are located in the vicinity of the site.

2.2 Contamination

A desktop assessment of the project area and surrounding properties was undertaken (refer to **Section 1.1.2**). The site is not mapped as a contaminated site under the EPA Contaminated Land Record and is not in the vicinity of any scheduled activities under the POEO Act.

2.3 Visual

The site's visual character is predominantly commercial and business, with the extent of High Street subject to the PP lined by medium density single and two-storey buildings. Restricting residential development within the site would maintain the existing character of the area given businesses within Hillston are centralised along High Street.

2.4 Socioeconomic

Australian Bureau of Statistics (ABS) data for the state suburb of Hillston during the 2016 Census identifies a population of 1,465 and a median age of 39.

The provision of zoning more suitable for a local centre would provide socioeconomic benefits for the broader community resulting from the maintenance of a dedicated local centre where businesses and services are readily accessible and within walking distance of each other. Additionally, maintaining a local centre assists in providing employment opportunities for a range of occupations within the locality.

ASIA PACIFIC OFFICES

ADELAIDE

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