

HILLTOPS 2040

HILLTOPS COUNCIL

Local Strategic Planning Statement (LSPS) 2020 - 2040



*Setting the way for Strategic Land Use
and Infrastructure Planning in Hilltops*



ENQUIRIES

For further information about Hilltops 2040
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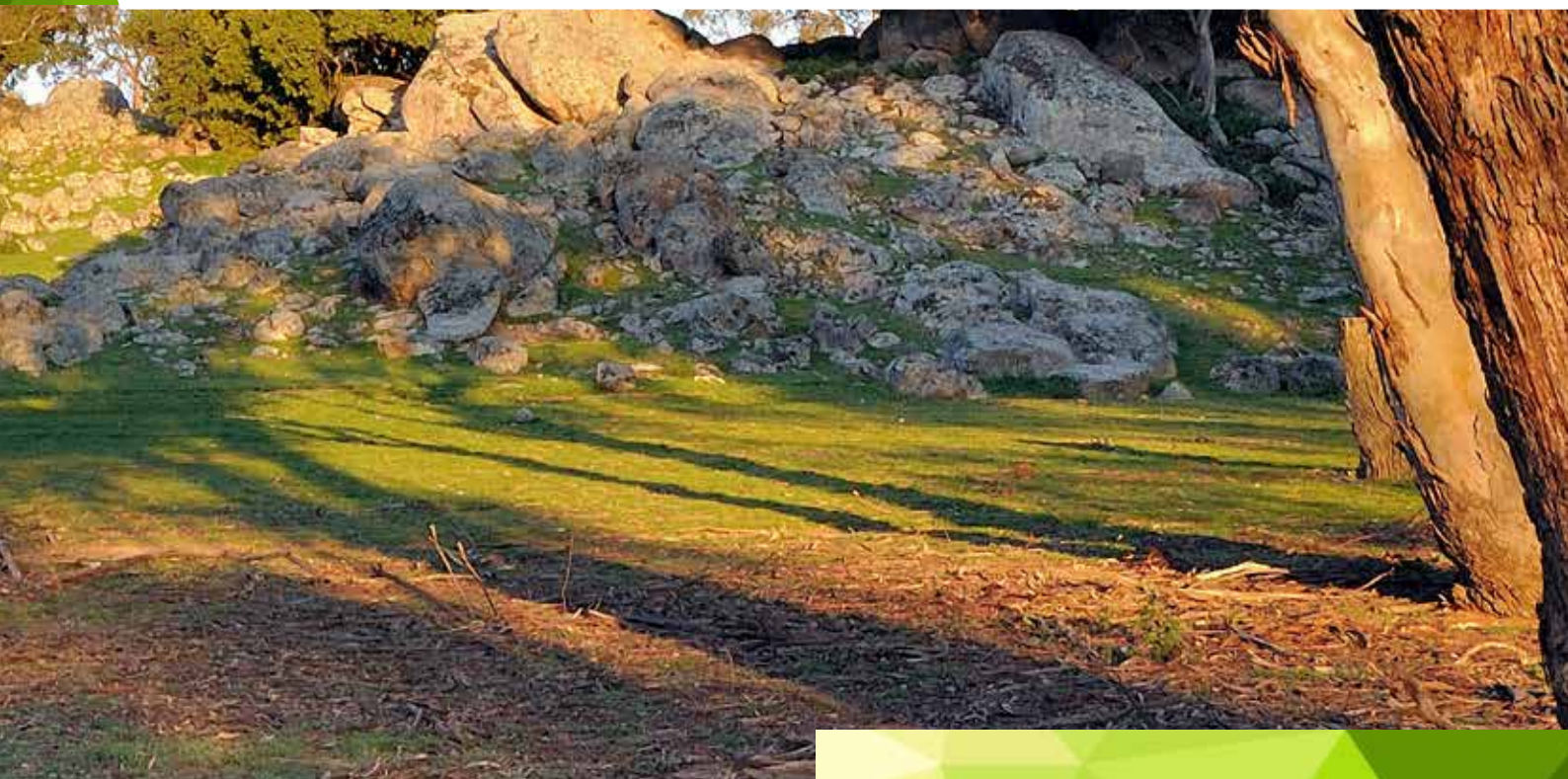
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Hilltops Council

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The Hilltops Council acknowledges the Traditional Custodians of the lands and waters of the Hilltops, the people of the Wiradjuri and Ngunnawal nations, and show our respect to elders past, present and emerging.







MESSAGE FROM THE MAYOR - BRIAN INGRAM

The development of *Hilltops 2040* with local communities is a significant step forward in giving greater certainty for residents and businesses well into the future. With *Hilltops 2040* Hilltops Council can now progress reviewing their land use and infrastructure plans, regulations and guidelines to ensure they align with the objectives set within *Hilltops 2040*.

Consultation on the development of *Hilltops 2040* culminated in the release of the draft *Hilltops 2040* for consultation in April – May 2020. This followed various workshops and meetings on the material used to inform the strategy, including consultation on Rural and Residential Lands, Freight and Transport and Economic Lands studies undertaken in 2018 and 2019. The feedback provided from these conversations can now be seen in the finalised *Hilltops 2040*.

Hilltops 2040 sets the position of Hilltops within the region and New South Wales and our needs and expectations from State and Commonwealth governments to see Hilltops communities successful, productive and continuing to be great places to live in well into the future.

Hilltops 2040 also provides the strategic direction required to inform local land use and infrastructure planning and management providing individual outcomes to suit the various landscapes and communities across Hilltops. It also identifies where growth should occur and the levels of service expected.

I look forward to working with the community to build a solid, consistent and effective platform for future land use and infrastructure planning and management decisions for Hilltops.



MESSAGE FROM THE GENERAL MANAGER - ANTHONY O'REILLY

Hilltops 2040 is now the benchmark for strategic land use and infrastructure planning and management in Hilltops. Thanks to the input of local residents and businesses *Hilltops 2040* reflects and responds to local needs and aspirations and outlines how they will be achieved.

The document provides the strategic direction required while providing flexibility on approach, allowing communities and Council to continue to work together to develop land use and infrastructure planning outcomes that suit local needs. Also, the capacity to respond effectively to unprecedented change while having confidence that long term goals and aspirations remain clear and committed.

This is the first integrated land use and infrastructure strategy for the whole of Hilltops, identifying its place in the region and what is required to protect and enhance the lifestyles many Hilltops residents enjoy. This includes the importance of stronger transport and communications links to regional and metropolitan centres and national and global markets. Also, the need for high quality and reliable local services to underpin quality of life and support a growing local economy.

Hilltops 2040 identifies where growth should occur and the expectations on new development to protect and enhance local communities, quality and reliable infrastructure, rural production, natural resources, cultural heritage, and environmental values in addition to their positive impact on the local economy.

Council looks forward to enacting *Hilltops 2040* and reporting regularly to the community on its progress. Also, developing the right plans, codes and guidance to put *Hilltops 2040* in action.

HILLTOPS 2040 – EXECUTIVE SUMMARY

Hilltops is home to a diverse range of communities benefiting from being located within highly productive rural lands with proximity to major regional and metropolitan centres. Residents, businesses and visitors gain from the road and rail connections provided between Hilltops and national networks, linking them to national and global markets and services.

However, many of these attributes have undergone significant change and witnessed major shifts in how businesses and communities interact. This has seen and will continue to see unprecedented changes in how communities use lands, infrastructure and other resources and their expectations on them.

Hilltops 2040 builds on what Hilltops communities have identified as their needs and aspirations for the future, recognising the State and national policy settings in place and the projected implications of further economic, social and environmental change occurring both within and outside of Hilltops. From this, *Hilltops 2040* provides the strategic directions, objectives, priorities and actions to ensure land use and infrastructure planning and management is ready for these challenges and opportunities well into the future.

Hilltops 2040 provides the strategic directions for how, what and where land use and infrastructure will be allocated, planned and managed to achieve the objectives of Hilltops communities. In addition, it recognises the critical roles land use and infrastructure play in progressing and delivering the broader objectives of the community and achieving quality and efficient outcomes. It also highlights that co-ordinating and aligning strategic land use and infrastructure planning and management can achieve greater outcomes in addition to significant time and resource savings.

Hilltops 2040 is a strategic document, enacting State, Regional and Local strategies through land use and infrastructure planning and management. It incorporates relevant State plans and policies for Hilltops and surrounds including the South East and

Tablelands Regional Plan providing direction looking forward over the next twenty years.

As a long term strategic document, *Hilltops 2040* is designed to be adaptable and responsive to individual communities while providing clear intentions and goals. This allows *Hilltops 2040* to outline how broad objectives relate to and respond to the individual communities and neighbourhoods of the Hilltops area.

The document comprises of three parts –

Part 1 – “Placing Hilltops - Land uses and Infrastructure”

- Providing context to Hilltops 2040 in relation to its impact and operation.
- Outlining where Hilltops fits into the region, state and nation and associated implications for economic and community development.
- Summarising the strategic directions and objectives for land use and infrastructure.

Part 2 – Town Narratives

- Providing local objectives for the Young, Boorowa and Harden-Murrumburrah.
- Outlining objectives, priorities and actions for various precincts within the towns.
- Highlighting where planned growth will occur and associated expectations and outcomes.

Part 3 – Strategic Policy

- Providing policy objectives, priorities and actions to assist future decision making.
- Policy objectives cover economic, social, environmental and governance aspects of land use planning and management.

Implementation Plan

In addition, separate to the document, an Implementation Plan will be developed to monitor and report on Hilltops 2040 progress on an annual basis.



CONSULTATION SUMMARY

Hilltops 2040 was developed with local communities to respond and reflect local needs and aspirations. This includes the development of the associated background studies as well as the document itself.

Three background studies were released for public comment in 2019. These were the:

- *Rural and Residential Lands Study*
- *Economic Growth and Land Use Strategy*
- *Freight and Transport Study*

The feedback provided on the background studies informed stakeholder workshops held in late 2019 and the development of the initial *Draft Hilltops 2040* (Hilltops Local Strategic Planning Statement) released for public consultation in April 2020.

Draft Hilltops 2040 was available for comment from 20 April to 25 May 2020 (35 days). The consultation process complied with the relevant legislative requirements as well as Hilltops Council's *Community Participation Plan 2019*. *Hilltops 2040* was finalised in time to meet State government deadlines for the completion of Local Strategic Planning Statements (30 June 2020).

The consultation process was also required to comply with the public health requirements and social gathering restrictions in place at the time in response

to the COVID19 pandemic. In response, the consultation process focussed on the use of traditional and social media to inform and notify the public of their opportunity to provide feedback on the content and development of *Hilltops 2040*. This included:

- Delivery of in excess of 5000 *Hilltops 2040* information leaflets to households across Young, Harden-Murrumburrah and Boorowa.
- Release of material through Council social media pages, including Facebook.
- Release of several 'vlogs' (information videos) through social media outlets.
- Radio messages and interviews.
- Advertisements in local newspapers.

Where possible informal conversations consistent with COVID 19 protocols were also held with stakeholders, seeking their input into the development of *Hilltops 2040*. In addition, several hundred community members and other stakeholders who had previously shown interest in the process were notified of their chance to participate in the review of *Draft Hilltops 2040* via emails, phone calls or Zoom.



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HILLTOPS 2040

HILLTOPS 2040 (LSPS) PLANNING AND MANAGING FOR HILLTOPS COMMUNITIES

Hilltops 2040 provides the strategic direction for how, what and where land use and infrastructure will be allocated, planned and managed to achieve the objectives of Hilltops communities.

Hilltops 2040 recognises the critical roles land use and infrastructure play in progressing and delivering the broader objectives of the community and achieving quality and efficient outcomes. It highlights that co-ordinating and aligning strategic land use and

infrastructure planning and management can achieve greater outcomes in addition to significant time and resource savings.

On this basis, *Hilltops 2040* will also play a critical role in the strategic planning and management of infrastructure as well as operating as the Local Strategic Planning Statement for Hilltops for the purposes of the NSW Environment Planning and Assessment Act 1997 (the Act).

OPERATION

Hilltops 2040 is a strategic document, enacting State, Regional and Local strategies through land use and infrastructure planning and management. It incorporates relevant State plans and policies for the Hilltops area and surrounds providing direction for the long term. The document provides strategies and objectives aimed at considering projected change and the potential opportunities and challenges Hilltops will confront over the next twenty years.

The document will be amended on a regular basis as new information becomes available. As a 'living document' it is designed for changes in strategic outcomes as required while providing the strategic direction, objectives and principles required for use in decision making over the long term.

Hilltops is within the South East and Tablelands region and *Hilltops 2040* aligns with the South East and Tablelands Regional Plan 2036. However, it also shares boundaries with the Riverina Murray and Central West Regions. In response, *Hilltops 2040* recognises the strong relationships and shared objectives with each of these regions and utilises policy directions from each.

Hilltops both relies and capitalises on its access to National and State infrastructure including major road, rail communications and energy networks, linking the area to national markets, professional services, international airports and seaports. In response, *Hilltops 2040* recognises the intrinsic value of these networks and associated State and Commonwealth policy in relation to their future use and expansion.



EFFECTIVE AND RELEVANT PLANNING AND MANAGEMENT

Land use and infrastructure planning and management occurs through a State framework of policies, legislation, regulation and guidance. These directions and outcomes are primarily set by the State and primarily focus on dealing with issues associated with accommodating and responding to growth and change across New South Wales. This creates many challenges in ensuring the State framework is enacted and complied with while having a planning and management system that relates and responds to local needs. These challenges increase and take a very different shape to what the framework was designed for when being implemented in rural communities with low levels of growth, such as those found across Hilltops.

Consequently, a major criticism in the past of the land use and infrastructure planning system in New South

Wales has been its lack of capacity to respond to local conditions. In particular, its capacity to recognise and adapt to the actual environments they operate within, and the current and emerging opportunities and challenges individual communities are required to respond to.

With *Hilltops 2040* being a long term strategic document, it can be more adaptable and responsive to individual communities. In response, it furthers the objectives of the Hilltops CSP as well as State and Regional policies by giving them local context. This includes taking into account the current and projected state of the Hilltops economy, environment, and communities to set strategic land use and infrastructure priorities and directions.

HILLTOPS – COMMUNITY OBJECTIVES

Hilltops Council worked closely with the community to develop a community vision and objectives in the production of the Hilltops Community Strategic Plan (CSP) 2030. Hilltops 2040 capitalises on this work in its approach to establishing objectives for strategic land

use and infrastructure planning and management. It does this by aligning *Hilltops 2040* with the CSP and identifying how land use and infrastructure will further the CSP's Five Wellbeing Pillars.

THE HILLTOPS VISION AS DEFINED IN THE HILLTOPS COMMUNITY STRATEGIC PLAN 2030 IS:

“In 2030 Hilltops is a thriving region offering a relaxed country lifestyle and diverse economy. We value and protect our friendly community spirit, pristine natural environment, and deep cultural heritage. There are strong connections between our community, environment, economy, infrastructure and Council, making the Hilltops region a vibrant place to live, work, invest and visit for all”.

This Vision is supported and elaborated through the 5 Pillars outlined in the Hilltops CSP 2030, which are:



1. *Loving where we live*



2. *Nurturing our natural environment*



3. *Building a strong and robust regional economy*



4. *Strengthening the region's connectivity and maintenance of our assets & infrastructure*



5. *Providing ethical, proactive and effective leadership and governance*

Each of the Pillars has an Outcome supported by a series of Objectives, Strategies, Measures, and Indicators. Many of these elements influence directly or indirectly the objectives and strategic directions taken within *Hilltops 2040*.

The wellbeing pillars are based on social justice principles and address social, natural, and built environment, economic, governance, participation, and civic leadership issues.

Hilltops 2040 provides a strategic outline of what is intended for locations and associated infrastructure, to assist in their capacity to deliver the desired outcomes identified in the CSP. It also provides a series of land use and infrastructure policy objectives aligned with the CSP as well as regional and State strategies and policies, to shape future decisions.

These policy objectives cover:

LIVEABILITY

Enabling the quality of the built, rural and natural environments of Hilltops to provide the lifestyles sought by current and future residents.

STRONG COMMUNITIES

Building and sustaining healthy, diverse and empowered communities that actively participate in planning and managing their future.

ECONOMIC DEVELOPMENT

Facilitating a strong and diverse economy providing a range of services as well as diverse employment and economic opportunities for residents and investors alike.

ENVIRONMENT

Recognising and sustaining the diverse natural environment and associated natural resources that underpin the liveability and economic productivity of Hilltops.

STRONG AND SUSTAINABLE

Planning and managing land use and infrastructure to achieve long term goals while remaining nimble, effective, and efficient in its operation and review.

GOVERNANCE AND CONSULTATION

Sustaining a consistent, transparent, integrated and consulted approach to land use and infrastructure decision making in the short, medium and long term.

REGIONAL OBJECTIVES FOR HILLTOPS

REGIONAL PLANS

Hilltops 2040 is a Local Strategic Planning Statement for the purposes of the NSW planning system. *Hilltops 2040* achieves this by furthering all relevant State and Regional Policy and Objectives, as required under the Act. In particular, *Hilltops 2040* directly responds to the relevant policy direction of the *South East and Tablelands Regional Plan*, which covers the Hilltops local government area.

While the Regional Objectives for Hilltops are provided within the *South East and Tablelands Regional Plan 2036*, Hilltops shares boundaries with two other regions, which share many attributes with Hilltops communities. People cross each of these boundaries on a daily basis to commute, recreate, trade and utilise services often unaware of the different regional policy settings that apply. The two adjacent regional plans are the:

- ***Riverina Murray Regional Plan***, covering areas directly to the south and south west of Hilltops and including towns and centres such as Wagga Wagga, Griffith, Albury, Temora and Cootamundra.
- ***Central West Orana Regional Plan***, covering areas directly to the west and north of Hilltops and including towns and centres such as Orange, Dubbo, Bathurst, Parkes and Cowra.

Other relevant regional strategies for Hilltops due to their importance in relation to economic, social, political, education, health and professional markets and services are:

- Greater Sydney Metropolitan plan
- Illawarra Shoalhaven Regional Plan
- Australian Capital Territory Planning Strategy (2012).

Hilltops 2040 responds directly to the regional objectives of the *South East and Tablelands Regional Plan*. In addition, it recognises the regional objectives, attributes and challenges of surrounding regions and their associated plans, to identify and plan for their influence on the future of Hilltops.

NSW Regional Plans

Legend

Hilltops LGA

Radius

250km Radius

200km Radius

100km Radius

NSW Regional Plans

Greater Sydney

South East Tablelands

Central Coast

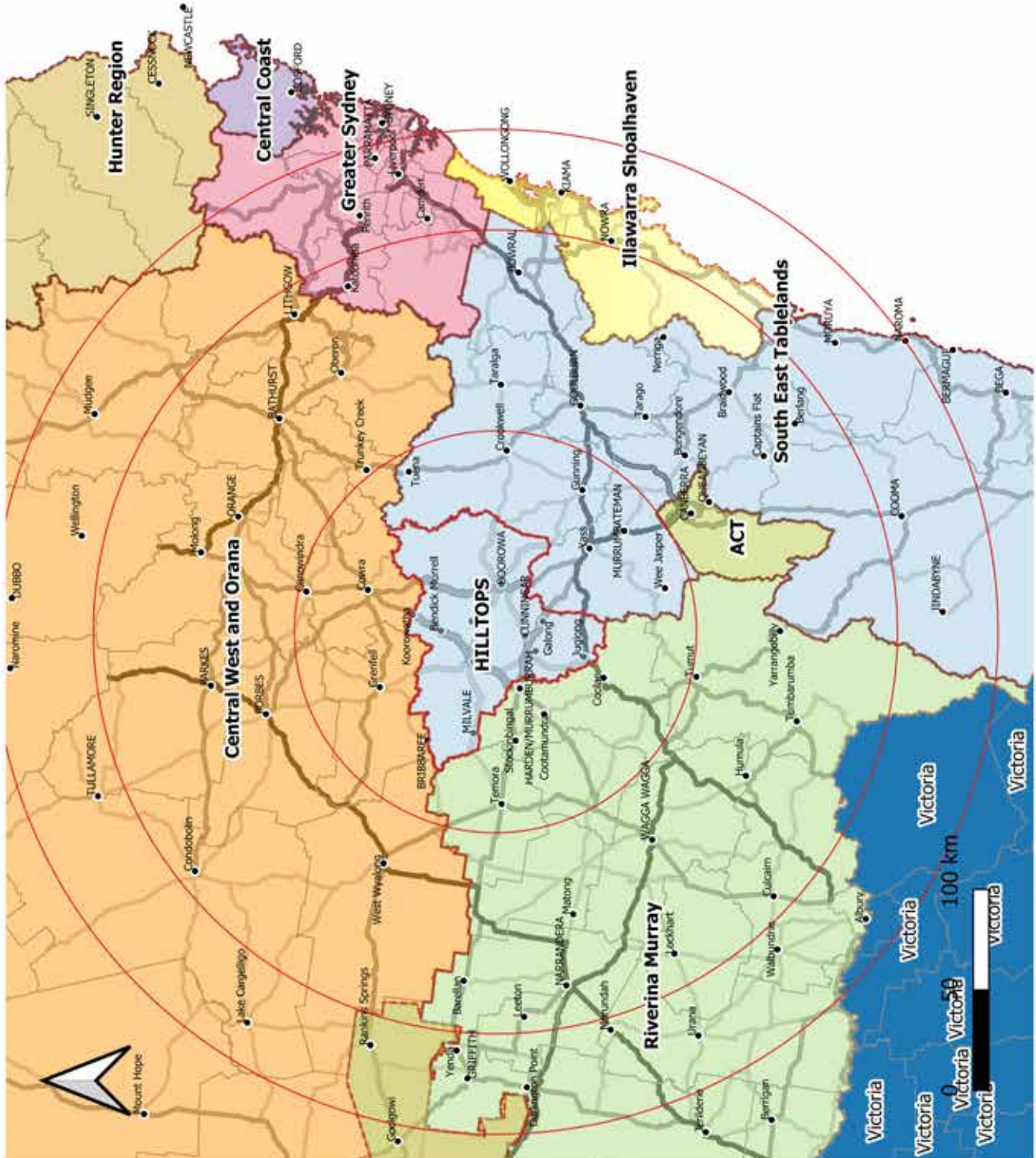
ACT

Illawarra Shoalhaven

Riverina_Murray

Hunter Region

Central West and Orana





Each of the regional plans and associated State strategies, have a strong emphasis on economic and residential growth aligned with greater recognition of natural and built environments and heritage. They also identify a greater need for diverse and dynamic communities with more community participation in planning and management.

Central to the economic goals found in each regional plan across southern and central New South Wales is the importance of the agricultural sector and associated services and infrastructure. In conjunction with this, the need for rural production values to be protected and associated supply chains enhanced. Associated with this, an increasing understating of the potential of 'value add' activities such as manufacturing, food processing and tourism to growing local economies and keeping jobs and money local.

All of the regional plans recognise the importance of building infrastructure networks that will make regional NSW competitive on a global scale. This includes the need to expand and enhance freight, transport, telecommunication and infrastructure networks to provide high qualities of service and connectivity at a local, regional, state and national levels.

Goals can also be found across the regional plans in relation to:

- sustaining dynamic, vibrant and diverse communities
- providing a range of housing options,
- the capacity for growth and quality lifestyles and services available to all residents
- greater recognition and sustainability of the natural environment, post and pre-European heritage, and
- protect and develop vibrant town centres and quality built environments.
- greater participation in the planning and management of communities, including greater collaboration and partnerships with Aboriginal communities.

Hilltops shares these goals and they are furthered through *Hilltops 2040*. However, *Hilltops 2040* goes further, providing local context and local responses by emphasising the aspirations and current state of Hilltops communities. This includes how rural and small to medium size communities such as those found across Hilltops can have a positive future and find new markets when competing with the diverse range of medium to large regional and metropolitan centres which surround them.

PLACING HILLTOPS

Hilltops is sleeved between some of the nation's major road and rail routes. These routes connect Australia's biggest cities and provide quality access to the remainder of Australia as well as international markets. Hilltops is on the eastern edge of the great expanse of broad-hectare farming lands that cover a large area of NSW and northern Victoria and are a major contributor to the nation's economy and international trade. Hilltops is also on the north western edge of the most populated area of Australia, covering Sydney, Melbourne, Canberra, Adelaide and a variety of regional centres in between.

Residents and business in Hilltops benefit from this position, with ready access to state and national markets and services as well as access to supply chains linking to major cities as well as international ports and airports.

Historically, this relationship has been predominantly one way, with primary resources and products leaving Hilltops to be processed and sold in centralised locations and markets, such as Sydney and Melbourne, or regional centres such as Wagga Wagga, Albury-Wodonga, Orange and Goulburn. Canberra has also grown to become a significant market for primary products.

However, there are some significant examples of Hilltops business and services that go against this trend, particularly in the agricultural services sector, with several local businesses servicing agricultural related activities across South Eastern Australia and beyond. In response, a land use and infrastructure plan that supports increasing the capacity of local businesses to expand their markets is integral to the economic sustainability and growth of Hilltops.

Hilltops residents and businesses regularly commute to regional centres and cities for tertiary level professional, education and health services provided

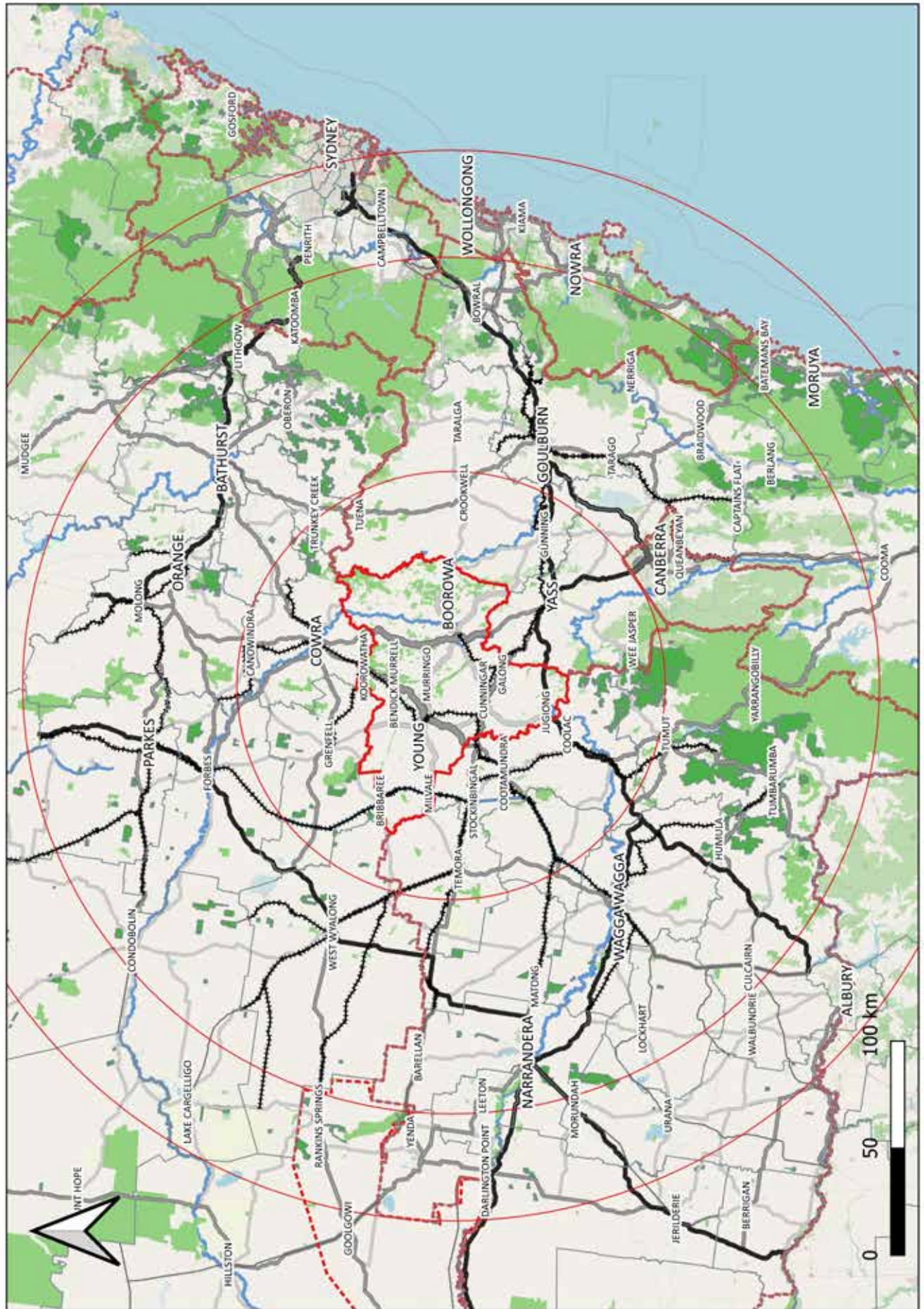
in locations such as Queanbeyan, Wagga Wagga, Canberra, Sydney and Wollongong. The ongoing regionalisation of government services has also seen a greater reliance on regional hubs in centres such as Wagga Wagga and Queanbeyan for local and regional health and social services provision.

Challenging this trend is difficult, with established facilities and supporting infrastructure, and larger local markets providing a solid base for these activities being located within larger established regional and metropolitan centres. In addition, 'regionalisation' policies by State governments has resulted in health, education and social services that were previously provided locally being moved to regional centres and or rationalised to 'service hubs'. In addition, recent State government initiatives for economic growth in regional centres is likely to result in a similar outcome with local and regional level manufacturing and logistics, focussing themselves in major regional centres.

In addition, Hilltops towns are competing with around a dozen similar small to medium sized communities within a one hour drive, all seeking further economic and residential growth and greater commitments by State and Commonwealth governments to local and regional services and infrastructure.

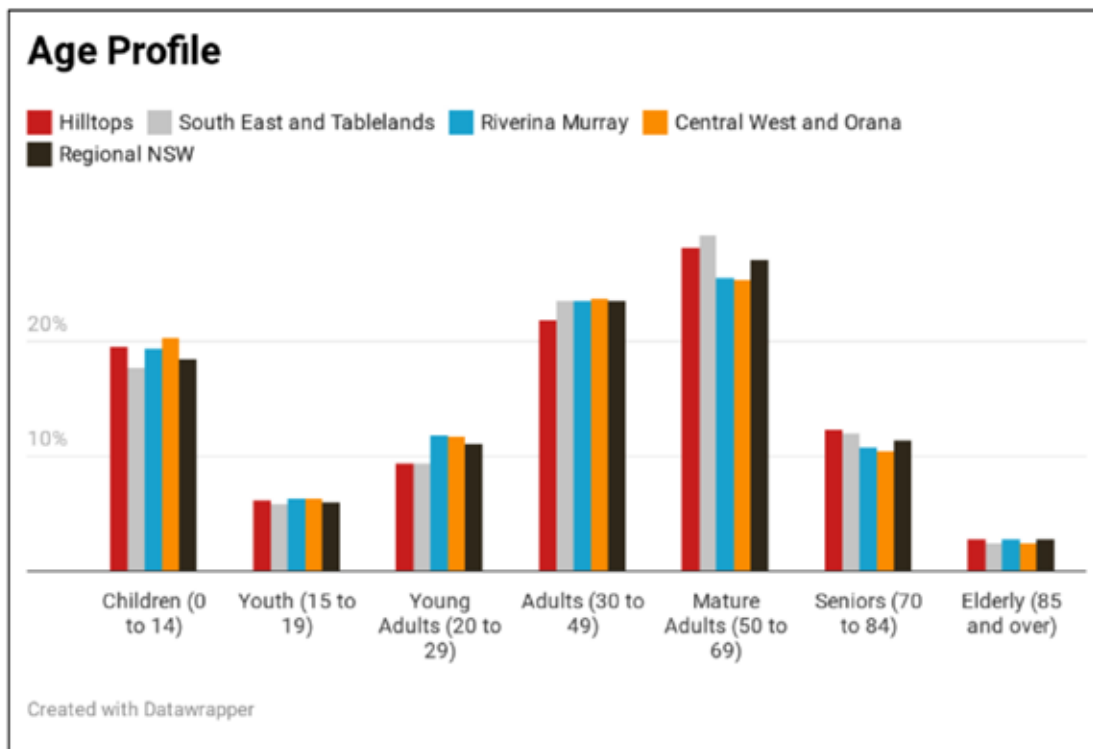
In response, for Hilltops communities to thrive, and the lifestyle, services and employment to be provided at the levels local communities expect, identifying and capturing opportunities to sustain and grow the Hilltops local economy and local service provision is essential. Also, a commitment to planning objectives that are credible, justifiable and competitive in relation to national, state and regional policies, markets and competition.

Hilltops Regional Context



STATE OF HILLTOPS

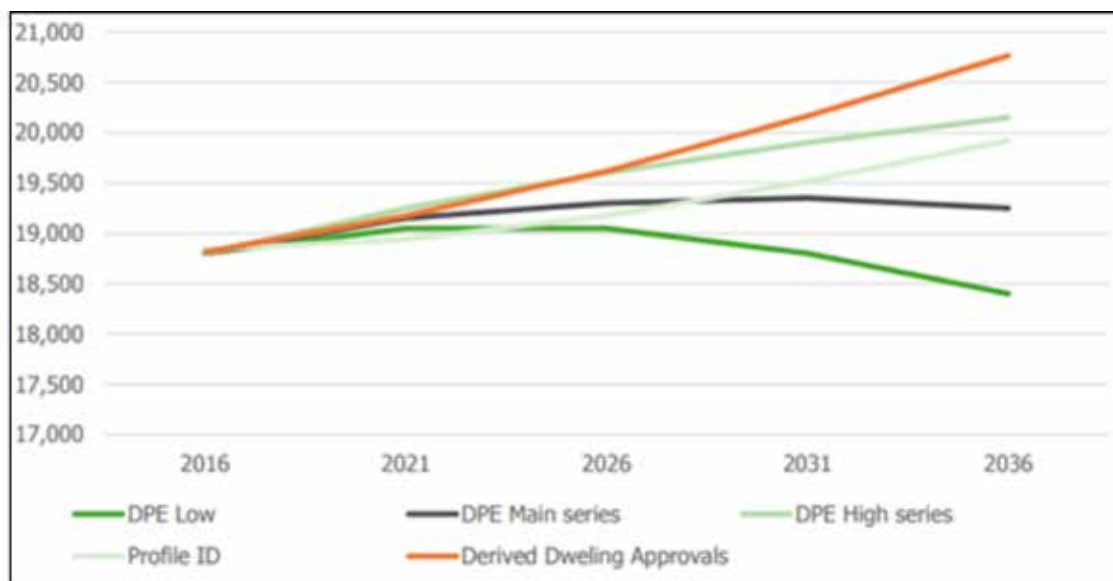
Hilltops Age Profile



Source: profile.id.com.au and ABS Quickstats, Census 2016

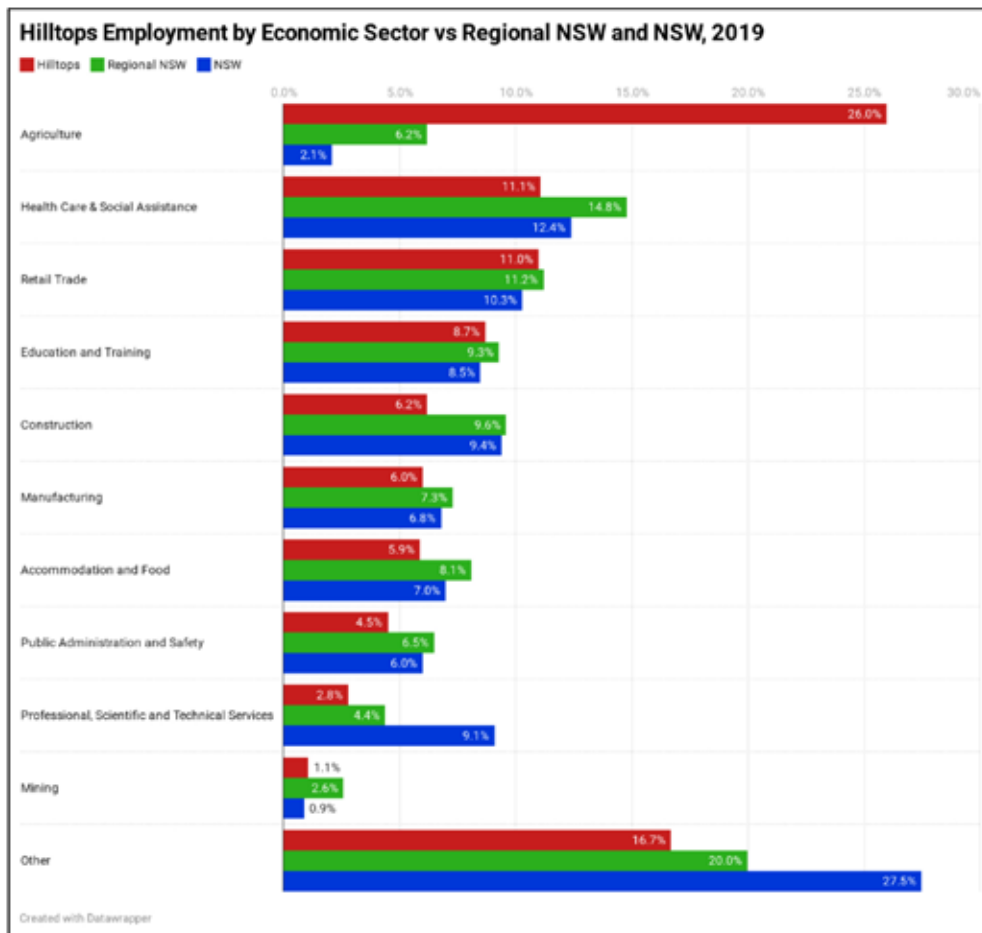
Hilltops Resident Population

Hilltops Estimated Residential Population (ERP) in 2019 is 18,704. The below graph shows various population growth projections for Hilltops.



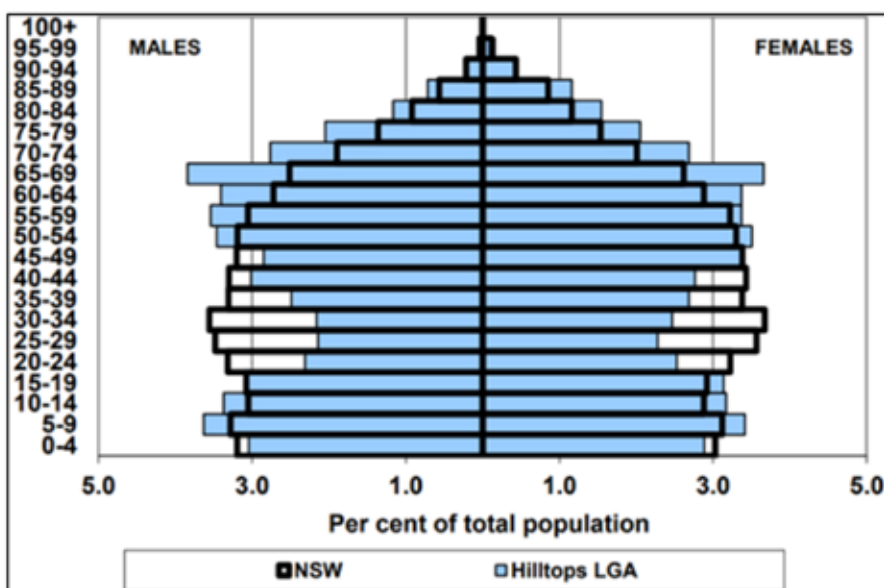
Employment in Hilltops

8,097 Jobs in Hilltops in 2019

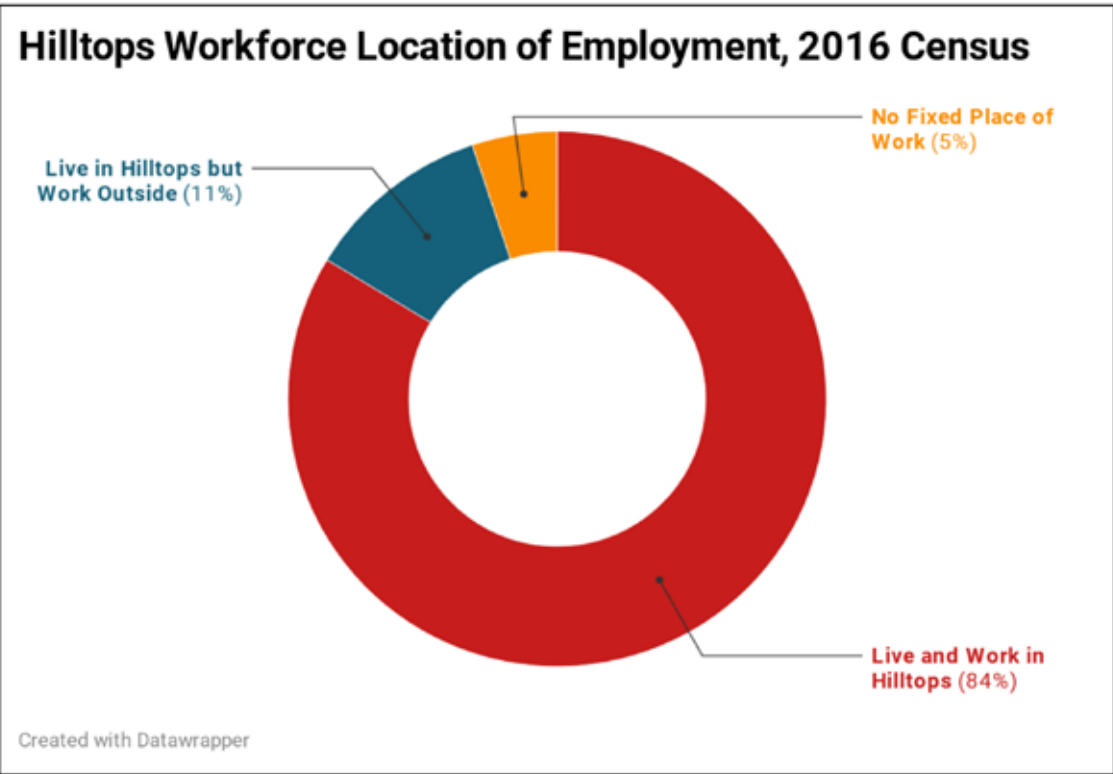


Source: Profile.id.com.au

Hilltops Age-Sex Pyramid

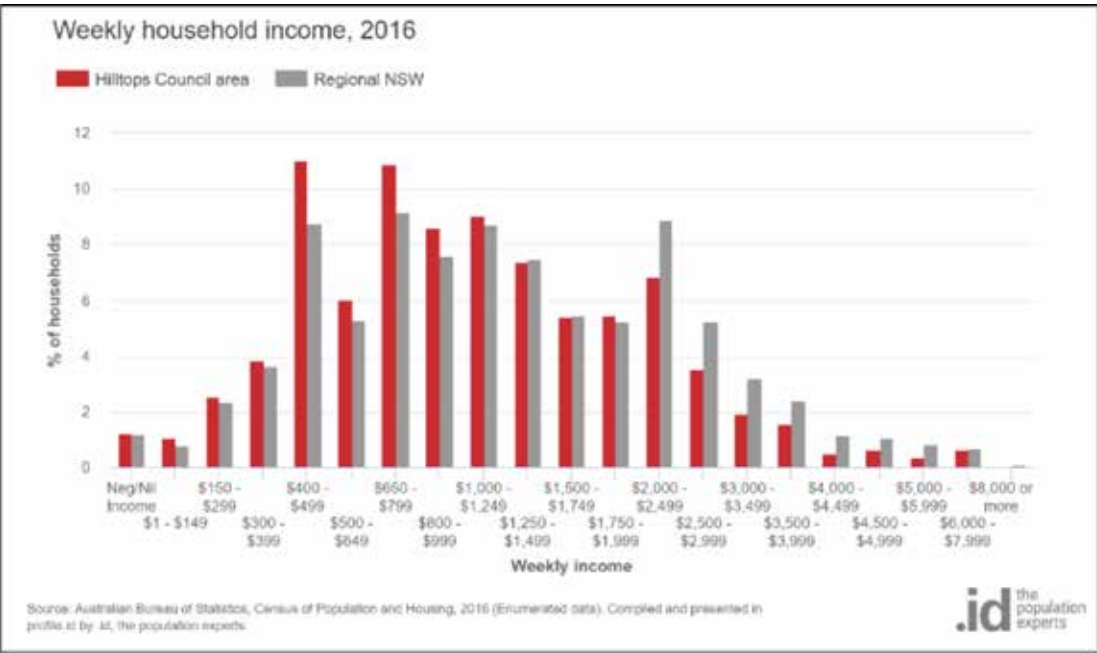


People Who Live in Hilltops, Work in Hilltops

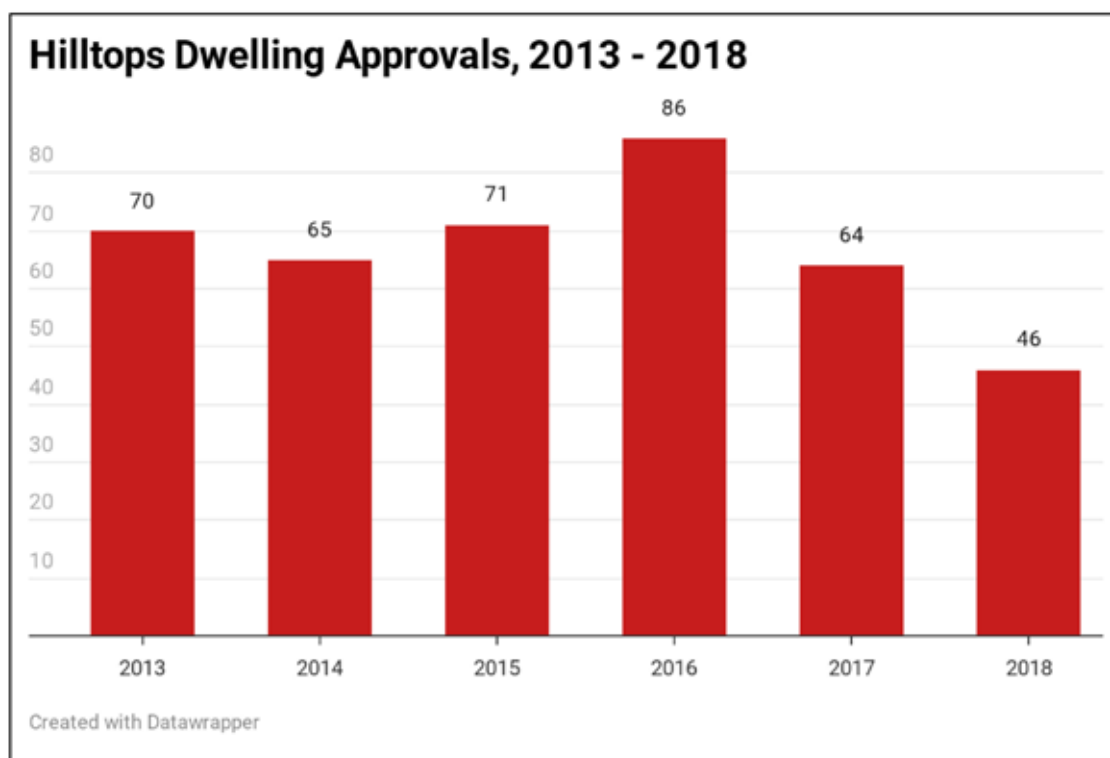


Hilltops Household Income

The median household income in Hilltops is \$977/week, vs \$1,166 across Regional NSW.

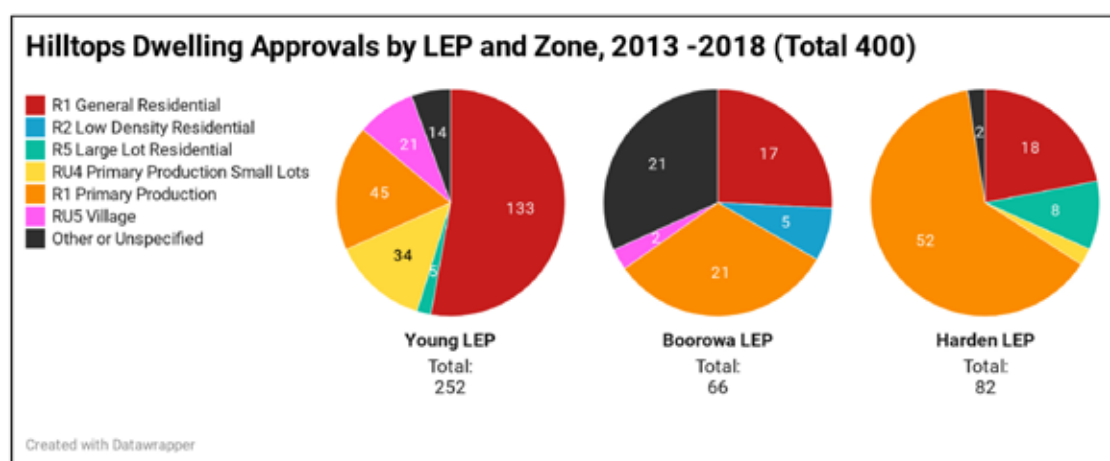


Hilltops Dwelling Approvals, 2013 – 2018



Source: Hilltops Rural and Residential Study, Elton Consulting, 2019.

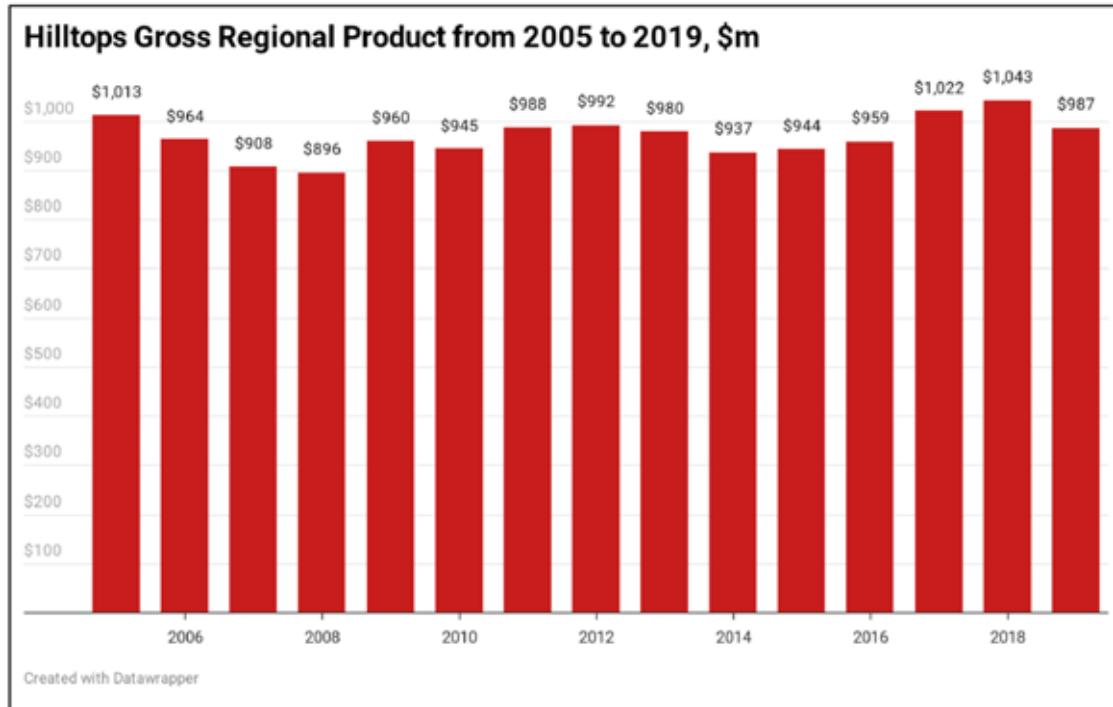
Hilltops Dwelling Approvals by LEP and Zone, 2013 – 2018



Source: Hilltops Rural and Residential Study, Elton Consulting, 2019.

Hilltops Gross Regional Product (GRP), 2005 - 2019

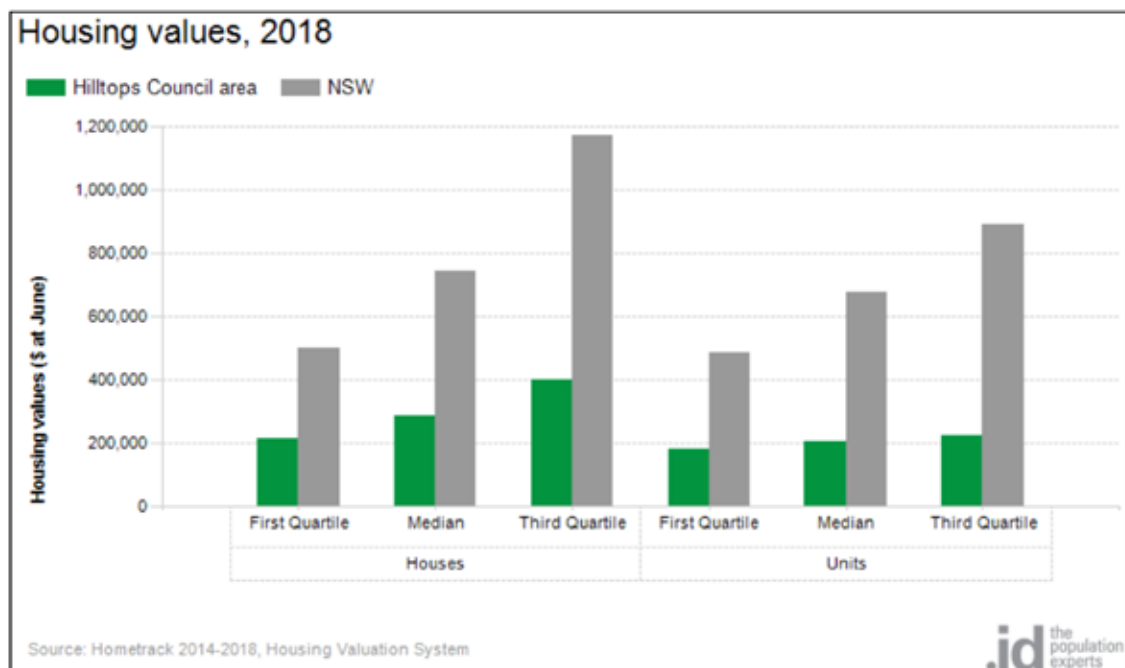
Hilltops is a billion dollar economy.



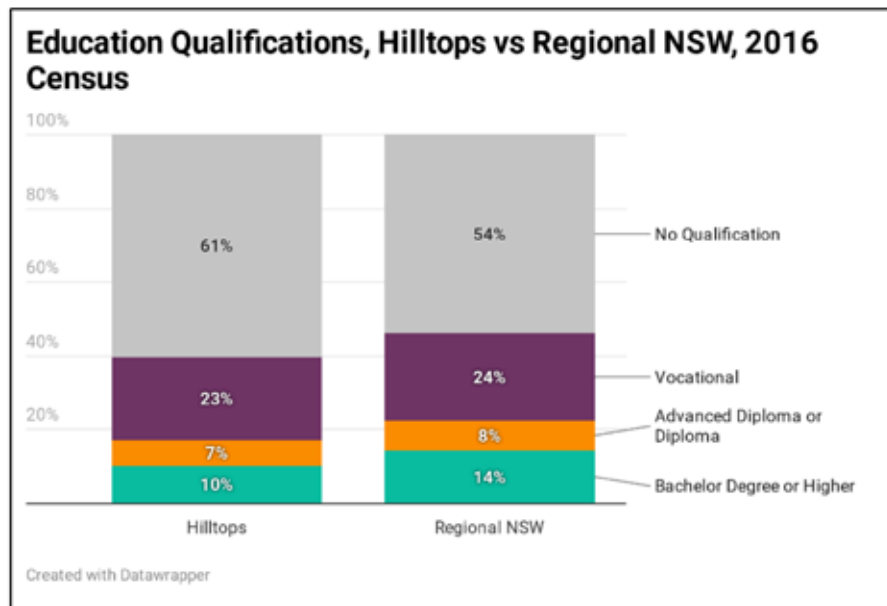
Source: economy.id.com.au

Hilltops has a Low Cost of Housing

Weekly mortgage repayments are 40% less than the NSW average.

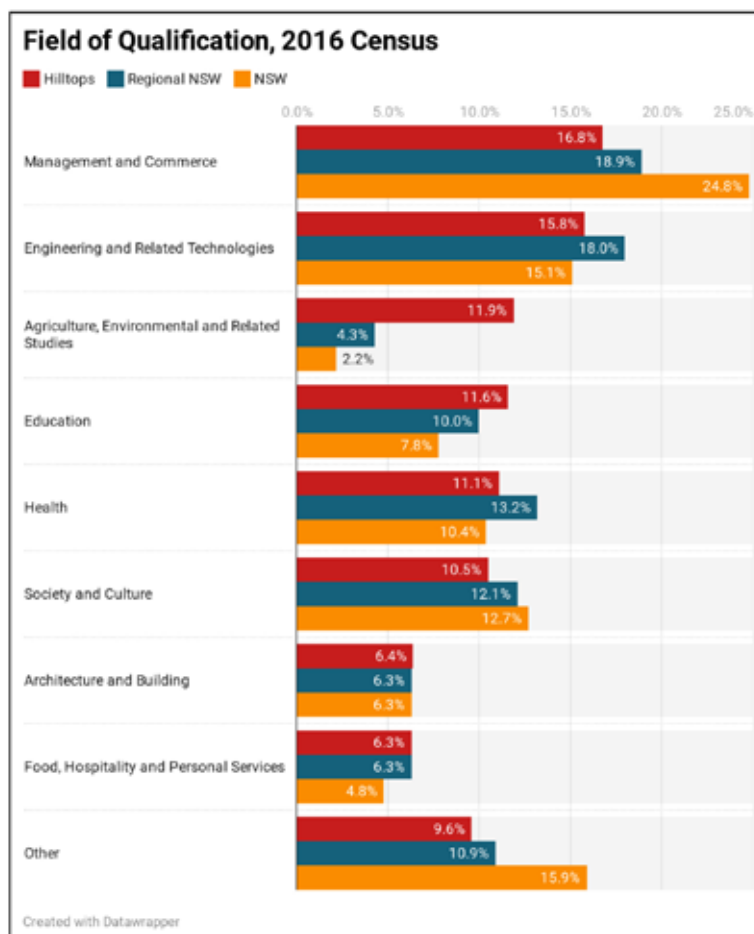


Education Qualifications



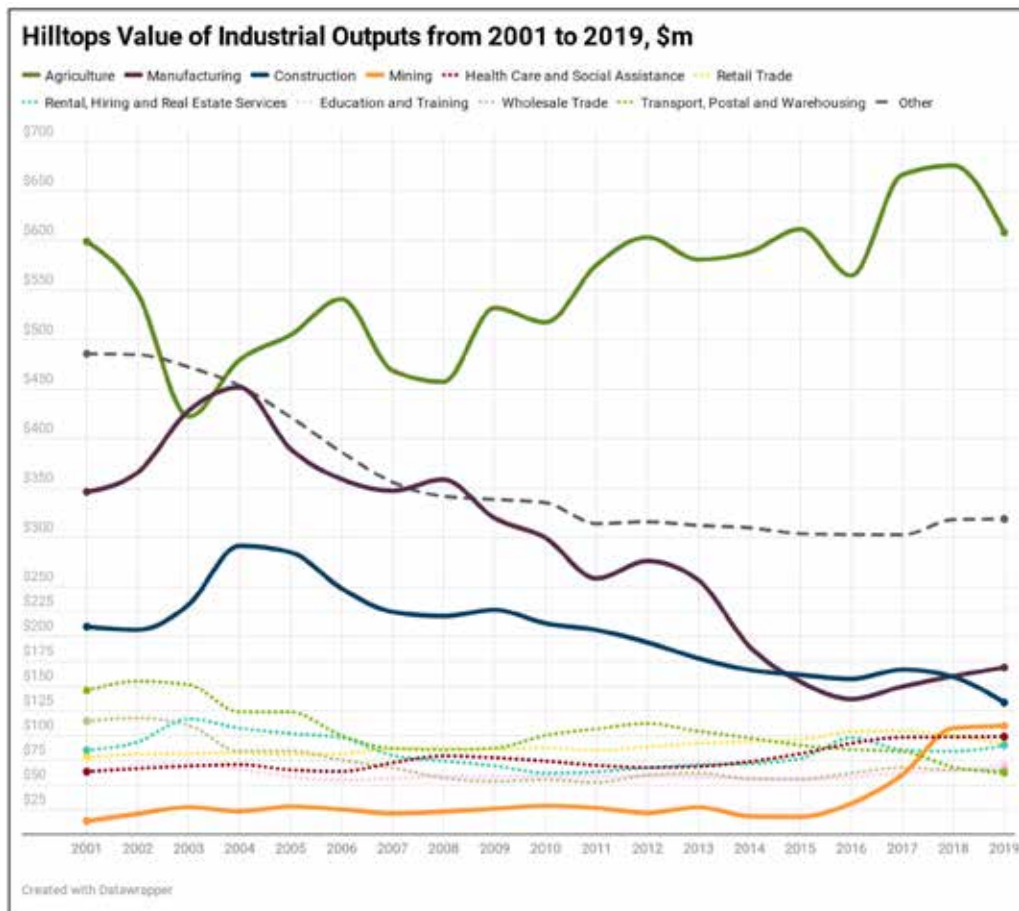
Source: economy.id.com.au

Education Qualifications Breakdown



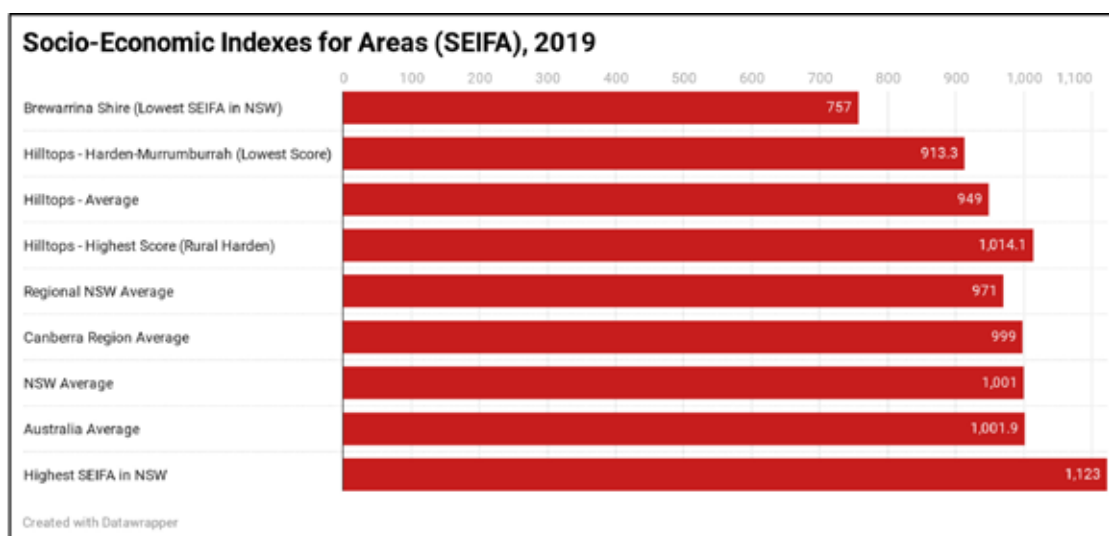
Source: economy.id.com.au

Hilltops Economic Output



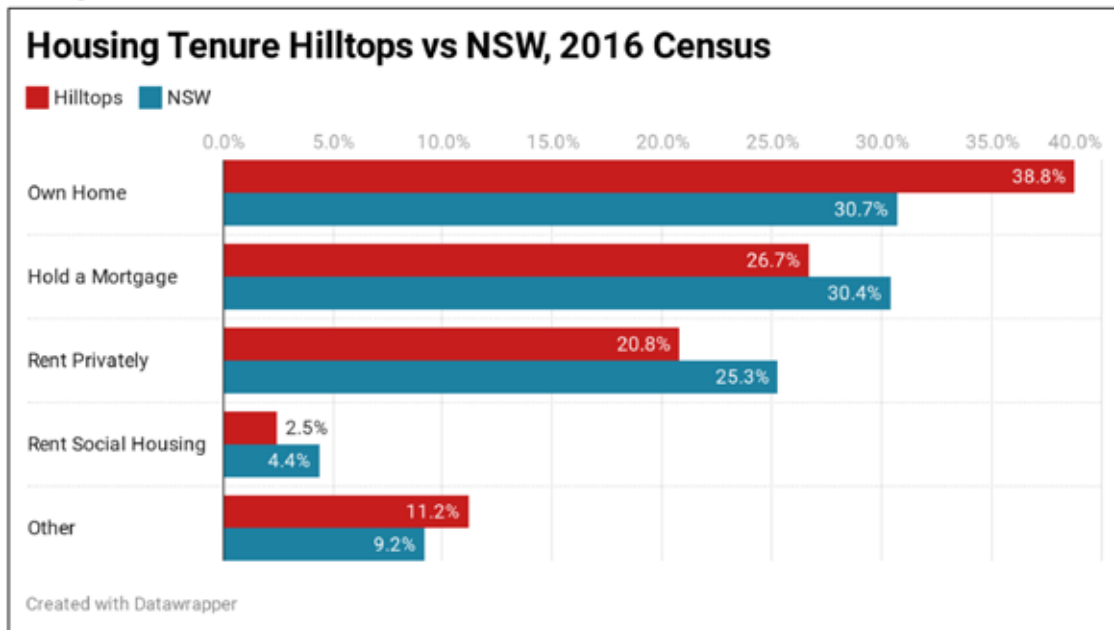
Socio-Economic Indexes for Areas (SEIFA)

SEIFA measures relative advantage and disadvantage. Lower scores indicate relative disadvantage, higher scores indicate relative advantage.



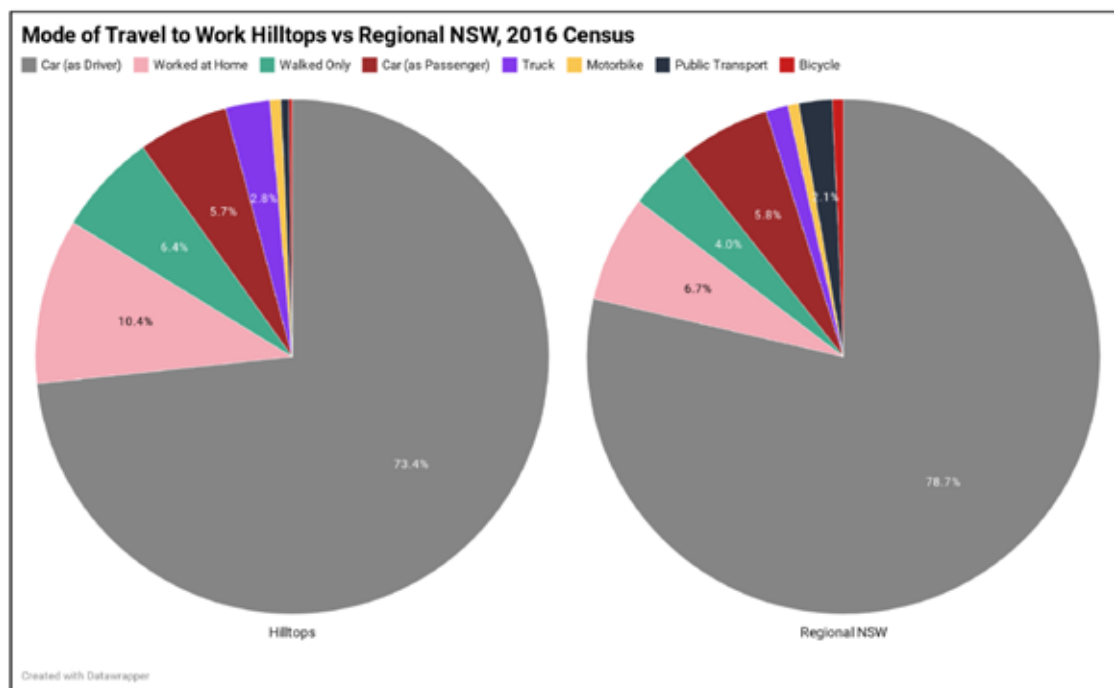
Source: profile.id.com.au

Housing Tenure



Source: atlas.id.com.au

Mode of Travel to Work



Source: profile.id.com.au

SUSTAINING AND GROWING HILLTOPS COMMUNITIES

For Hilltops communities to be sustainable and grow within this environment will require:

- Clustering local services to achieve economies of scale, remain competitive in regional markets, enhance service provision and avoid duplication.
- Providing high quality and well-maintained local services and facilities, with ready access to urban services, open space and quality residential, commercial and industrial lands.
- Consolidating growth within existing or planned urban development areas utilising planned upgrades and expansion of existing and committed infrastructure networks, providing a high quality and reliable outcome with sustainable and justifiable establishment and lifecycle costs.
- Identifying and enhancing features of Hilltops communities that provide a competitive advantage in relation to economic productivity and liveability, such as the capacity and amenity of:
 - Young, Boorowa and Harden in particular, their main streets and town centres
 - Rural villages
 - Rural Landscapes
- Protecting and enhancing ready access to state and national freight and service corridors and linking Hilltops communities to national, state and regional infrastructure networks and nodes. This includes advocating for upgrading and expanding:
 - Burley Griffin and Lachlan Valley Way between Hilltops communities and the Hume Highway.
 - Intermodal (road and rail) facilities at Cunnigar.
 - Road and rail linkages to the northern rail corridor at Parkes.
 - Connections between Hilltops including:
 - the Barton Highway; and
 - investigating an east-west rail link between Port Kembla, northern ACT, the Sydney-Melbourne rail corridor, Hilltops and the northern rail corridor.
- Providing and sustaining high quality, efficient, quick and reliable access to broadband networks across Hilltops, including all rural villages.
- Recognition and support for the capacity of Hilltops to accommodate:
 - intensive agriculture activities and food processing.
 - renewable energy sources such as wind and solar generation with ready access to national energy grids and markets.
 - logistics nodes, with direct access to national road and rail networks and markets.
- Planning, provision and on-going management of urban services to national standards across all existing and planned urban areas of Young, Boorowa, Harden-Murrumburrah.
- Identifying and planning for the development of locations and facilities which have the right attributes to attract future state and regional investment. In particular:



- locations with ready access to national supply chains and in close proximity to a local workforce and services, to capture associated growth and investment opportunities within Hilltops.
- facilities and infrastructure located within Hilltops with untapped capacity to capture national, state and regional demand.
- locations with the right conditions to accommodate renewable energy production, such as wind and solar in close proximity to the national energy grid.

To achieve this, greater efficiency and transparency is also required when planning and managing Hilltops communities, so they can remain competitive and sustain the lifestyles residents aspire to. At a minimum, this requires:

- Clearly identifiable long term goals for Hilltops communities with appropriate strategies, benchmarks, priorities and actions for their delivery.

- Strategic Management Plans for all assets and attributes Council owns, manages or influences, to ensure:
 - the effective, efficient and feasible sequencing of infrastructure provision and design; and
 - their planning and management aligns with long term goals.
- Robust, capable and adaptable planning and management with the right tools and resources to progress these goals in line with short, medium and long term strategies and benchmarks.
- Consistent and effective evaluation and reporting of operations and strategy to determine success and provide the confidence required from the community, the State and Commonwealth, and the private sector to continue to live and invest in Hilltops.

WHAT CAN LAND USE AND INFRASTRUCTURE DO?

The **Strategic Directions** outlined in *Hilltops 2040* summarise Council's response to:

- The aspirations of local communities
 - (derived from the Hilltops Community Strategic Plan)
- Relevant State and Regional Policy, legislation and strategies
 - (derived relevant State policy and legislation and State endorsed regional plans covering Hilltops and surrounds)
- The state of the environment within Hilltops and other areas of economic, social, political and environmental influence
 - (derived from relevant sources of economic, environmental and social data)
- Emerging opportunities and challenges.
 - (derived from relevant sources of economic, environmental and social data, and associated trends)

The Strategic Directions for the Hilltops 2040 are:

LIVEABILITY:

- a. Enhance and sustain the:
 - a. liveability of local communities and associated rural landscapes, towns and villages to ensure they provide and support the lifestyles residents currently enjoy and aspire for.
 - b. levels of service provided to Hilltops communities in line with expectations and demand.

STRONG COMMUNITIES:


- b. Support and sustain dynamic communities undergoing unprecedented change in how they live, work and play.
- c. Nurture, celebrate and protect the natural environment, cultural heritage and cultural landscapes, by recognising the scope and extent of impacts on our environment and communities of past, current and future activities.

ECONOMIC DEVELOPMENT:

- d. Facilitate growth and change where it demonstrates its capacity to:
 - a. further the aspirations of local communities
 - b. protect rural production and natural resource values.
- e. Highlight and plan for opportunities to enhance local community and economic productivity and growth by highlighting and capitalising on:
 - a. proximity to national, state and regional transport, telecommunications and energy corridors and nodes.
 - b. local attributes and capacity.

GOVERNANCE AND PARTICIPATION

- f. Monitor changing influences on local communities and identify and respond to new and emerging opportunities and efficiently and sustainably in consultation with Hilltops communities.
- g. Work closely with the community in the development, review and operation of Council strategies, plans and programs.



The **Strategic Directions** set the path for the remainder of Hilltops 2040, as well as the intended purpose for all future land use and infrastructure planning and management within Hilltops.

LAND USE AND INFRASTRUCTURE

Purpose:

The purpose of *Hilltops 2040* is to provide the strategic intent and direction required for land use and infrastructure planning across the local government area. Central to this is aligning land use and infrastructure objectives and outcomes with the **Strategic Directions** of *Hilltops 2040*. In addition, to outline how this should be considered in future land use and infrastructure planning and management.

To assist, the following principles and directions are provided in relation to land use and infrastructure planning and management within Hilltops:

Principles and Directions:

Hilltops 2040 and subsequent Land use and Infrastructure planning and management decisions and tools (including but not limited to the Local Environment Plan and Development Control Plan):

1. Are required to identify their alignment and progression of the Strategic Directions of the *Hilltops 2040* and the Objectives of the Hilltops Community Strategic Plan.
2. Provide outcomes that are designed to specifically relate to local context while also achieving state and regional objectives.
3. For localities are aligned and undertaken concurrently to achieve higher quality outcomes, consistency and efficient use of public and private resources.
4. Recognise and respond to unprecedented structural change in how we live, work, play and invest and the impacts this has on considering the spatial form, scale and distribution of economic, social, environmental and governance objectives and outcomes.
5. Recognise and accommodate long term growth and change beyond current projections and planning horizons. This includes the identification of preferred locations for long term growth and the associated land use and infrastructure directions required if additional opportunities arise.
6. Provide strategic intent and direction for identified growth areas, providing greater certainty to the community, landowners, the development industry, Council and the State.
 - a. Recognise and respond to the challenges and opportunities of attracting and accommodating economic and residential growth, by prioritising:
 - i. full use of planned and existing service networks and lands allocated for this purpose before considering alternate locations.
 - ii. consolidation of urban and high impact activities to sustain agriculture production, natural resource values and the natural environment.
 - b. Recognise and respond to the full life costs of land use activities and infrastructure on the public.



LAND USE

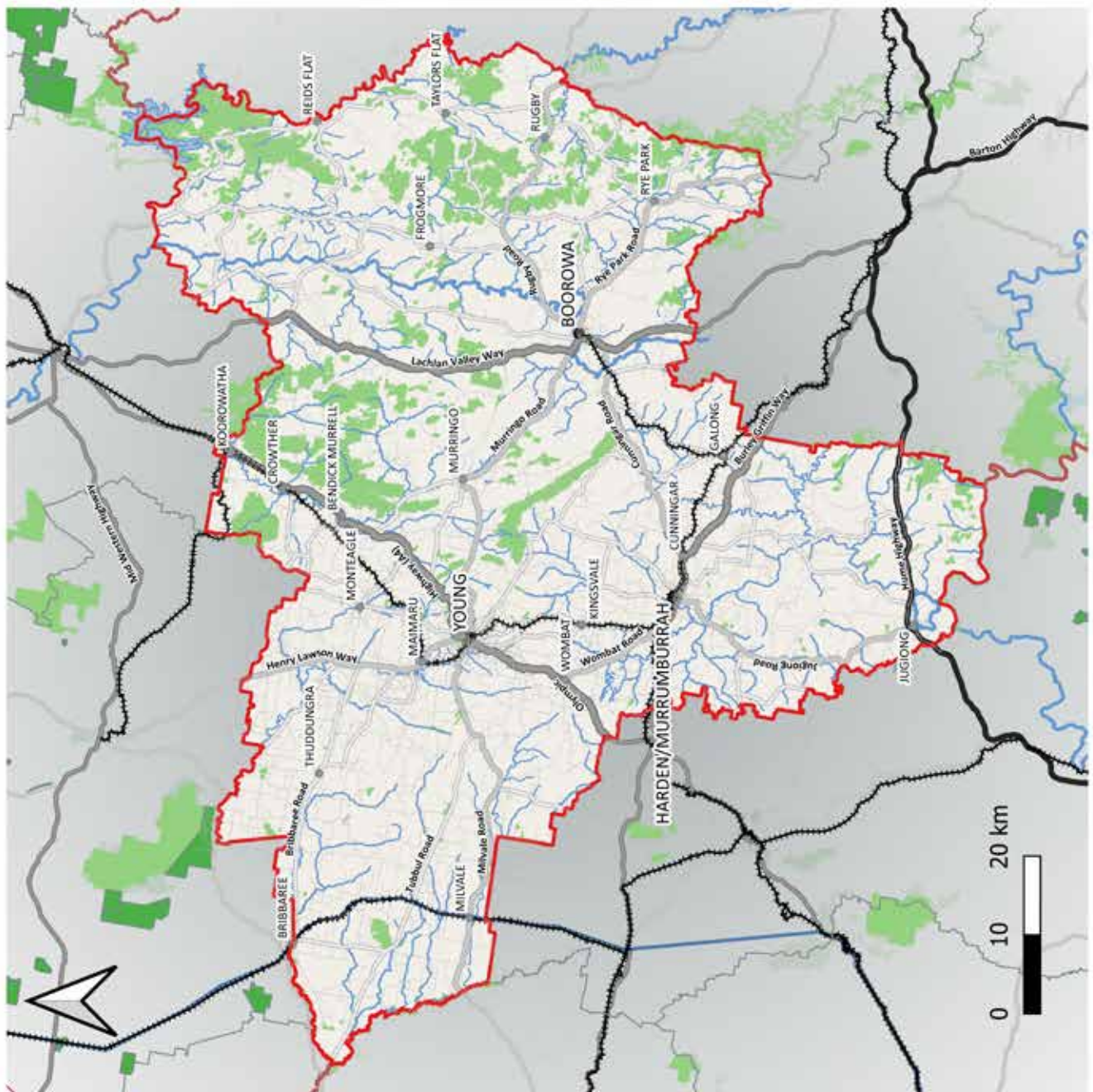
Hilltops 2040 provides the strategic objectives for the diverse environments, landscapes and communities across the council area. In particular, detailed objectives for the major towns of Young, Harden-Murrumburrah and Boorowa. In addition, a series of policy objectives are provided, outlining land use planning objectives, priorities and actions relating to economic development, liveability, community development and governance.

In addition, the following objectives, priorities and actions are provided for the most common environments found within Hilltops which are described as:

- Rural Landscapes
- Semi-rural (peri-urban)
- Rural Villages
- Town/Urban Landscapes
- Conservation corridors and precincts

Hilltops Infrastructure and Environment

- RAILWAYS**
 - Railways
 - Inland Rail (Proposed Alignment)
- ROADS**
 - National Highways
 - State Roads
 - Regional Roads
- Environment**
 - Vegetation
 - Wyangala Dam
 - State Forest
 - National Parks
 - Major Water Courses
 - Creeks and Streams



RURAL LANDSCAPES

Hilltops is dominated by rural production lands and as a result they make up approximately eighty-five percent of Hilltops landscapes. 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.

Many of the towns and villages of Hilltops were initially established and grew as a result of their direct links with the agricultural sector. They became the focal points for the provision of local services to agricultural industries and housing people employed on surrounding farms. Young in particular has become a base for agricultural services and infrastructure across the broader region and specialist services and facilities across Australia.

Changing practices in the agricultural sector have resulted in a reduction in direct employment the farms. In addition, greater access to global and national markets and services has reduced the reliance on the local provision of services. Therefore, while the scale of agricultural production has been sustained or increased, subject to the impacts of major events such as droughts, the level of money spent locally and local jobs directly generated by the rural sector has decreased. To counter this, further economic diversification will be supported including within the agricultural sector particularly where it can introduce further increases in local demand for jobs and services.

Future planning for Hilltops will continue to recognise this inter-relationship between farm and town. However, it will also accommodate additional capacity for 'start-ups' or 'incubator' businesses associated with rural production to occur on rural lands. Rural Landscapes will also play a major part in the diversification and value add potential to the Hilltops economy.

The rural landscapes of Hilltops have already seen a significant increase in the number of intensive agricultural activities (such as piggeries and poultry farms) and the introduction of solar and wind farms. The Hilltops area has the capacity to support a further increase in the number and scale of these activities and other 'value-add' industries subject to sustaining agricultural land, adequately addressing topography, water catchments, soil types, indigenous values, and nature conservation values found within these landscapes and protecting the amenity and quality of life of Hilltops towns and villages.

Another essential part of sustaining productive rural landscapes is recognising the importance of associated infrastructure networks and the essential links they provide to national and global markets, as well as ready access to information and telecommunications. In addition, recognising, planning and managing for current, emerging and potential biosecurity risks on rural production lands and assets.

RURAL LANDSCAPES

OBJECTIVES

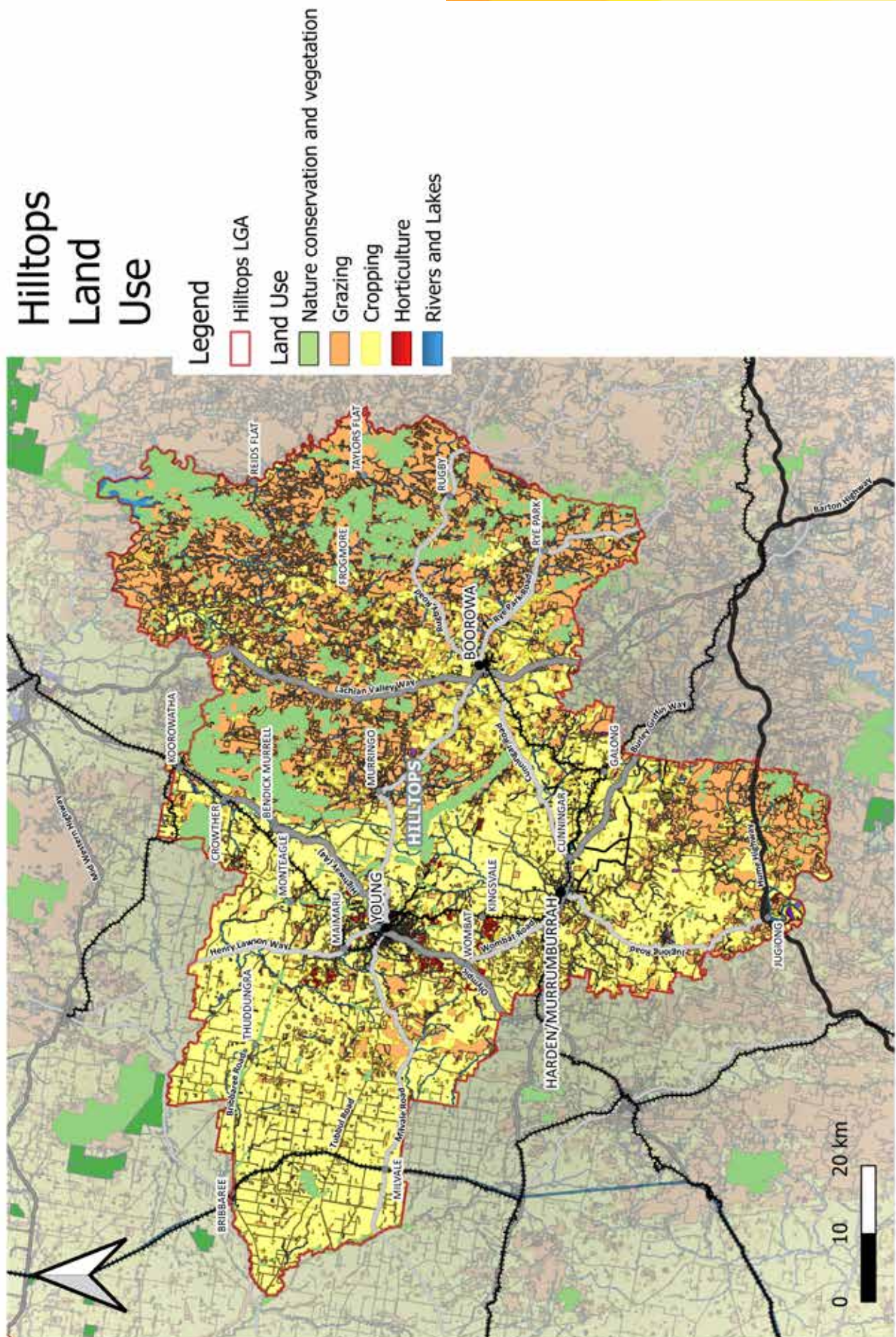
1. Identify, protect and enhance the productive capacity of rural lands across Hilltops.
2. Protect rural production lands from further fragmentation while supporting the capacity for farming families to live on site.
3. Identify and enhance the economic supply chains for rural production activities 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.

PRIORITIES

1. Confirm natural resources and agricultural land values in conjunction with the State government and local communities to better inform future planning and management decisions.
2. Review land use planning controls and guidelines to support value-add economic development where supporting rural production and natural resource values.
3. Identify landscape amenity values including vistas to assist in their long term protection.
4. Working with the State government to increase capacity for B-Double access to the farm gate.

ACTIONS

1. Identify and buffer rural production and extractive industry uses from conflicting activities and biosecurity risks including but not limited to residential development.
2. Identify and buffer intensive agricultural enterprises to ensure their long term sustainability from conflicting uses and biosecurity risks.
3. Establish, sustain and enact Local Weeds Action Plans, in conjunction with regional Weed Action Plans to assist in sustaining rural productivity and protect endemic species.





SEMI-RURAL (PERI-URBAN)

Within Hilltops, particularly around Young, a clearly identifiable ring of semi-rural lands can be identified. These lands have a past in rural production but their use and demands on these lands have changed and continue to be contested.

While large proportions of Hilltops semi-rural lands were once the heart of a nationally significant orcharding industry their use for this purpose has changed and declined in parallel with a greater demand for their use as semi-rural residential lifestyle blocks. This is particularly evident adjacent to Young and the villages of Wombat and Kingsvale.

These areas still support orchards, vineyards and similar intensive cropping activities. However, they now share these lands with hobby farms and residential lifestyle blocks. The distribution of these activities have not been planned in a coherent manner, resulting in a lack of clarity of purpose, and varying expectations in relation to levels of infrastructure servicing.

Any future development within these areas needs to be planned and managed taking into account the variable topography, water catchments, soil types, indigenous values, and nature conservation values found within these landscapes. In addition, the need to protecting rural production values as well as the amenity and quality of life adjacent towns and villages. Also, the development of infrastructure service plans which identify where and the extent of local services existing and planned to be provided in the future, recognising this will not be consistent across these locations. Variations will occur in relation to infrastructure provision related to intended type and scope of development, capacity of existing and planned networks and the impacts of topography and waterways.

To achieve this, further direction is required on the purpose of semi-rural lands and the various precincts within. This includes the objectives for lands surrounding the township of Young.

The towns of Harden-Murrumburah and Boorowa have limited semi-rural lands in comparison to Young due to their location within broad-hectare farming lands, where the interface between the two are readily identified. Despite this, clear direction is required in relation to this interface to protect both rural productivity and residential activities, also to provide greater certainty in relation to any potential expansion of these communities.

The primary objectives for semi-rural lands remains to protect rural production and any remaining nature conservation values. In addition, the protection and enhancement of waterways and ridgelines. However, *Hilltops 2040* recognises that a significant proportion of this land is currently used for residential lifestyle blocks and the current lot arrangements and sizes are likely to see this continue well into the future. In addition, the increasing demand for small to medium size enterprises and community facilities such as places of worship to locate within these areas.

A major challenge for Council is ensuring expectations in relation to servicing and amenity in semi-rural areas are realistic, deliverable and justifiable taking into account the low levels of residential density, the need to protect the capacity of productive rural lands and the fragmented nature of the areas involved.

SEMI-RURAL (PERI-URBAN)

OBJECTIVES

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

PRIORITIES

1. Develop infrastructure services plans for semi-rural lands adjacent to Young to confirm levels of service that will be provided taking into account costs of provision, on-going management and network capacities.
2. Confirm minimum lot sizes and land use outcomes for semi-rural areas adjacent to Young as part of the development of the Hilltops Local Environmental Plan.
3. Confirm rural production values of semi-rural lands and their long term management.
4. Confirm natural resources and agricultural land values in conjunction with the State government and local communities to better inform future planning and management decisions.

ACTIONS

1. Review land use planning controls and guidelines to support value-add economic development where supporting semi-rural objectives including the protection of amenity, rural production and natural resource values.
2. Review native vegetation mapping data to assist in the protection and expansion of endemic vegetation use in semi-rural areas.
3. Establish, sustain and enact Local Weeds Action Plans, in conjunction with regional Weed Action Plans to assist in sustaining rural productivity and protect endemic species.



RURAL VILLAGES

Hilltops is home to around twenty rural villages. The roles of these villages have changed dramatically over their history, and in particular the last thirty years, as levels of service within these towns have reduced. Many of the towns have previously supported basic local level retail, a pub, post office and limited agricultural services. They also each accommodated a primary school, places of worship and a fire brigade shed. In addition, the communities have established communal facilities such as halls, sporting fields, playgrounds and picnic facilities. Over time these local services have diminished and the capacity to sustain community facilities to current standards is a major challenge.

However, some villages have found alternate sources of local economic activity in areas such as tourism, hospitality and the arts. In addition, accommodating small and home business and industry. However, the provision of reliable telecommunication services, in particular mobile coverage and the nbn will be critical to building and sustaining this growth.

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. Also, supporting the capacity for residents to re-establish local and small scale economic and community activities to 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 villages exist due to their strong relationship with surrounding rural activities. On this basis, any further development will ensure adjacent agricultural values are retained.

RURAL VILLAGES

OBJECTIVES

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

PRIORITIES

1. In collaboration with local communities develop long term plans for the villages of Galong, Murringo, Wombat and Jugiong in conjunction with local communities to confirm land use objectives and levels of service taking into account local conditions, costs of provision, on-going management as well as network distribution and capacities.
2. Confirm minimum lot sizes and land use outcomes for rural villages as part of the development of the Hilltops Local Environmental Plan.
3. Review land use planning controls and guidelines to support value-add economic development within rural villages where sustaining rural production, amenity and natural resource values.
4. Confirm natural resources and agricultural land values in conjunction with the State government and local communities to better inform future planning and management decisions.

ACTIONS

1. In collaboration with local communities develop long term plans for the villages of Hilltops to confirm land use objectives and levels of service taking into account costs of provision, on-going management and network capacities.
2. Upgrade plans of servicing and management of local roads linking Hilltops Villages to major towns.
3. Establish, sustain and enact Local Weeds Action Plans, in conjunction with regional Weed Action Plans to assist in sustaining rural productivity and protect endemic species.

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.

CONSERVATION CORRIDORS AND PRECINCTS

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.

PRIORITIES

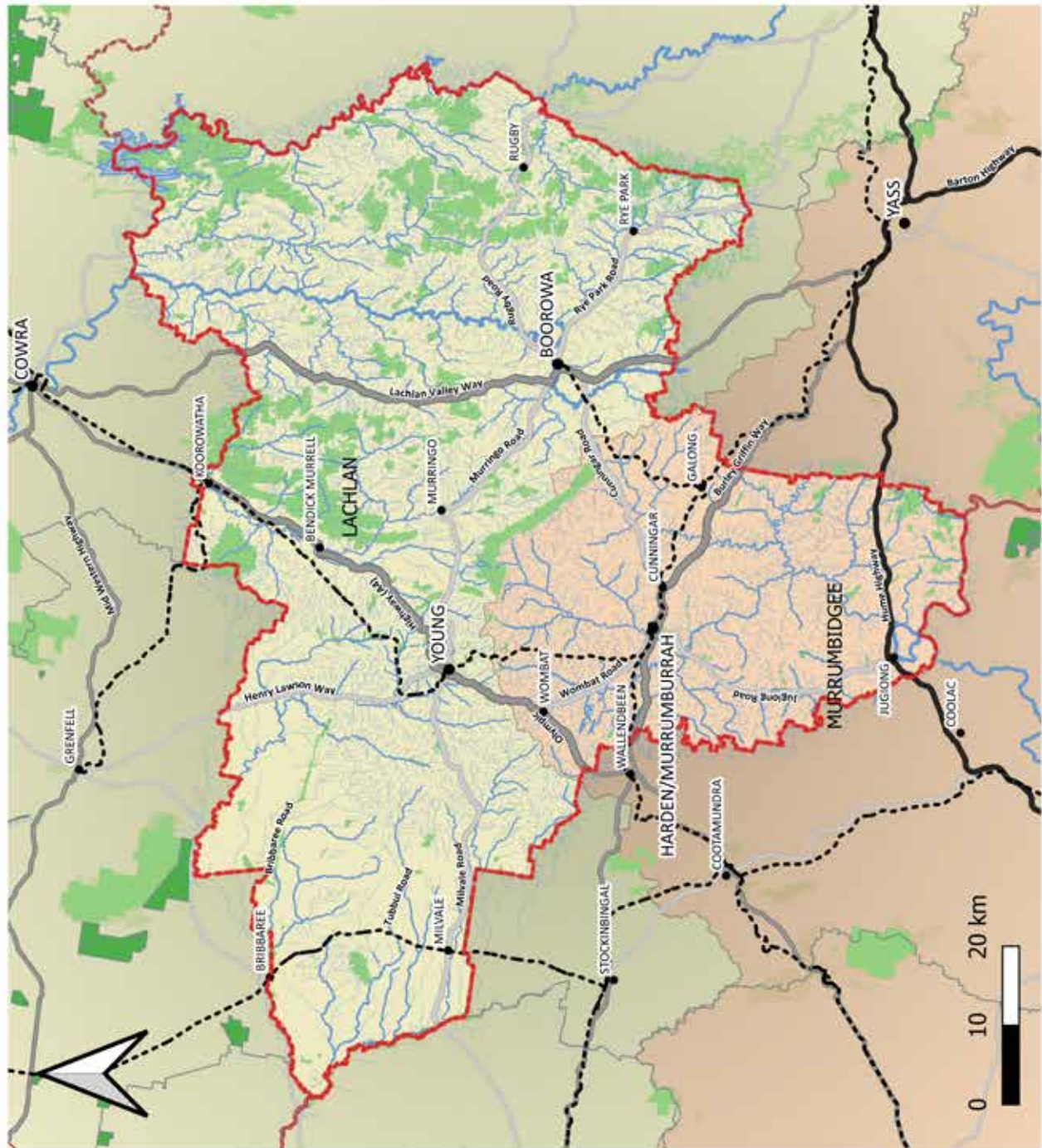
1. Confirm natural resources and biodiversity and cultural heritage values within Hilltops rural and conservation landscapes in conjunction with the State government and local communities to better inform future planning and management decisions.
2. Alterations to natural systems, such as natural flow regimes and floodplain connectivity, are minimised by effective management of riparian environments.

ACTIONS

1. Review:
 - a. conservation lands and corridors
 - b. natural resources and biodiversity values data
 - c. riparian corridor mapping and data
 - d. listing of biodiversity values within road reserves and crown lands to assist in future planning and management decisions including the development of the Hilltops LEP and DCP.
2. Confirm the provision and regular review of management plans by the State and Commonwealth governments for State and National Parks within Hilltops.
3. Development and review of roadside vegetation management plans.

Hilltops Natural Environment

- Legend**
- Hilltops LGA
 - Environment**
 - Vegetation
 - Wyangala Dam
 - State Forest
 - National Park
 - Major Water Courses
 - Creeks and Streams
 - Water Catchments**
 - LACHLAN
 - MURRUMBIDGEE





TOWN/URBAN LANDSCAPES

Amidst its rural landscape Hilltops houses the towns of Boorowa, Harden-Murrumburrah and Young. Each accommodates a range of uses including town centres, employment and residential precincts and a wide range of supporting services and activities. In addition, a mix of recreational, open space and community facilities.

The context for each town is different, all with their own history and drivers for their establishment and ongoing success. They operate in differing natural environments with varying levels of access to state and national infrastructure networks and markets. They also support differing surrounding rural economies.

The larger towns of Hilltops accommodate a diverse range of activities and have clearly identifiable precincts catering for various uses. They are central to the provision of services and accommodate a majority of Hilltops population. The liveability, productivity and sustainability of these towns and the precincts they comprise of is critical to the future of the Hilltops area and *Hilltops 2040*.

Sustaining the capacity for the towns of Hilltops to accommodate these precinct types is critical to ensuring these towns have the capacity to grow, mature and diversify in a sustainable manner. Recognising and supporting the diverse precincts they comprise of improves the capacity of these towns to accommodate what can at times be conflicting uses and also to recognise and support synergies between different uses. In addition, providing efficient and effective services that meet community expectations.

The town narratives provide an outline the specific roles of each precincts and summarise associated objectives, priorities and actions. In addition, the following intent and objectives are provided for the predominant precinct types found within the towns of Harden-Murrumburrah, Young and Boorowa. Further and more specific directions for the individual precincts can be found within the town narratives provided later in this document.

Town Centres and Main Streets

The focal point of each community in relation to commerce, social interaction and provision of community services. Easily accessed by vehicle, on foot or bike and able to accommodate a diverse range

of activities. Characterised by high levels of amenity, pedestrian friendly and safe public spaces and streetscapes. Buildings and streetscapes reflect and celebrate local culture and heritage while remaining robust and accessible, accommodating their diverse use and levels of activity over time.

TOWN CENTRES AND MAIN STREETS

OBJECTIVES

1. 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.
2. Provide for more dense residential opportunities that complement and support the role and scale of the commercial centre.
3. Create walkable, coherent, legible and high amenity streetscapes and public spaces.
4. Support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.
5. Enhance capacity to accommodate housing options while sustaining a vibrant and active precinct and streetscape.

PRIORITIES

1. Review land use planning controls and guidance in relation to:
 - a. Supporting capacity for premises to change use in a timely and efficient.
 - b. manner to sustain a vibrant and diverse main street or town centre.
 - c. the provision of housing options within town centres and main streets.
2. Develop carpark management plans and implementation programs for Young Boorowa and Harden-Murrumburrah town centres.
3. Confirm the status and capacity of utilities to accommodate future growth and changing demands.

ACTIONS

1. Encourage provision of well-designed shade in awnings or street trees along main streets.
2. Development of Master Plans for town centres and main streets outlining proposed approach and provision of (amongst other things):
 - a. Car parking
 - b. High quality, legible and accessible streetscapes and public spaces
 - c. Urban utilities
 - d. Heavy vehicle manoeuvring
 - e. Pedestrian connectivity
3. Establish and maintain an employment lands supply monitoring program identifying:
 - a. Current and projected supply of lands within Young town centre.
 - b. Capacity to accommodate changing demands as a result of changes in retail and services sector.

Inner Urban

To accommodate a diverse range of accommodation options utilising ready access to services and town centres. Provision of housing to suit a broad scope of household compositions through the provision of affordable and adaptable housing in addition to standard residential lots, townhouses and villas.

They are highly accessible by car, walking and cycling with high quality and high functioning streetscapes

and public spaces. The residential built form dominates, allowing for variable frontage setbacks subject to high quality and active building frontages and the provision of car parking on site.

Non-residential uses are supported where they support and sustain a high level of residential amenity at all times and do not require an upgrade of services above residential standards.

INNER URBAN

OBJECTIVES

1. Provide diverse housing options and allotment arrangements for all sectors of Hilltops communities.
2. Provide a high quality residential amenity, recognising potential impacts relating to proximity to commercial and town centre precincts and major traffic routes.
3. Building character and amenity that adds value to the existing amenity of the town, neighbourhood and street.

PRIORITIES

1. Establish a minimum lot size for residential zones supporting medium density development within proximity to the town centre.
2. Establish and review asset management plans to provide capacity and ability to service all allotments.
3. Develop greater direction and guidance in relation to design and development of:
 - a. residential allotments and servicing
 - b. townhouse, multi-unit, villa and adaptable housing.
 - c. non-residential development within inner urban areas and associated potential conflicts and impacts on amenity, carparking and heavy vehicle access.

ACTIONS

1. Encourage provision of well-designed shade along pedestrian ways, including the provision of street trees.
2. Develop accessibility mapping to identify residential locations suitable to the provision of adaptable and assisted housing.
3. Establish and review asset management plans to provide capacity and ability to service all existing and planned residential allotments.
4. Establish and maintain a residential lands supply monitoring program identifying:
 - a. inner residential land supply;
 - b. changes in demand for townhouse, multi-unit, villa and adaptable housing.

Residential Town Lots

To accommodate a diverse range of housing options and ancillary activities while providing a high standard of residential amenity. To have a high level of proximity to the diverse range of economic, social, civic, health and education facilities found within Hilltops towns. They are clearly identifiable as residential precincts in

their form and nature, fully serviced and include associated open space and recreation land and facilities.

Non-residential uses are supported where they support and sustain a high level of residential amenity at all times and do not require an upgrade of services above residential standards.

RESIDENTIAL TOWN LOTS

OBJECTIVES

1. Provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
2. Residential uses dominate with other uses limited to ancillary low impact activities which add to the liveability of the neighbourhood.
3. Provide diverse housing options for all sectors of Hilltops communities.
4. Provide and sustain neighbourhood facilities including local parks.
5. Provide quality and attractive streetscapes.

PRIORITIES

1. Development of master plans for areas zoned and planned for greenfield residential development to provide greater certainty in relation to:
 - a. road layouts
 - b. servicing
 - c. lot layouts
 - d. provision of open space
 - e. addressing topography, overland flow, flooding, soil types, indigenous values, and nature conservation values.

ACTIONS

1. Establish and review asset management plans to provide capacity and ability to service all existing and planned residential allotments.
2. Encourage provision of well-designed shade in street verges, including the use of appropriate street tree planting and their ongoing management.
3. Establish and maintain a residential lands supply and levels of services monitoring program.

Large Lot Residential

To facilitate the provision of residential lots in a semi-urban environment. Very low density of development with private open space predominant and

a high-quality residential amenity. Levels of service to reflect the level of development and associated costs of provision in comparison to town or urban residential development.

LARGE LOT RESIDENTIAL

OBJECTIVES

1. 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.
2. Residential uses dominate with other uses limited to ancillary low impact activities which add to the liveability of the neighbourhood.
3. Site coverage and profile of structures within Large Lot Residential areas remains low, supporting an open space aesthetic.
4. Provide diverse housing options for all sectors of Hilltops communities.
5. Provide rural residential lands supply subject to sustaining rural productive lands, natural resource values and a rural amenity.
6. Protect rural production lands from further fragmentation.
7. Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.

PRIORITIES

1. Develop infrastructure services plans for semi-rural lands adjacent to Young to confirm levels of service that will be provided taking into account:
 - a. costs of provision,
 - b. on-going management
 - c. network capacities.
 - d. topography, overland flow, flooding, soil types, indigenous values, and nature conservation values.
2. Confirm minimum lot sizes and land use outcomes for rural residential areas adjacent to Young as part of the development of the Hilltops Local Environmental Plan.
3. Confirm natural resource and agricultural land values in conjunction with the State government and local communities to better inform future planning and management decisions.

ACTIONS

1. Establish and review asset management plans to provide committed levels of service.
2. Establish and maintain a residential lands supply and servicing monitoring program, including rural residential lots.
3. Review native vegetation mapping data to assist in the protection and expansion of endemic vegetation use in rural residential areas.
4. Establish, sustain and enact Local Weeds Action Plans, in conjunction with regional Weed Action Plans to assist in sustaining rural productivity and protect endemic species.

Commercial

To accommodate a range of retail and commercial services within an attractive and highly accessible environment, where vehicular access dominates while safe pedestrian access and connectivity is available. Designed and managed to accommodate large footprint businesses and all associated parking and loading requirements. Quality and reliable urban services to all allotments, as well as fully sealed roads with kerb and channel.

High quality commercial precincts will also define the entries to Hilltops towns in particular the northern and southern entries to Young on the Olympic Way and the southern entry to Boorowa on the Lachlan Valley Way. Gateway elements will also be used to assist in providing a high level of amenity and productivity for commercial lands along Burley Griffin Way in Harden-Murrumburrah.

COMMERCIAL

OBJECTIVES

1. Re-enforce the role commercial precincts as the location for highly visible large footprint commercial activity.
2. To provide high quality gateways to Hilltops towns, through high quality streetscapes and landscaping as well as legible access and parking.
3. Ease of access including vehicular parking and pedestrian connectivity.
4. Provision of sufficient quality and serviceable land to cater for current and future demand.
5. Protect the capacity of commercial lands to be used for commercial purposes.

PRIORITIES

1. Development of master plans for commercial gateway precincts in Northern Young, Southern Boorowa, Eastern Harden and along Burley Griffin Way with Harden-Murrumburrah.
2. Establish clear and effective edges to commercial precincts where adjacent to residential activity to support commercial use.

ACTIONS

1. Encourage provision of well-designed shade in awnings or street trees along main streets.
2. Establish and review asset management plans to confirm capacity and ability to service all allotments.
3. Establish and maintain an employment lands monitoring program, including commercial lands supply and levels of servicing.
4. Encourage development of pedestrian connectivity within and accessing commercial precincts.

Industrial

To accommodate a range of economic activities and associated infrastructure and services. Designed and manage to support a range of business uses which rely on the capacity to operate without impacting on more sensitive precincts and activities within the town.

This is achieved within an attractive and highly accessible environment, where vehicular access dominates while safe pedestrian access and connectivity is available.

Lot and road arrangements accommodate large footprint businesses and heavy vehicles. All sites have the capacity to accommodate all associated parking and loading requirements. Quality and reliable urban services to all allotments is available, as well as fully sealed roads with kerb and channel.

To provide for changing economic demand and opportunities including greater synergies between local business and access to national freight networks. This includes identifying opportunities for industrial lands with the potential to accommodate regional logistics, warehousing and food processing.

INDUSTRIAL

OBJECTIVES

1. Accommodate uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odours.
2. 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.
3. Enhanced connectivity to freight and transport routes.

PRIORITIES

1. Prioritise the full use and servicing of available and planned industrial lands to cater for local demand in Young, Boorowa and Harden-Murrumburrah.
2. Establish and review asset management plans to confirm capacity and ability to service all industrial allotments.
3. Establish clear and effective edges to commercial precincts where adjacent to residential activity to support industrial use.

ACTIONS

1. Establish and maintain an employment lands monitoring program, including industrial lands supply and levels of servicing.
2. Investigate the potential of the Cunnigar precinct to accommodate large scale regional and national logistics, food processing, warehousing and associated industrial uses, benefiting from direct accessible from Burley Griffin Way and the Sydney-Melbourne rail corridor.

Open Space and Recreation

Within Hilltops towns and villages, open space and recreation areas play a diverse and significant role in quality of life, social interaction as well as community health and well-being. High quality active and passive open space and recreation areas can be found in all Hilltops towns and villages and sustaining them is essential to achieving the desired lifestyle, amenity and recreational opportunities current and future Hilltops residents.

Open Space and recreation areas in the towns of Boorowa, Young and Harden-Murrumburrah are greatly enhanced by their connectivity and accessibility. In particular, the direct connections between many open space and recreation facilities provided by pedestrian and cycleways. This high level of connectivity is an attribute of all three major towns and will be protected and enhanced over time.

OPEN SPACE AND RECREATION

OBJECTIVES

1. Continued provision of quality open space and recreation facilities to support the diverse needs of individual Hilltops communities.
2. Walkable, connected and accessible open spaces and facilities.
3. Encourage physical activity and social connection in public open spaces and recreation opportunities.
4. The provision of high quality facilities with the capacity to support host regional sport and recreation events and carnivals on a regular basis.

PRIORITIES

1. Develop and maintain an audit of Open Space and Recreation Facilities and associated infrastructure across Hilltops to inform future decision making and prioritisation.
2. Development proposals and master planning of greenfield residential areas to identify and plan for the provision of open space and recreation facilities.

ACTIONS

1. Develop an Open Space and Recreation Strategy for Young, Boorowa and Harden-Murrumburrah, identifying future needs and potential sequencing.
2. Develop a bicycle and pedestrian network management plan identifying missing links and future connections to accommodate growth.



INFRASTRUCTURE

Hilltops success and sustainability relies on quality and ready access to reliable infrastructure that meets community, business and environmental standards. Enhancing accessibility to national, state and regional networks is essential and with this, access to international gateways via air and sea ports. In addition, providing quality and reliable services to local communities which support the desired lifestyles of residents as well as ensuring local businesses remain competitive and grow.

However, a significant component of the infrastructure networks essential to Hilltops success are not owned or managed by Council and rely on major connections which run well beyond Hilltops boundaries. Therefore, working closely with, informing, advising and lobbying State and Commonwealth governments will be central to achieving Hilltops infrastructure objectives. This includes advocating for the inclusion of Hilltops objectives, priorities and actions within relevant regional, state and national infrastructure and economic strategies and commitments.

Hilltops 2040 discusses infrastructure throughout the document, providing context to where integrated land use and infrastructure objectives, priorities and actions are required. In addition, the following objectives, priorities and actions are provided summarising the intent and expectations of infrastructure networks which impact on the liveability and viability of Hilltops communities. These objectives relate to:

- Transport
- Communications
- Utilities

Hilltops Infrastructure Road and Rail

Legend

RAILWAYS

--- Railways

— Sydney to Melbourne Rail Line

— Proposed Alignment of Inland Rail

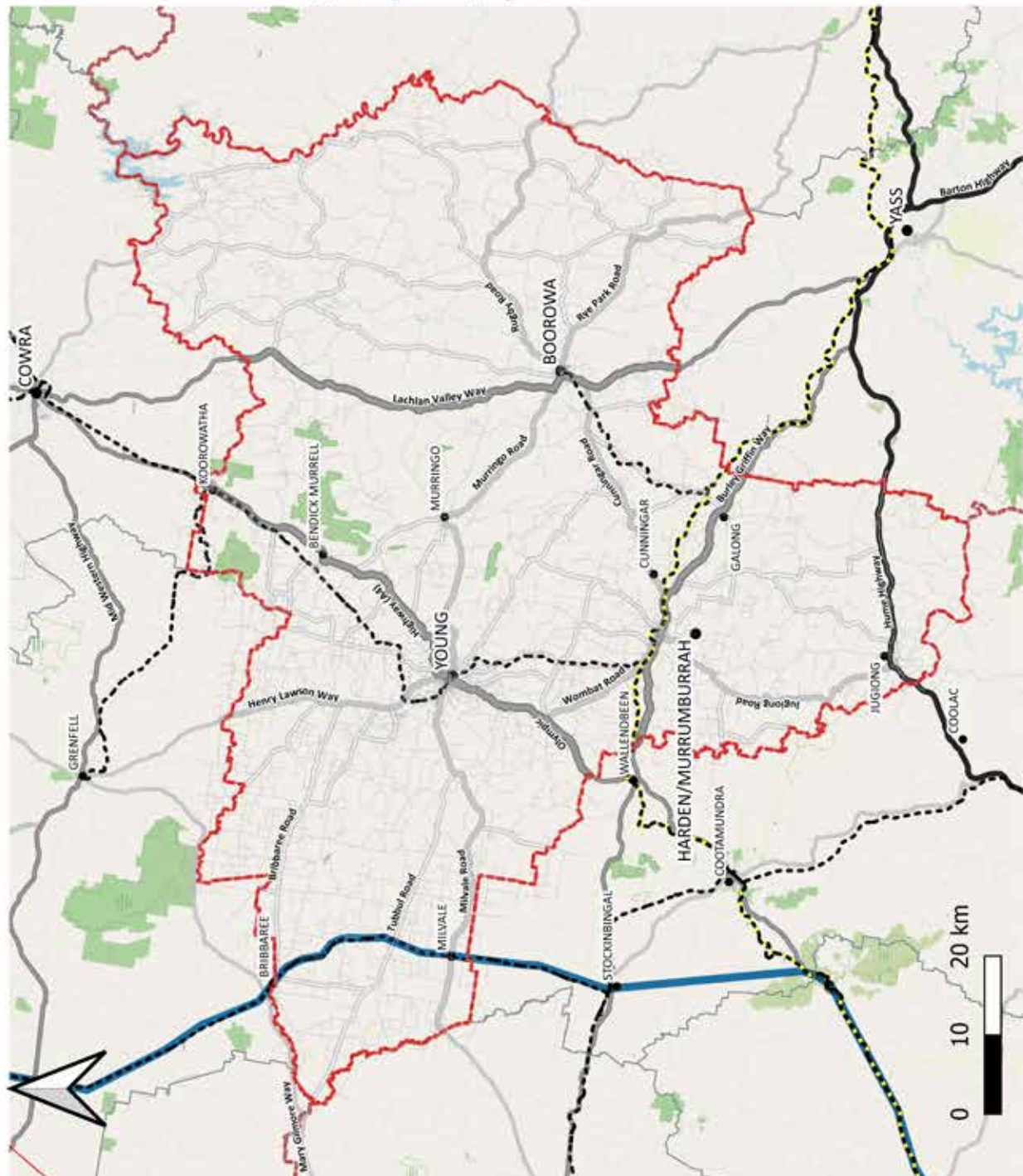
ROADS

— National Highway

— State Highway

— Regional Roads

— Local roads



Hilltops Infrastructure Utilities

Legend

Electricity

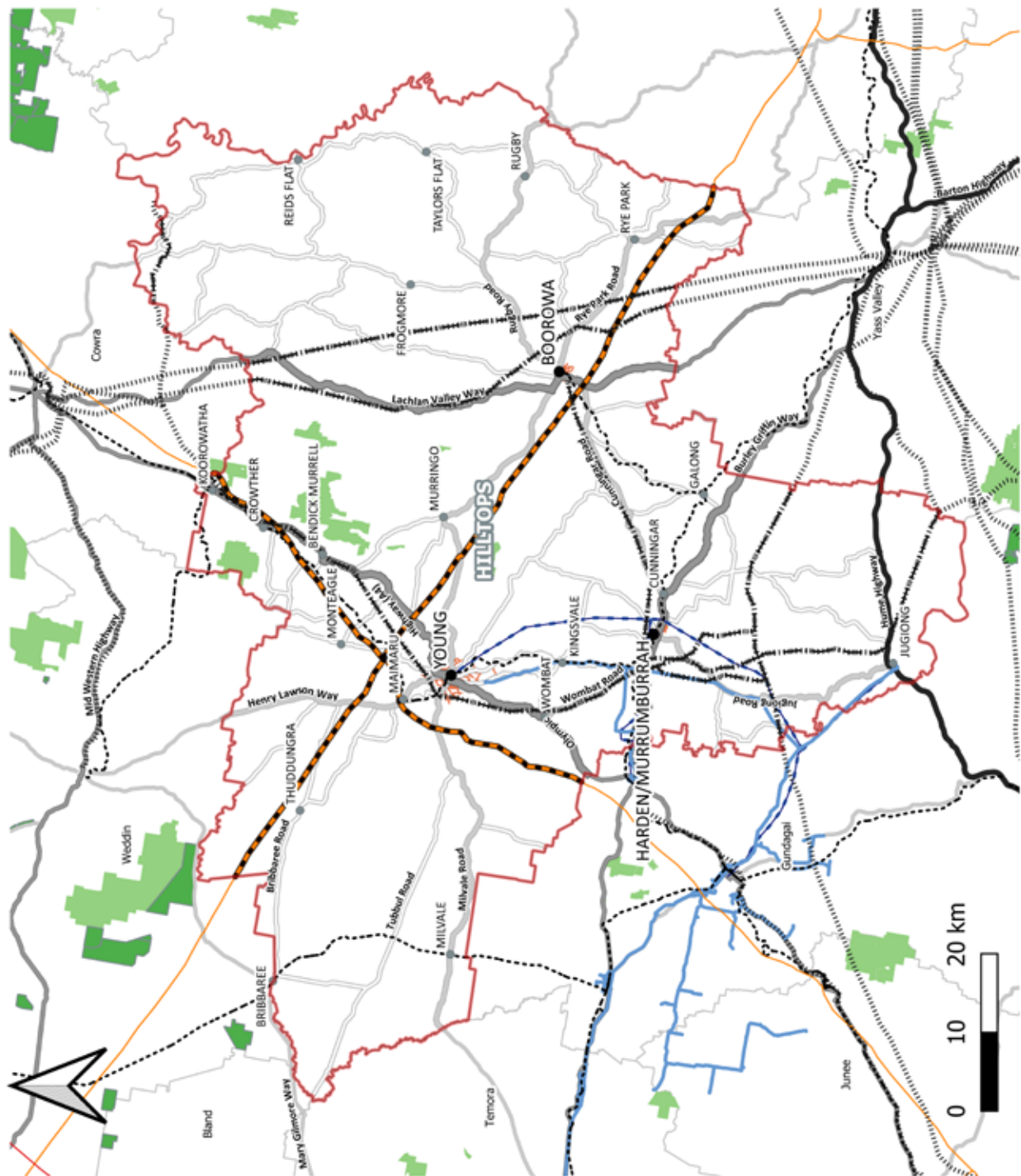
Electricity Transmission Line

Gas

Gas Pipeline

Water

Water Pipeline



Regional Transport Infrastructure



Transport

Hilltops is strategically located in the broader region with access via the State Highway network, the Regional Road network and the Main South Railway Line to key population centres such as Canberra, Sydney and Melbourne and international ports and airports. The transport network in Hilltops consists of:

- a network of state, regional and local roads, many of which support heavy vehicle movements including;
 - a. Hume Highway (National/State)
 - b. Olympic Highway (Regional)
 - c. Lachlan Valley Way (Regional)
 - d. Burley Griffin Way (Regional)
- a rail network with two active rail lines, including one planned for upgrade as part of the Inland Rail Project, and a number decommissioned rail lines and spurs including;
 - a. Sydney to Melbourne Mail Southern Rail Line
 - b. Blaney to Demondrille Rail Line (decommissioned rail line)
 - c. Galong to Boorowa Branch line
 - d. Koorawatha to Grenfell Branch line
- passenger transport services including a regional train and coach network, community transport services and taxis in the township of Young, Harden-Murrumburrah and Boorowa; and
- Air transport with Young Airport available for smaller private planes and charters and Canberra Airport within 2 hours driving distance.

TRANSPORT

OBJECTIVES

Developing and expanding freight networks by identifying, planning and prioritising:

- increased opportunities for freight movement;
- increased efficiency in use of road freight;
- improved accessibility and safety for heavy vehicles; and
- increased route options and opportunities for freight movements in Hilltops.
- Increased safety for all users of the road network
- Protecting efficiency of regional, state and national freight corridors and associated infrastructure.

Reinforcing access to freight hubs, regional centres and air and sea ports

- Continued lobbying of Commonwealth and State Governments to plan and provide critical state and regional Infrastructure to achieve greater safety, productivity and local connectivity. This includes:
 - Reopening of Blaney to Demondrille Rail line for freight movements, removing trucks from local and regional roads
 - The Barton Highway duplication, with better access from Hilltops to and from Canberra
 - Completion of the missing Maldon to Dombarton rail link in the movement of freight to Port Kembla.
 - Direct connections from Hilltops to Inland Rail, including further investigation of local opportunities for freight and logistics at Cunningar, Millvale and Bribbaree.

To achieve greater connectivity, local accessibility and attract new businesses and residents:

- Enhancing road links between Hilltops and the Hume Highway, by upgrading Burley Griffin Way and Lachlan Valley Way.
- Increasing capacity for inter-modal facilities with direct connections to Burley Griffin Way and the Sydney-Melbourne rail line.
- Regular review of transport infrastructure quality and capacity
- Investigate the potential of Young Aerodrome as regional facility

TRANSPORT

PRIORITIES

1. Development of a comprehensive transport strategy for Hilltops.
2. Renewal of bridges currently below required operational standards including:
 - a. Spring Creek
 - b. Hannans Road (Murringo Gap Road No2)
 - c. Cudgells Creek and
 - d. Wambanumba Bridge
3. Develop and sustain a quality Strategic Asset Audit Program, Management and Delivery Plan for Hilltops
4. The delivery of 'last mile' B-Double access within Hilltops
5. Upgrading sub-regional and regional road networks Hilltops Growth Key Routes and Through Routes to achieve B-Double grade access for their full length. This includes:
 - a. Jugiong Road
 - b. Murringo Road
 - c. Lachlan Valley Way
 - d. Henry Lawson Way

ACTIONS

1. Continue support and lobby for the Barton Highway duplication, with increased movements to and from Canberra.
2. Continued lobbying and support for the reopening of Blaney to Demondrille Rail line for freight movements
3. Upgrading sub-regional and regional road networks Hilltops Growth Key Routes and Through Routes including:
 - a. Chews Lane
 - b. Bribbaree Road
 - c. McMahons Reef Road
4. Truck Layover locations in Hilltops to support driver fatigue to be located on Lachlan Valley Way and Burley Griffin Way.
5. Develop a master plan for long term growth of Young airport.
6. Investigate development of pedestrian, cycle tourist trails and rail and road tourist routes linking to regional, state and national tourist trails.



Communications

Current levels of service are mixed, varying from high quality in towns such as Harden to non-existent in some rural villages and rural lands.

COMMUNICATIONS

OBJECTIVES

Provision and maintenance of world class communications to all towns and villages across Hilltops accommodating flexible work arrangements and working from home with connection to high speed internet.

PRIORITIES

1. Removal of identified mobile Black Spots in and adjacent to all Hilltops towns and Villages and along the full length of all state and regional roads.
2. Provision of NBN or satellite high speed internet to all properties across Hilltops.

ACTIONS

1. Smart Regions Partnerships with Commonwealth Government
2. Last Mile Telecommunications improvements to all Hilltops landholders

Utilities

Sustaining and achieving expected levels of service in towns and villages is a challenge with significant levels of works required to sustain current services. This is in addition to establishing and maintaining networks for other locations accommodating existing and planned growth.

Connectivity is available to State and National grids including:

- APA - Gas pipeline
- TransGrid - Electricity,
- Goldenfields - Water

UTILITIES

OBJECTIVES

To achieve consistency and be competitive to attract new businesses and residents and support levels of service expected by Hilltops Communities through:

- The provision of a water pipeline linking existing Jugiong to Young water line at Demondrille to Cunnigar and Boorowa.
- Prioritising the maintenance and upgrading of existing local infrastructure to accommodate current and future demand.
- Establishing and maintaining full urban services across all urban lands within Hilltops.
- The establishment of a Strategic Management plan for roll out of upgrades and maintenance of services.
- Protect the efficiency of current and planned regional, state and national utility corridors and infrastructure.
- Developing and committing to service plans and networks for land identified to accommodate urban growth.
- Consolidating urban service provision to lands identified for this purpose.
- The protection and buffering to prevent any adverse land development within gas pipeline, high voltage electricity and water pipeline easements.

Identify opportunities for:

- Linking commercial and industrial precincts to state and national energy grids.
- Expanding renewable energy sector, utilising proximity to the state and national electricity grid.

PRIORITIES

1. Work with State and Commonwealth government to establish a water pipeline linking existing water line at Demondrille to Cunnigar and Boorowa.
2. Develop and sustain a quality Strategic Asset Audit Program, Management and Delivery Plan for Hilltops.
3. Sewer Schemes for Wombat, Murringo and Jugiong.
4. Water Reticulation and Renewal (Across Boorowa, Harden-Murrumburrah and Young).
5. Sewer Reticulation and Renewal (Across Boorowa, Harden-Murrumburrah and Young).
6. Councils Waste Management Strategy.

ACTIONS

1. Renewal of water and sewer mains and treatment facilities.
2. Replacement of Sewage Treatment Plans at Boorowa and Harden.
3. Hilltops wide implementation strategies as a part of Councils Integrated Water Cycle Management Plans (provide infrastructure for growth areas only).
4. Waste to Energy business case supporting pilot waste to energy project.





HILLTOPS COMMUNITIES

STRATEGIC NARRATIVES FOR BOOROWA, HARDEN-MURRUMBURRAH & YOUNG

Each community of Hilltops requires a strategic response which reflects and responds to its individual character, values, opportunities and challenges.

To achieve this, *Hilltops 2040* includes a specific 'Strategic Narrative' for each of its largest towns: Boorowa, Harden-Murrumburrah and Young. Each Narrative summarises what has shaped each town, the state of its residential, commercial and industrial sectors, community facilities and open space.

The Narrative additionally outlines areas that are most likely to influence each town's future. A series of supporting land use and infrastructure objectives, priorities and actions are also provided, with recommended actions to advance Hilltops' planning control amendments.



BOOROWA



Boorowa Boorowa is a destination of choice, with many residents basing themselves within the township while working across various parts of the region. The town has a strong rural character, high quality and accessible open space network and a well defined and vibrant main street. Boorowa supports small to medium scale businesses ranging from construction, retail services, health, aged care and childcare services as well as education and agricultural research.

Sustaining Boorowa's character and amenity is key to attracting further residents and increasing investment within the town. In addition, opportunities will be provided for further residential growth through greenfield development and appropriate infill housing to increase supply and diversity while providing more accessible housing as demand increases.

Small to medium sized businesses (SMEs) are the heart of employment in Boorowa. Providing opportunities for new and existing businesses to grow within commercial and industrial lands, as well as home-based businesses and industry, will see Boorowa remain a prominent incubator for economic activity and provide a strong basis for economic growth. Additional industrial lands will be required to support new businesses and to facilitate the transition of

home-based economic activities as they outgrow home-based premises, giving them the capacity to grow and remain within Boorowa in the long term. While incubator businesses such as home-based business and industry will continue to be supported in residential areas, this will not be to the detriment of sustaining a high quality residential amenity.

Reinforcing the role of Marsden Street, in proximity to Pudman and Jugiong Streets, as the main commercial thoroughfare will be central to sustaining a vibrant main street that can capitalise on passing trade as well as providing services to local residents. Further growth and diversification will be supported including attracting higher level health and aged care services to support an increasing number of semi-retired and retired residents.

While sufficient suitable lands are available for projected and planned growth, the potential to attract and deliver growth within Boorowa is heavily influenced by the capacity to provide a secure water supply. Consequently, while the land use outcomes required to deliver healthy growth can be put in place, achieving this growth will be dependent on a significant improvement to water supply capacity and quality to ensure it can cater for current and future demand.

BOOROWA

Current Population	1,639
Current Employment	740
Projected Population (2036)	1,776

Source: Hilltops Profile ID: <https://profile.id.com.au/hilltops>

HIGHLIGHTS

Accommodate further residential growth within town and within the:

- Town residential lots in the Boorowa East Growth Area; and
- Rural residential lots in the Boorowa East and Boorowa South Growth Areas.

Sustain the high quality main street currently provided on Marsden Street, in proximity to Pudman and Jugiong Streets.

Accommodate the delivery of Industrial land in:

- Boorowa East;
- Boorowa South Growth Area; and
- Prioritise the provision of a high quality and sustainable water supply to the town to support further growth and the sustainability of the town.

Boorowa is located on the eastern banks of the Boorowa River emerging as a local centre for commerce, initially to support surrounding agricultural activity. Its role in commerce and hospitality grew with its use by people making their way west to the goldfields with the town providing general goods and services as well as being a base for some of the area's earliest banks.

The town is surrounded by rural lands delivering some of the best fine merino wool in the world. Boorowa is identified by its rural character and late nineteenth and early twentieth century architecture which is evident in the brick residences and commercial facades of buildings along Marsden Street and surrounds.

Marsden Street is the main thoroughfare through town

and operates as part of the Lachlan Valley Way, linking Canberra and the Hume Highway to the south east with Young and Cowra to the west and north respectively.

Levels of service within Boorowa increased into the early twentieth century with the establishment of the former Boorowa rail connection to the Sydney-Melbourne line and the establishment of the court house and post office on Marsden Street. While the court house and post office no longer operate from these buildings their influence is still evident in the emergence and continuation of Marsden Street as Boorowa's main street. The rural character, heritage flavour and village style of commercial development along the main street has made it a favourite for day trippers from Canberra as well as visitors from further afield.

ECONOMIC DEVELOPMENT

Local level retail, hospitality, commercial and health services are provided predominantly along two blocks of Marsden Street and intersecting Pudman Street. A council administration office and library can be found adjacent on the corner of Pudman and Market Street, backing on to central parkland which surrounds Ryans Creek. This cluster of commercial activities and public facilities provides a very walkable town centre easily accessible from the majority of the town by foot, bicycle or car. Additional commercial services can be found in proximity to the corner of Brial and Court Streets. Commercial parking in town is predominantly located on the main street. Many commercial buildings abut the street frontage, adding to the strong character and pedestrian amenity of the town centre. To sustain this, priority shall be given to on-street and rear-access parking to ensure the character of the main street is retained.

In addition to local retail and commercial services, Boorowa accommodates two small industrial areas supporting small to medium light industry activity. These are located in the north east of town, adjacent to Brial Street and the Boorowa River, and at the southern entrance to Boorowa, along the western side of Lachlan Valley Way. An additional approximately 40 hectares of industrial zoned land is available adjacent to these estates. The town also contains a diverse range of home-based economic activities ranging from professional services to home industry.

Development of the industrial lands fronting Lachlan Valley Way have the potential to enhance the southern gateway to Boorowa and the avenue of poplar trees currently in place. High levels of amenity for industrial

development along this frontage will be required. In addition, vehicular access to Lachlan Valley Way will be limited, requiring the provision of service roads or alternate access.

While surrounding agricultural activity remains a backbone to the Boorowa economy, emerging industries such as renewable energy facilities including wind farms are generating more demand within the town for services as well as both short and long term accommodation. The recent establishment of the CSIRO research facility five minutes from town will also generate further growth. Accommodating and seeking additional alternate and suitable uses that can operate in conjunction with agricultural activity will be central to generating economic growth in the area and increasing levels of service and demand within Boorowa.

Like many Australian regional towns Boorowa has experienced the impacts of financial and government services being centralised, reducing shopfronts and services in many rural communities. It has also experienced the loss of traditional local retail services such as butchers and grocers. However, Boorowa's main street is catering more and more for an emerging tourism, short stay and day tripper market which has seen the emergence of boutique furniture and haberdashery style stores and supported growth in hospitality services such as coffee shops and take away foods. The challenge for Boorowa is to leverage this growing visitor market into longer term and permanent stays to support the provision of a greater level of local services within the town.

COMMUNITY SERVICES

A combined primary and secondary school as well as a catholic primary school are located within the town. Boorowa also contains a local hospital providing primary level services with a retirement village adjacent. The town is also serviced by various places of worship including the Uniting Church and St Patricks Catholic Church.

Boorowa residents utilise higher order retail, health, social and commercial services provided thirty minutes to the west in Young and tertiary level retail, commercial, education and health services located

ninety minutes to the south east in Canberra. Both these locations also provide additional employment opportunities with a significant number of Boorowa residents commuting to Young and a growing number to Canberra. Opportunities to improve accessibility to these larger towns and cities will be an important factor in attracting residential growth to Boorowa in addition to sustaining a high quality living environment, urban levels of service and competitive housing prices.

RESIDENTIAL DEVELOPMENT

In addition to an ageing population, a significant number of visitors to Boorowa are aged over fifty-five. This is likely to be a major contributor to population growth as people look for opportunities to retire or semi-retire in a rural township with a relaxed lifestyle and comparably more affordable housing costs. This is likely to create additional economic and employment opportunities in health and aged care services which will in themselves generate more interest in people aged over fifty-five moving to the town. Identifying these opportunities and the scale, style and location of these services that can add to the character and amenity of the town, including the vibrancy of the main street should be investigated and planned for.

Current housing stock within Boorowa is dominated by single storey detached dwellings on large town lots greater than 800m². There are limited numbers of cottages and villas within the town as well as a small number of semi-detached and detached aged care housing. The south eastern side of Boorowa accommodates a significant number of large lot semi-rural properties containing a large proportion of the town's most recent housing stock.

Lands have been identified and zoned for future residential development on the eastern edge of the town (east of Long Street) and on the southern edge (adjacent to the Lachlan Valley Way). While a sufficient amount of land is identified further work is required to identify what is required to progress the lands towards

delivering additional housing stock, including how this will be potentially staged and serviced. The potential road and lot layouts to accommodate future demand, while also integrating with existing networks and the character of the township, will be considered.

A greater diversity of housing stock, particularly cottages and villas that complement the scale and style of built form found in Boorowa, will assist in providing the range of housing stock likely to be in demand in the future. This includes the capacity to accommodate residents in all stages of life and the variety of household compositions found within the town. However, while supporting a more diverse range of housing, this cannot be to the detriment of the existing amenity and the character of the town which is one of its greatest assets.

The development of more small lot, semi-detached and villa housing will also involve adaptable housing measures, allowing current residents and those living on surrounding rural lands to remain independent and local for longer. This is to be achieved while sustaining the rural township character of Boorowa and in locations which are easily accessible on foot from the main street and open space network. This includes utilising lands in and around the town centre. By accommodating shop-top housing, rear lane accessible villas and other appropriate dwellings, further vibrancy can be introduced to the town centre while sustaining its commercial and heritage character.



GROWTH PRECINCTS

Boorowa River and its associated floodplain limit the capacity of the town to expand to the west and north. However, lands suitable for further residential growth have been identified to the east and south. In Boorowa there are over 340 R1 General Residential lots with an area greater than 2,000m². If these lots were serviced and subdivided into two, producing 680 lots, this land supply would be sufficient to accommodate residential growth for the next 55 to 70 years. This does not include land for rural residential development that is available but yet to be acted upon. In addition, 40ha of industrial land is identified for future growth.

However, further planning of these areas is required to establish location and extent of proposed roads and services and to accommodate other matters including achieving appropriate water pressure, the proximity of the Boorowa waste transfer station, existing uses and encroachment into the floodplain.

To guide future development and the effective and efficient provision of services, concept plans have been developed for areas previously zoned but as yet undeveloped or serviced. This includes concept plans for Boorowa South and Boorowa East.

INFRASTRUCTURE

Boorowa businesses and residents benefit from urban level services which – with the exception of water supply – have the potential to support projected and planned growth. The town is fully sewered with access to town water and telecommunication services. Kerbside waste services and a refuse facility are also provided. Most roads within town are sealed.

The two biggest challenges relating to infrastructure and servicing are a guaranteed water supply to

accommodate planned and projected growth and a coordinated and integrated roll out of services and infrastructure to develop residential and industrial precincts. Both these issues require urgent action to ensure growth can be accommodated, infrastructure can be managed effectively in the long term and lands in and adjacent to the town are used to their best advantage.



OPEN SPACE & RECREATION

Boorowa benefits from an extensive and easily accessible open space network connected by shared cycle-pedestrian paths. The central park located along Ryans Creek contains sports fields, passive recreation spaces, a skate park and the Boorowa swimming pool as well as shared pedestrian and cycle links to the parklands along the south eastern bank of Boorowa River. The showgrounds provide more formal sports fields catering for a range of pursuits as well as accommodating the racecourse and a range of sheds supporting local recreational and social group activities. Red Hill Conservation Park provides an additional passive recreation area on the eastern side of town.

Opportunities to extend and link the open space corridors and the shared pedestrian and cycle networks

should be considered in the planning of undeveloped zoned lands in Boorowa East and South. This includes the potential to provide an open space corridor from Boorowa River in the north, heading south along the ridgeline currently supporting the town's water reservoir towards the Boorowa Cemetery. In addition, provision of a southern open space corridor linking between the showgrounds and the cemetery. In addition to providing a high quality edge to the town, this would provide a high quality pedestrian and cycle circuit around the township. A further link using the existing road network linking the proposed southern corridor to the golf course and adjacent parkland would further enhance accessibility as further growth occurs in the town's south.

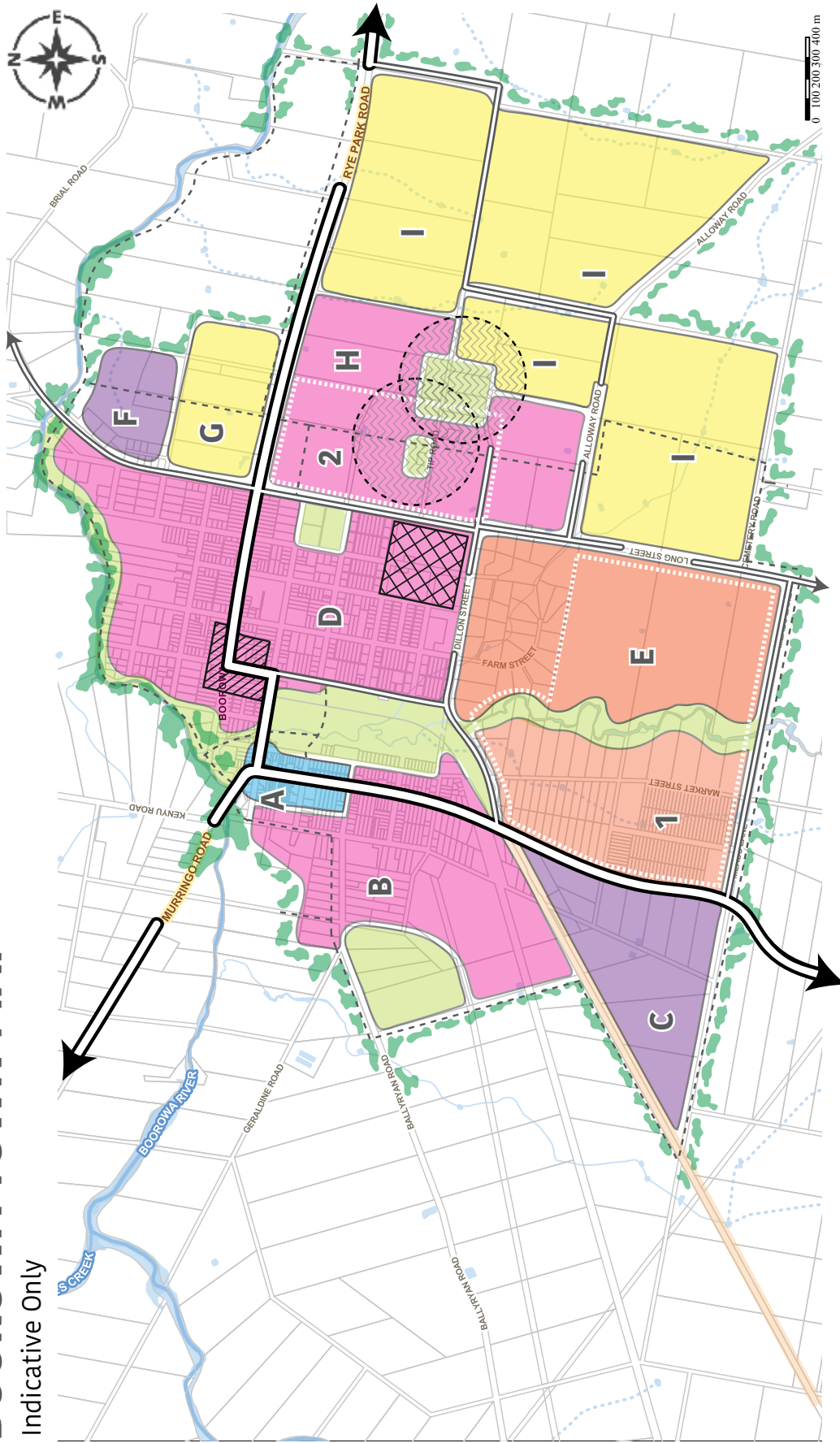
CHARACTER AND AMENITY

The town has a high level of amenity and this is reflected in the number of people who choose to reside in Boorowa despite travelling significant distances to work. This distinctive rural township character and amenity are major attributes of the town and sustaining it will be central to attracting further growth and people choosing to reside here over similar and larger sized communities in the region. These attributes are also likely to result in further growth in persons over the age of fifty-five choosing to retire or semi-retire within Boorowa. Sustaining this growth and the capacity of these people to remain in the town will be subject to further improvements in aged care and health services. This would also generate further employment opportunities within the town.

Well defined edges to the north and west created by the river, present an opportunity to provide similar green edges and corridors to the east and south. In addition to enhancing the amenity, open space and recreation opportunities for the town, these corridors would play a major role in separating residential activities from agricultural activities and the potential impacts of spray drift. They would also provide a clear boundary between the town and rural lands, reinforcing the importance of protecting high quality agricultural lands.

BOOROWA TOWN MAP

Indicative Only



PRECINCTS

- A. Boorowa Town Centre
- B. Western Residential
- C. Southern Industrial
- D. Central Residential
- E. Southern Large Lot Residential
- F. Northern Industrial
- G. Large Lot Residential
- H. Eastern Residential
- I. Eastern Rural Residential
- Northern Boorowa Commercial
- Hospital
- Buffer Zone around Tip

LEGEND

- Town Centre
- Industrial
- Residential (>800m²)
- Large Lot Residential (>1500m²)
- Rural Residential (No Servicing = >2ha)
- Biodiversity Corridors
- Open Space/Recreation
- Rail Line

- Main Road/Highway
- Other Road
- Walking/Cycling Corridor

CONCEPT PLAN AREAS

- 1. Boorowa South
- 2. Boorowa East

BOOROWA

STRATEGIC OBJECTIVES

ECONOMY AND EMPLOYMENT

OBJECTIVES

1. Facilitate the growth of existing Boorowa businesses on site or in town.
2. Increase capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.
3. Increase capacity for accommodating small business and industry as ancillary uses on residential lots greater than 1,000m², subject to sustaining residential amenity as a priority.
4. 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.
5. Accommodate non-residential development in the Brial & Court Streets precinct where it sustains residential amenity and enhances site heritage values and streetscape.
6. 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.
7. 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.
8. Provide further direction and guidance for the development of industrial lands fronting Lachlan Valley Way as a southern gateway to Boorowa.
9. Investigate potential expansion of CSIRO research facility and establishment of associated economic activities within Boorowa.
10. Increase short term accommodation options within Boorowa.

PRIORITIES

1. Provide sufficient supply of employment lands in the revised LEP to cater for projected growth for a minimum of ten years.
2. Develop concept plans for the provision of roads and services for greenfield industrial lands in the east and south of Boorowa to inform land owners and Council in future decision making.
3. Review planning requirements to support the potential for home based businesses in residential areas, subject to sustaining residential amenity and not increasing demands on roads and services.

ACTIONS

1. Concept plans for road and servicing layouts to be completed for employment and residential zoned lands on the:
 - southern edge of Boorowa adjacent and proximate to Lachlan Valley Way; and
 - eastern edge of Boorowa adjacent and proximate to Rye Park Road and Long Street.
2. Review B2 zoning to accommodate a broader range of uses subject to achieving overall objectives for the town centre.
3. Review R1 and R2 zoning controls to support economic activities where ancillary to, and sustaining, residential amenity.
4. Develop further guidance to assist in sustaining the main street character of Marsden and Pudman Streets, including streetscape, landscape and carparking guidelines.
5. Develop guidelines for appropriate redevelopment of commercial heritage buildings in the Brial & Court Streets precinct.
6. Develop further guidance for supporting short term and long term residential accommodation within Boorowa Town Centre subject to being designed and managed to support economic activity including a night time economy.
7. Amend planning controls and guidance to ensure the commercial streetscapes of Marsden and Pudman Streets are protected and enhanced and associated car parking is achieved predominantly at the rear of sites with more effective use of on-street parking.
8. Investigate the potential for further intensive agriculture and research and development activities on Cunnigar Road in proximity to the CSIRO research facility.
9. Investigate the potential for the development of tourist trails connecting Boorowa to Galong, potentially utilising the former rail corridor.

RESIDENTIAL

OBJECTIVES

1. The orderly delivery of additional residential lands and associated roads and infrastructure to accommodate planned and projected growth.
2. Provide housing stock to suit diverse needs, catering for all stages of life and levels of ability. Increase the capacity for existing and future Boorowa residents and persons residing on surrounding residential lands to live safely, comfortably and actively within the Boorowa community for as long as possible.
3. Provide residential lands that accommodate future demand and reinforce the existing amenity and character of the Boorowa township and main street.
4. Accommodate infill development, including medium density and shop-top housing where future residents can benefit from proximity to services and the housing enhances the character and vibrancy of the town centre.
5. Facilitate the delivery and protection of lands already identified for new residential development.

PRIORITIES

1. Continue to lobby for the provision of a secure water supply as soon as practicably possible to accommodate planned growth beyond the life of this strategy.
2. Develop precinct plans for greenfield areas to the east and south of Boorowa to assist in the planning and delivery of integrated road networks and services.
3. Develop a concept plan for the town centre and surrounds (approximately 400m radius) to identify opportunities to accommodate further accessible small lot and shop-top housing compatible with the scale and character of the area.

ACTIONS

1. Develop precinct plans for lands identified for future residential growth:
 - a. Boorowa East in proximity of Long Street and Rye Park Road; and
 - b. Boorowa South, in proximity to the Lachlan Valley Way.
2. Develop further guidance on medium density housing and the development of a 'secondary dwelling' to accommodate diversity while reinforcing the character and amenity of Boorowa's streetscapes and existing residential areas.

INFRASTRUCTURE

OBJECTIVES

1. The provision of quality and secure urban services including water and sewer to all allotments within the Boorowa township.
2. Integrated plans for future road and service networks, identifying sequencing and priorities.
3. Provision of sealed road network with kerb and channel in areas identified for urban development.

PRIORITIES

1. Provision of a secure town water supply.
2. Integrated land use and infrastructure plans for identified growth areas.
3. Long term plans for key urban infrastructure assets including water reservoirs and waste management facilities.

ACTIONS

1. Council to continue to advocate and lobby for the provision of a secure water connection to Boorowa capable of accommodating long term demand.
2. Council to develop integrated concept plans for proposed growth areas identifying proposed road networks, pedestrian and cycleway networks, as well as water and sewer connections and networks.
3. Development of concept plans and associated guidance and standards for areas identified to accommodate growth in Boorowa East and Boorowa South.

COMMUNITY SERVICES

OBJECTIVES

1. Sustain the quality and range of community services found within Boorowa in collaboration with the local community.
2. Work with the community, business and State and Commonwealth Governments to plan and fund the long term management of community services to ensure they fulfil community expectations and needs.
3. Utilise land use and infrastructure planning and management to identify and protect the value of community services and associated assets within Boorowa.

OPEN SPACE AND RECREATION

OBJECTIVES

1. Sustain the high quality open space network of Boorowa and ensure the same levels of service and access are provided as new greenfield areas develop.
2. Develop management plans for the open space network to ensure facilities align with current and future demand and provide for the integrated management of the showground site and the diverse range of uses and organisations that use it on a regular basis.
3. Plan for the development and delivery of an open space biodiversity corridor along the eastern, southern and south western edges of the township linking to established open space corridors along the Boorowa River via the Boorowa Showgrounds. The corridor would be designed and located to provide a quality visual edge to the town accommodating revegetation of endemic species, supporting the local Superb Parrot population and also housing a shared pedestrian and cycle path circling the town.

Locations and corridors which will be the focus and what this will look like.

PRIORITIES

1. Include extensions to the shared pedestrian and cycleway network as part of any concept plans for new greenfield precincts.
2. Develop a management plan for the Boorowa Showgrounds.

ACTIONS

1. Develop a concept plan and further guidance for the proposed open space biodiversity corridor surrounding the town.



GROWTH PRECINCTS – BOOROWA

Boorowa South (Residential and Employment Lands)

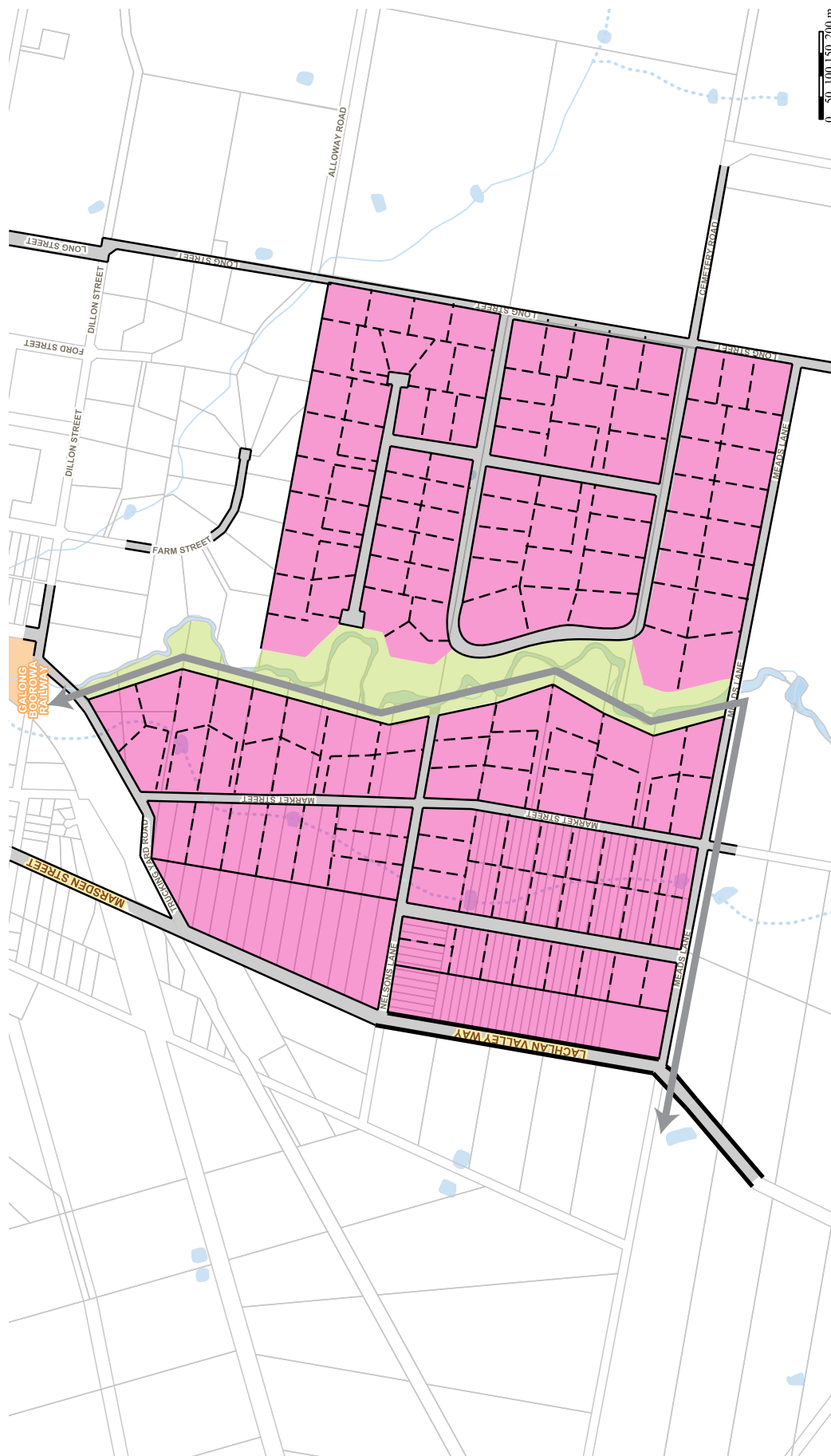
- a. A mix of industrial and low density residential lands: industrial west of Lachlan Valley Way, residential adjacent to the east through to Long Street.
- b. Residential lots with connections to town water and sewer. Average lot size of 2,000m², with a minimum of 1,500m². Where town services are not provided, minimum lot size of 20,000m².
- c. Support commercial and light industry fronting Lachlan Valley Way subject to the construction of service roads to provide safe access to the highway and high standards of amenity to be an effective gateway to the town.
- d. Industrial development subject to effective resolution of stormwater and local flooding.

Boorowa East (Residential and Rural Residential Lands)

- a. Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and large lot residential lands to the east.
- b. Residential lots to average 800m² in size with a minimum size of 600m². Lot and street arrangements to be consistent with, aligning to and connecting with the existing grid pattern.
- c. Large lot residential in the eastern section of the precinct with town water and sewer services. Average lot size of 2,000m², minimum 1,500m². Where sewer connections are not utilised, minimum lot size of 20,000m².
- d. Road connections provided between Rye Park Road, the waste transfer station and Alloway Road, west of the existing waste transfer station and the reservoir.
- e. Provision of a north-south open space corridor from the Boorowa River, east of Rugby Road, to Alloway Rd, in line with the existing water reservoir.
- f. Long term management plans for the reservoir site and waste facility to accommodate long term expansion or residential development in the southern area of the precinct.

BOOROWA SOUTH STRUCTURE PLAN

Indicative Only



LEGEND

- Residential (>800m²)
- Biodiversity Corridor
- Indicative layout
- Walking/Cycling Corridor

BOOROWA EAST STRUCTURE PLAN

Indicative Only



LEGEND

- Residential (>800m²)
- Large Lot Residential (>1500m²)
- Biodiversity Corridor
- Laneway
- Walking/Cycling Corridor
- Buffer Zone, Tip and Town Water



HARDEN-MURRUMBURRAH

The Twin Towns of Harden and Murrumburrah

have a rich history from pastoral farming, gold rush mining, to being a busy railway junction township and the location of the Light Horse Muster. Harden-Murrumburrah is surrounded by picturesque and fertile agricultural lands supporting broad scale grain production.

The agricultural lands of Harden and Murrumburrah produce some of the best grain and stock in NSW. Within the townships, local industries share strong relationships with surrounding farms, providing agricultural supplies and services as well as freight

and logistics. Local businesses also provide local level retail and commercial services catering for both local and visitor demand.

Harden and Murrumburrah are located and shaped as a result of the adjacent national Sydney to Melbourne Rail Line and the Burley Griffin Way. These two major pieces of infrastructure are the spines of the two towns running east-west. The long term sustainability and growth of both towns relies on capitalising on access to the rail and road corridors and building their capacity and reputation to locate businesses and services reliant on high quality access to the nation's infrastructure network. Also creating a high quality environment for residents and visitors with ready access to town services and employment.

HARDEN-MURRUMBURRAH

Current Population	2,158
Current Employment	810
Projected Population (2036)	2,268

Source: Hilltops Profile ID: <https://profile.id.com.au/hilltops>

HIGHLIGHTS

- Leverage off east-west corridor of national infrastructure (Burley Griffin Way / Melbourne-Sydney rail corridor);
- Strengthen the town centres of Neill Street and Albury Street, proximity to Bathurst St, as town 'main streets'.
- Establish and strengthen industrial 'bar bells' at the town entrances along Burley Griffin Way.
- Expand and connect the open space network.
- Support in-town residential growth to the east and adjacent to the hospital precinct.
- Support larger residential lots in South Harden.
- Plan for a future industrial and freight-transport hub at Cunningar.



Harden-Murrumburrah is located along the Main Southern Rail Line between Sydney and Melbourne, the Burley Griffin Way, and is separated by the Murrumbidgee Creek. Murrumburrah was the original settlement, following Hamilton Hume's exploration west, and was formally established a few years before the Gold Rush, in 1848. Following initial settlement, Murrumburrah expanded to provide retail and other local services to the community.

The construction and subsequent opening of the railway on 12 March 1877 changed Murrumburrah dramatically, opening up the area with local produce having better access to national markets. In addition, manufactured goods could be imported into the town more easily.

The introduction of the railway also resulted in the emergence of Harden, centred around a new railway station located to the east of Murrumburrah. The location of the station here instead of Murrumburrah was due to the terrain, with the chosen location on top of a ridge adjacent to the town. As a result, Harden emerged as a railway centre, consisting of a railway workshop, refreshment rooms and the junction for the Blayney line and Main Southern Line. With this Harden saw significant growth in residential development as railway workers moved to the town.

Both towns at different periods of time benefited from travellers whether to and from the 1880's Gold Rush

and the development of the train line and railway station. The towns boomed in the early twentieth century and would continue to do so for some years. Travellers stopped overnight in town looking for refreshment and rest, whilst railway workers lived and created a vibrant community.

The Burley Griffin Way is the predominant corridor through the twin towns and provides excellent views of the nearby cropping country particularly when the canola is flowering during spring. This includes the views up and down the hill to Allsopps Mill and Trinity Catholic Church in Murrumburrah and to the spires of St Anthony's Catholic Church at the top of the hill in Harden.

Harden is identified by its rural character and late nineteenth and early twentieth century architecture including the brick residences and commercial facades of buildings along Albury and Neil Streets and surrounds. As part of Burley Griffin Way, Albury Street is the main thoroughfare through Harden while Neill Street, which runs parallel and adjacent to the railway station, is the commercial main street for local retail and services.

The rural character and village style of commercial development adjacent to local parks along the Burley Griffin Way, particularly at Murrumburrah, has made it a favoured stop for travellers visiting or making their way through the twin towns.

ECONOMIC DEVELOPMENT

Harden Murrumburrah has two commercial business districts providing local level retail, hospitality, and commercial businesses, predominantly along Neil Street in Harden and Albury Street in Murrumburrah. Further commercial activity can be found in adjacent streets and dispersed along Burley Griffin Way.

Harden's town centre is on Neill Street, one block north and parallel to Burley Griffin Way. It is the main commercial precinct in the two towns. Neill Street houses everyday commercial activities from banking, post office, supermarkets, retail outlets and restaurants. The landscaped main street with wide footpaths and nose in parking operates as an attractive main street. A council administration office bookends the western end of the main street and the railway station and pub bookend the eastern end.

Since the decline of local use and limited access to the railway, Neil Street has undergone significant change with several businesses including pubs closing. Despite this the old used commercial buildings are a significant component of the Neil Street streetscape and consideration is required for re-purposing these buildings over time.

The commercial frontage of Neill St from East Street to Stair Street has a scattered number of commercial premises, sharing the street with residential premises. A challenge for Harden, and in particular Neill Street, is to sustain and grow local services. Retail growth should be focused at this location to allow it to be an active and vibrant main street.

The main street of Murrumburrah clusters mostly around retail and food premises and an historic pub. Allsopps Mill stands as a landmark in the town, adjacent to Albury Street. The future use of this site needs to be considered, especially how it can play a major role in strengthening Albury Street as a local destination and potentially link to the rich heritage of the area. The Murrumburrah Visitor Centre and petrol station provide a location along Burley Griffin Way to cater for travellers to stop at the Light Horse Reserve and take a break before travelling west or east. Future consideration of nose-in car parking along Albury Street may assist with safety and ease of access to the Murrumburrah precinct.

The challenge for Murrumburrah is to cater to and attract passing traffic in a safe and attractive way, leveraging off its history, including links to the Australian Light Horse and transportation.

With extensive frontage to Burley Griffin Way, both Harden and Murrumburrah have the potential to accommodate a mix of freight and logistics related activities. In addition, redevelopment of residential sites directly fronting Burley Griffin Way / Albury Street may have the potential to support small supporting businesses and light industry, subject to adequately addressing potential impacts on adjacent residential development.

Further development of economic lands fronting Burley Griffin Way will be expected to provide a high standard of amenity, reflect their prominent location and their impact on the visitor experience to the town. Economic lands at the eastern entry to Harden will also be required to reflect their role as a gateway to the town.

CUNNINGAR PRECINCT

Surrounding Harden-Murrumburrah is one of the most reliable and highest yielding cropping regions in Australia. Located 5km east of Harden, along the Sydney to Melbourne Main Southern Railway Line, the Cunnigar Grain Transfer Station provides 24 hour rail cycle times to Port Kembla for export to international and various domestic markets and is capable of loading a 44 wagon train with grain with loading rates of 1,000 tonnes per hour. Adjacent to the siding is a grain storage and receival complex including bulk storage bunkers to the south and east. This is a vital piece of infrastructure that supports both local and regional farming enterprises.

The potential to expand the Cunnigar precinct should be investigated, utilising its direct access to the Main Southern Railway Line and Burley Griffin Way. In addition to its potential use for logistics, it also provides the potential to accommodate a regional level industrial estate suitable for businesses requiring large floor space and benefiting from proximity to major agricultural production as well as national freight networks. The location is approximately 90 minutes from Canberra and less than 30 minutes from the Hume Highway.



COMMUNITY SERVICES

Harden residents utilise district and regional level retail, health, social and commercial services thirty minutes to the north in Young and tertiary level retail, commercial, education and health services located ninety minutes to the south east in Canberra and south west in Wagga Wagga. Both these locations also provide additional employment opportunities with a significant number of Harden residents commuting to Young.

Harden houses the Murrumburrah High School with Murrumburrah the location of the local public primary school and Trinity Catholic Primary School. The town is also serviced by various places of worship including the Uniting Church, Anglican Church and St Anthony's Catholic Church at the top of the hill in Harden. Access to health services for the community is through the Murrumburrah-Harden District Hospital on Swift Street and the Kruger Medical Centre in Harden.

Hilltops Council provides community facilities to cater to the local community. These include the Harden Library and Hilltops Council Offices along East Street, with the Harden Caravan Park and adjacent Harden

Swimming Pool. Murrumburrah includes a visitor information centre adjacent to Allsopps Mill.

Emergency Services include Harden Police Station on Station Street near the Harden town centre, Fire and Rescue NSW on Albury Street and Murrumburrah-Harden District Hospital, currently being redeveloped, along Swift Street to the south. The upgraded hospital will provide a range of emergency, inpatient, residential aged care, care in the community and ambulatory care services for the local community. Opportunities will be considered for supportive land uses and residential development surrounding the new hospital facilities, such as medical practitioners, aged care and aging in place residential developments.

Opportunities to improve accessibility to towns and cities such as Young, Cootamundra and Canberra will be an important factor in attracting residential growth to Harden in addition to sustaining a high quality living environment, urban levels of service and competitive housing prices. Also capitalising further on the significant investment in health services with the towns.

RESIDENTIAL DEVELOPMENT

Housing stock within Harden is dominated by single storey brick and weatherboard detached dwellings on lots greater than 800m². There are limited numbers of cottages and villas within the town as well as a small number of semi-detached and detached aged care housing.

Lands to the south, west and north of Harden along the Jugiong Road accommodate a number of large lot semi-rural properties.

The residential areas of the town form a large proportion of the east-west grid of roads and square urban blocks across Harden-Murrumburrah. Many of these blocks are dissected by laneways, providing rear property access.

A significant amount of supply is located within the established areas of Harden and Murrumburrah, spread throughout the townships, with potential to provide infill development. However, this land is unlikely to be developed in the short to medium term due to a lack of demand and current owners enjoying the opportunities provided by living on larger lots within town. This desire for large lots is also evident in current demand and expectations for residential lands in both Harden and Murrumburrah.

The challenge is bringing residential land to market and providing a range of housing stock required to meet future demand. In addition, further work is necessary to articulate what is required to progress residential lands towards delivering additional housing stock, including how this will be potentially staged and serviced. Also, the potential road and lot layouts is required to accommodate future demand while also integrating with existing networks and the character of both towns.

Areas of future residential growth may include lands directly to the east of Harden, between the Harden Racecourse and existing township and to the south east along Swift Street near the Murrumburrah Hospital.

A desire for rural residential lots has been evident

in the community in conjunction with a request for further supply to be provided within adjacent farm lands. The reasoning for this demand and the view that there is not sufficient supply relates to a range of factors such as site suitability and the desire of land owners not willing to release existing supply. However, the capacity to zone additional land for this purpose is limited due to the impact on good quality agricultural land, land fragmentation and costs of land servicing. Therefore, other measures will need to be considered beyond land use planning tools to unlock existing supply rather than zoning surplus land which may be potentially put to better use.

In addition to an ageing population, a significant number of visitors to Harden are aged over fifty-five. This is likely to be a major contributor to population growth as people look for opportunities to retire or semi-retire in a rural township with a relaxed lifestyle and comparably affordable housing costs.

This is likely to create additional economic and employment opportunities in health and aged care services which will generate more interest in people aged over fifty-five moving to the town. Identifying these opportunities and the scale, style and location of these services, that can add to the character and amenity of the town, including the vibrancy of the main street, should be investigated and planned for.

Within the towns, and in particular Harden, the development of more small lot, semi-detached and villa housing will be supported. This will require satisfactorily accommodating adaptable housing measures to allow current residents and those living on surrounding rural lands to remain independent and local for longer. These housing types will be promoted in locations which are easily accessible on foot from the main street and open space network including lands in and around the town centre. Accommodating shop-top housing, rear lane accessible villas and other appropriate dwellings, further vibrancy can be introduced to the town centre while sustaining its commercial and heritage character.

GROWTH PRECINCTS

Future growth precincts are identified to the east of Harden and south and south west of Murrumburrah, adjacent to the Murrumburrah Hospital. Developing concept plans for these precincts will provide greater direction and certainty in relation to infrastructure requirements and costs.

To achieve this, further planning of these areas is required to establish location and extent of proposed roads and services and to accommodate other matters including achieving appropriate water pressure, the proximity of the future Rural Fire Service and industrial lands.

INFRASTRUCTURE

Harden Murrumburrah businesses and residents benefit from urban levels of service, including town water, stormwater, sewer and telecommunication services. Kerbside waste services and a refuse facility are also provided.

WATER

Bulk water is supplied by Goldenfields Water County Council for distribution to residents in Harden-Murrumburrah via Jugiong. Bulk water is delivered to Harden-Murrumburrah via the Harden Offtake Rising Water Main. This feeds two reservoirs, one at each end of the townships, with water being supplied by gravity to Harden-Murrumburrah. Demondrille reservoir zone covers the west side of town (Murrumburrah) while Bobbara zone covers the east side of town (Harden). The two networks are not hydraulically connected as the previous connection was causing water quality and pressure issues as identified in the Hilltops Integrated Water Cycle Management Plan.

SEWAGE

The Harden sewage system generally follows the town's street and lot layout. However, there are a number of lots within the Harden town centre which are currently un-serviced. For development to be efficient, larger parcels need to be protected from ad hoc subdivision to ensure that suitable land is retained for the medium to long term provision of serviced residential lots. Without Council to drive the extension of essential infrastructure, the release of serviced residential land will remain limited.

STORMWATER

The Harden-Murrumburrah stormwater urban catchment drains to the Murrumbidgee River via the Murrimboola Creek, Connaughtmans Creek, Cunningham Creek, and Jugiong Creek.

In Murrumburrah, the Currawong Creek and Murrimboola Creek have significant catchments which, during times of high intensity rainfall, overtop their banks and impact dwellings and businesses in the Murrumburrah township. Recommendations from the Murrumburrah Flood Study and Floodplain Risk Management Study for the town of Harden-Murrumburrah are to be included and considered in future Local Environmental Plans and Development Control Plans.

The two biggest challenges relating to infrastructure and servicing is the maintenance and future upgrade of ageing infrastructure. Further planning is required to understand the areas requiring maintenance or upgrading so that Harden Murrumburrah can continue with a good supply of water. Some areas of Harden-Murrumburrah are constrained by having limited access to water reticulation and water pressure issues.

Both these issues require action to ensure current service provision is secure into the future and have the ability to accommodate growth in the future. This includes considering future growth areas so that infrastructure can be managed effectively in the long term and lands in and adjacent to the town are used to their best advantage.

OPEN SPACE & RECREATION

Harden benefits from an extensive and easily accessible open space network connected by shared cycle-pedestrian paths. The cluster of Mclean Oval, Tim Doolan Oval and Newson Park at the top of the hill off Burley Griffin Way provides the Harden community with sporting fields, Harden Swimming Pool, skate park and shaded play equipment. Harden Golf Course is in close proximity further south along East Street. On the outskirts of Harden to the east is the Harden

Racecourse which hosts the annual Kite Festival.

In Murrumburrah, located along Currawong Creek, public recreation areas include the Harden Showground, Roberts Park and George Coddington Park. These public recreation areas support local recreational and social group activities including touch football, the Annual Harden Show and passive walking routes along the creek.

CHARACTER AND AMENITY

The twin towns have attractive main streets, with the streetscape of Neill Street in Harden recently being refurbished and plans for the Murrumburrah main street precinct to be upgraded in the near future.

Neill Street in Harden includes groups of mature date palms and shade trees framing early 20th century architecture including banks, a mechanics institute in the Arts and Crafts style, 1920s Classical style post office and commercial buildings. The mature date palms were originally planted as a war memorial in remembrance of returning soldiers.

Murrumburrah has early buildings in the Italianate style, including the elegant red brick courthouse. The Murrumburrah Museum houses the old Harden Station refreshment room and is located in the Federation style old School of Arts building.

Driving through Harden the view is dominated by the tree lined Albury Street and clear vista through the towns from the bottom and top of the hill accented by church spires. Residential development from 19th and 20th century dwellings with brick or weatherboard

cladding, wrap around verandas and corrugated iron roofs. There is little distinction between the Harden and Murrumburrah residential areas with detached houses in various styles from Victorian to Early Modern pre-war dwellings.

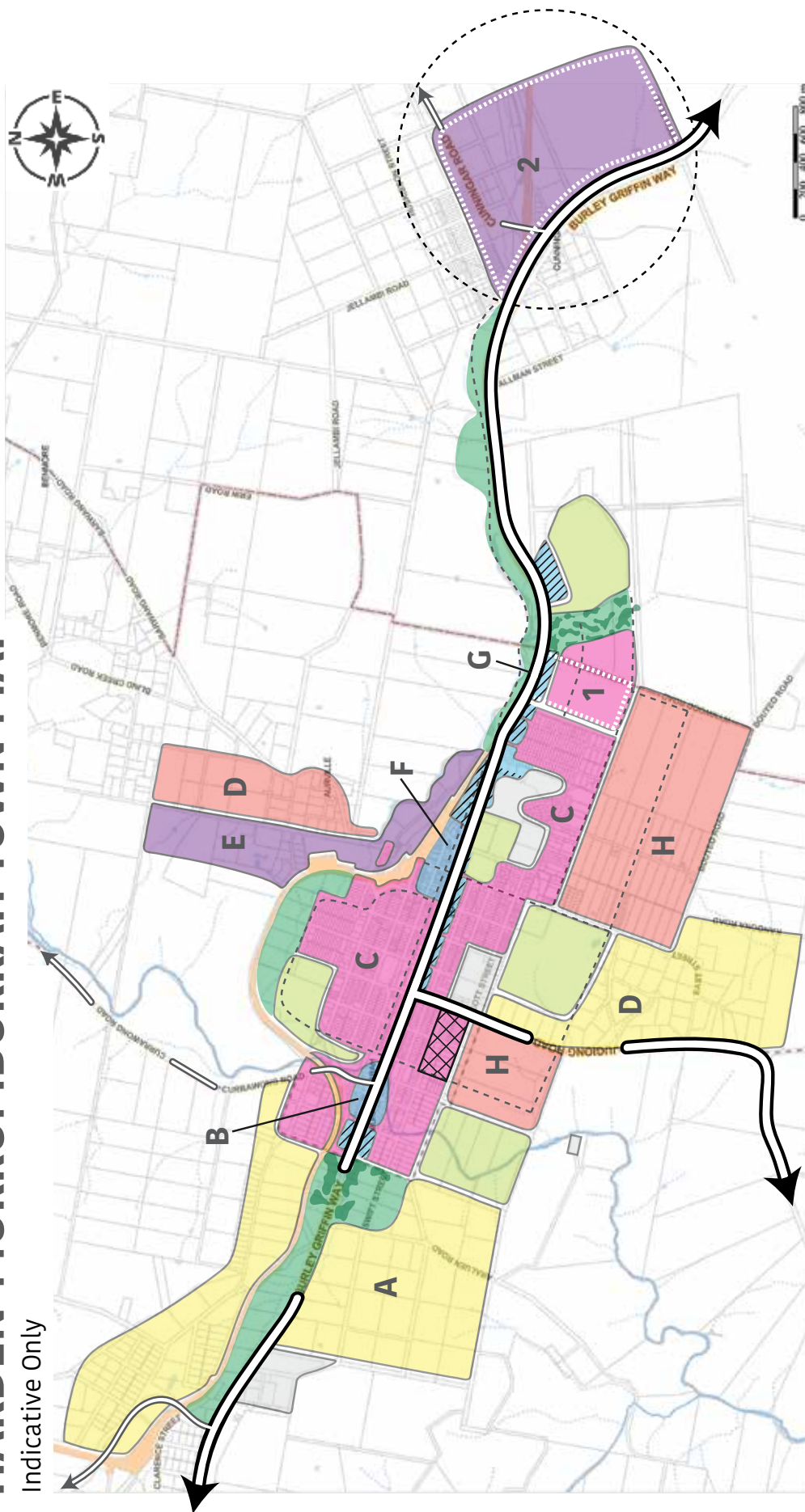
Key iconic features of the towns are the 1888 Allsopp's Murrumburrah Mill, Light Horse Memorial Reserve, St Mary's Church spires and towers at the top of the hill.

The historic and somewhat diminished tension between the two towns will continue to be a challenge in building upon but not detracting from each other. Clear objectives and priorities for the two distinct towns will aid in their development. For example, aiming for a tourist lay over precinct in Murrumburrah in conjunction with an attractive local centre in Harden.

The challenge for Harden-Murrumburrah is to leverage off its strengths as a tourist layover, a home for agriculture supporting industries and freight and logistics, whilst growing and continuing to be an attractive place to live.

HARDEN-MURRUMBURRAH TOWN MAP

Indicative Only



PRECINCTS

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

CONCEPT PLAN AREAS

- 1. Harden East
- 2. Cunningar Investigation Area

LEGEND

- Town Centre
- Mixed Business/Gateway Precinct
- Industrial
- Residential (>800m²)
- Large Lot Residential (>1500m²)
- Rural Residential (No Servicing = >2ha)
- Biodiversity Corridors
- Open Space/Recreation
- Infrastructure
- Rail Line
- Main Road/Highway
- Other Road
- Walking/Cycling Corridor

HARDEN-MURRUMBURRAH STRATEGIC OBJECTIVES

ECONOMY AND EMPLOYMENT

OBJECTIVES

1. Facilitate the growth of existing Harden-Murrumburrah businesses on site or in town.
2. Increase the capacity for town land use controls and servicing to accommodate further light industrial and commercial industry development.
3. Increase capacity to accommodate small businesses and industry as ancillary uses on residential lots greater than 1,000m², subject to sustaining residential amenity as a priority.
4. 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.
5. 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.
6. 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.
7. Revitalise and encourage active uses within the town centre.
8. Provision of a high standard of amenity for premises fronting Burley Griffin Way to reflect their prominent location.
9. Develop an economic gateway precinct at the eastern entry of Harden.

PRIORITIES

1. Provide sufficient employment lands supply in the revised LEP to cater for projected growth for a minimum of ten years.
2. Encourage, through appropriate zoning and infrastructure provision, retail, health care and education industries.
3. Develop concept plans for the provision of roads and services for greenfield industrial lands in the east of Harden (around the Harden racecourse) and west of Murrumburrah to inform land owners and Council in future decision making.
4. Explore opportunities around the Cunnigar precinct for freight and logistics uses and associated agricultural services, including land use and required infrastructure provision.
5. Develop design guidelines and requirements for economic lands:
 - a. adjacent to residential development;
 - b. fronting Albury Street / Burley Griffin Way; and
 - c. in the eastern gateway precinct.

ACTIONS

1. Complete concept plans for road and servicing layouts for employment and residential zoned lands on the:
 - Eastern edge of Harden adjacent and proximate to Burley Griffin Way, to Bobbara Street and Wynwood Road.
 - South western edge of Murrumburrah, adjacent and proximate to Swift Street and Scott Street.
 - Industrial and freight and transport hub on lands around Cunnigar.
2. Review IN1 and IN2 zoning to accommodate a broader range of industrial uses, subject to achieving overall objectives for the towns.
3. Investigate open zones in the land use table to have more flexibility in permissible business uses, whilst meeting the objectives of the zone and activating vacant shop fronts.
4. Review R1 and R2 zoning controls to support economic activities where ancillary to and sustaining residential amenity.
5. Develop further guidance to:
 - a. Assist in sustaining the main street character of Neill and Albury Streets, including streetscape, landscape and car parking guidelines.
 - b. Ensure the commercial streetscapes of Neill and Albury Streets are protected and enhanced with associated effective use of on-street parking.
 - c. Protect residential amenity in relation to small business and industry as ancillary uses on large residential lots.
6. Encourage the provision of contiguous awnings and shade along the shop frontages of Neill Street.

RESIDENTIAL

OBJECTIVES

1. The orderly delivery of additional residential lands and associated roads and infrastructure to accommodate planned and projected growth.
2. Provide housing stock to suit diverse needs, catering for all stages of life and levels of ability.
3. Increase the capacity for existing and future Harden and Murrumburrah residents and persons residing on surrounding residential lands to live safely, comfortably and actively within the community for as long as possible.
4. Provide residential lands that accommodate future demands and reinforce the existing amenity and character of the twin towns and its main streets.
5. Accommodate infill development, including medium density and shop-top housing where future residents can benefit from proximity to services and the housing enhances the character and vibrancy of the town centre.
6. Facilitate the delivery and protection of lands already identified for new residential development.
7. Recognise the role of rural residential development in housing supply while at the same time ensuring that it is not competing with legitimate agricultural land uses and avoids areas that should be preserved for long-term general residential development.

PRIORITIES

1. Introduce a minimum lot size for residential land consistent with Young and Boorowa in the Hilltops LEP.
2. Develop precinct plans for greenfield areas to the east and south west of Harden-Murrumburrah to assist in the planning and delivery of integrated road networks and services.
3. Develop a concept plan for the town centre and surrounds (approximately 400m radius) to identify opportunities to accommodate further accessible small lot and shop-top housing compatible with the scale and character of the area.
4. Identify location of rural large lot residential development in proximity to Harden Murrumburrah townships and provide guidance via planning controls.

ACTIONS

1. Identify areas that are in sequence and suitable for rezoning for residential development.
2. Develop precinct plans for lands identified for future residential growth:
 - East and in proximity of Wynwood Road and Bobbara Street.
 - In Murrumburrah South West, in proximity to Swift and Scott Streets.
3. Develop further guidance on medium density housing and the development of a 'secondary dwelling' to accommodate diversity while reinforcing the character and amenity of Harden-Murrumburrah's streetscapes and existing residential areas.
4. Explore land in proximity to the existing township and areas of suitability for rural residential development.
5. Review the current land use tables for the R1 General Residential in Hilltops LEP to provide consistency and reflect the expectations of residents.
6. Investigate a minimum lot size in R1 General Residential zones in Hilltops LEP.
7. Consider including essential services provisions into the Hilltops LEP to ensure that land within the residential zone is connected to water and sewer where available.
8. Consider extending R5 and amending the areas available for large lot residential development.
9. Land that is considered suitable for, or where the primary purpose is rural residential development, should be more accurately zoned R5 Large Lot Residential, consistent with the DPIE Practice Note for the application of zones.
10. The minimum lot size for the R5 Large Lot Residential zone should be reviewed to determine the impact of changing the minimum lot size to 2ha and including a provision in the LEP that allows for subdivision less than the minimum lot size in particular areas or under particular circumstances.
11. Include adaptable and liveable housing planning controls in Hilltops DCP.
12. Provide guidance and planning controls that encourage the delivery of one and two bedroom dwellings and a range of housing types in Hilltops DCP.
13. Support sustainability principles such as energy efficiency and sustainable design principles in the Hilltops DCP.

INFRASTRUCTURE

OBJECTIVES

1. The provision of quality and secure urban services including water and sewerage to all allotments within Harden-Murrumburrah.
2. Produce integrated plans for future road and service networks, identifying sequencing and priorities.
3. Maximise the efficiency of hard infrastructure (water, sewer, roads and drainage).
4. Provision and maintain a reliable, consistent and quality water supply.

PRIORITIES

1. Review and update Infrastructure Contributions Plans.
2. Maintenance of a stable and consistent water supply and pressure to Harden-Murrumburrah.
3. Produce integrated land use and infrastructure plans for identified growth areas.
4. Draw up long term plans for key urban infrastructure assets including water reservoirs and waste management facilities.

ACTIONS

1. Council to understand current infrastructure and outline plans to maintain and upgrade existing infrastructure servicing (water pipes/pumping stations, sewer and stormwater).
2. Council to develop integrated concept plans for proposed greenfield precincts identifying proposed road networks, pedestrian and cycleway networks, as well as water and sewer connections and networks.
3. Review and update Infrastructure Contributions Plans and Development Servicing Plans for Harden-Murrumburrah.
4. Develop a Movement and Place Framework.
5. Investigate unlocking land already zoned residential for development through servicing and infrastructure strategies.
6. Consider including essential services provisions into the Hilltops LEP to ensure that land within the general residential zone is connected to water and sewer where available.
7. Include recommendations from the Murrumburrah Flood Study in the Hilltops LEP and or DCP.
8. Include concept plans and associated guidance and standards for areas identified to accommodate growth in Harden East and Harden South West in the Hilltops DCP.

COMMUNITY SERVICES

OBJECTIVES

1. Sustain the quality and range of community services found within Harden-Murrumburrah in collaboration with the local community.
2. Work with the community, business and State and Commonwealth governments to plan and fund the long term management of community services to ensure they fulfil community expectations and needs.
3. Identify and protect through land use and infrastructure planning the value of community services and associated assets within Harden-Murrumburrah.

OPEN SPACE AND RECREATION

OBJECTIVES

1. Sustain the high quality open space network of Harden-Murrumburrah and ensure the same levels of service and access are provided as new greenfield areas develop.
2. Develop management plans for the open space network to ensure facilities align with current and future demand and provide for the integrated management of the showground site and the diverse range of uses and organisations that use it on a regular basis.
3. Plan for the development and delivery of an open space biodiversity corridor around the edges of the towns linking to established open space corridors along the Murimboola Creek via the Harden Showgrounds, Harden Country Club, existing parks and Harden Racecourse. The corridor would be designed and located to provide a quality visual edge to the town accommodating revegetation of endemic species, and also housing a shared pedestrian and cycle path circling the town.

PRIORITIES

1. Include extensions to the shared pedestrian and cycleway network as part of any concept plans for new greenfield precincts.

ACTIONS

1. Build upon, identify gaps and plan for future orbital pedestrian and cycleway network linking Murrumburrah through Harden via the Showgrounds, to the Harden Racecourse, via Harden Golf Course and back to Murrumburrah.
2. Develop a concept plan and further guidance for the proposed open space biodiversity corridor surrounding the town.
3. Review and prepare the Open Space and Recreation Plan to support the delivery of infrastructure to new development.



GROWTH PRECINCTS – HARDEN-MURRUMBURRAH

Harden East (Residential and Rural Residential Lands)

- Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and large lot residential lands to the east.
- Residential lots to average 800m² in size with a minimum of 600m². Lot and street arrangements to be consistent with and align and connect to the existing grid street pattern.
- Large lot residential in the southern section of the precinct with town water and sewer services. Average lot size 2,000m², minimum 1,500m². Where sewer connections are not utilised, the minimum lot size is to be 20,000m².

Provision of:

- An east-west vegetation buffer along Burley Griffin Way to the north of the road corridor.
- A future open space corridor connecting the township to Harden racecourse.

Harden South-West (Residential Lands)

- Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and hospital.
- Residential lots to average 800m² in size with a minimum of 600m². Lot and street arrangements to be consistent with and align and connect to the existing grid pattern of Swift Street and Scott Street.
- Opportunities for a mix of dwelling types in proximity to the hospital and aged care facilities.

Concept Plan

- Further investigation and development of a concept plan is required. Concept plan to potentially be included with future Hilltops DCP. Concept Plan identifying proposed lot layout, infrastructure networks and major infrastructure

items, connections to existing networks (eg. New pump stations). infrastructure networks and major infrastructure items, connections to existing networks (eg. new pump stations).

Cunningar Precinct (Industrial and Light Industrial)

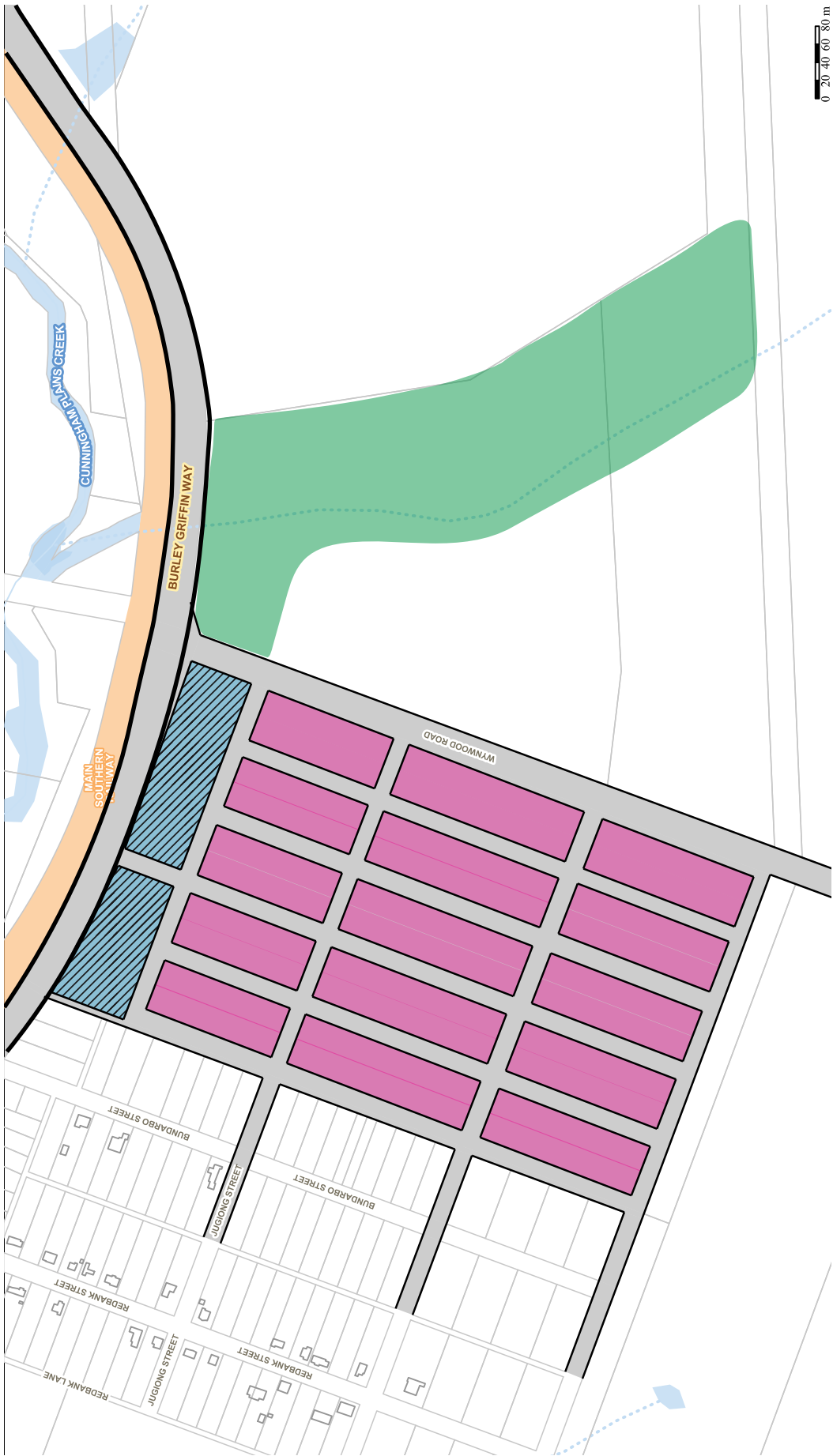
- A mix of industrial, light industrial and freight and transport uses, accessing Burley Griffin Way, adjacent to existing Cunningar Grain Transfer Station and Sydney to Melbourne Main Southern Railway Line.
- Support freight and logistics and light industry with access to Burley Griffin Way subject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

Concept Plan

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

HARDEN EAST STRUCTURE PLAN

Indicative Only



LEGEND

- Residential (>800m²)
- Mixed Business/Gateway Precinct
- Biodiversity Corridor
- Rail Line



YOUNG



Young is the largest township in Hilltops. Its rural character, rolling hills, produce and rural lifestyle are valuable assets enjoyed by both locals and visitors. Young is surrounded by orchards, vineyards and quality agricultural land. The town is particularly attractive in spring when the cherry blossoms flower, lining many vistas in and around the township.

The town was first established where local streams merged with Burrangong Creek, which was the focal point for gold mining in the area. The town remains centred on this location, expanding over the last 160 years up the gullies and along its creeks. The creeks have also had a significant influence on the location of major roads, open space corridors and water, sewer and stormwater infrastructure networks.

The land of Young is Wiradjuri country. Young is on a travelling route and a place of congregation with indigenous history and cultural heritage values both ancient and modern.

Young was first settled by Europeans in 1826, and was originally known as Lambing Flat. It was used for lambing ewes given its sheltered valley and reliable water supply. James White, the founder of the Young township, was informed by the Wiradjuri people where the best settling land was located and this initiated

many peaceful encounters between Europeans and Indigenous people over this period.

At one time a camp site for more than 20,000 gold miners, today Young is known as the Cherry Capital of Australia, reflecting the large stone fruit industry that emerged in the early twentieth century with its produce sold both domestically and internationally.

The relatively unplanned and organic nature of Young's early growth has impacted on its current state and its ability to capture opportunities for growth and provide high quality and reliable services to its community. The fingers of development that occurred along creek and early road corridors has resulted in significant 'edge effects', with large areas interfacing with conflicting uses and waterways. The road network is heavily constrained by corridors which were initially established to provide access to the town centre but now accommodate a significant amount of through traffic.

This pattern of development has also provided significant challenges in relation to servicing and stormwater. Setting a clear edge to the town and defining where future growth will occur can assist in alleviating this.

YOUNG

Current Population	10,428
Current Employment	4,254
Projected Population (2036)	11,193

Source: Hilltops Profile ID: <https://profile.id.com.au/hilltops>

HIGHLIGHTS

- Plan for a range of residential typologies radiating out of the town centre:
 - a. Mixed use and commercial core;
 - b. Inner ring of townhouses and villas;
 - c. Standard subdivisions;
 - d. Larger lot residential; and
 - e. Rural residential.
- Strengthening the commercial town centre core of Young
- In town residential growth to the north west and north of Young.
- Improve the open space network connecting facilities, and parks.
- Potential for a future light industrial area north of Young along Olympic Highway.



The Young area experienced a major gold rush in the 1860s when alluvial gold was discovered at Lambing Flat on Burrangong station in 1860. This brought people to Young from all over the world. Many of these people stayed and had a major impact on shaping Young and the surrounding area. The gold rush also increased the interest of the NSW Government who set up a regional headquarters in Young to manage the unprecedented growth.

Young is centrally located within the South West Slopes of NSW and is approximately 4 hours south west of Sydney and 1.5-2 hours travel from the major regional centres of Orange, Bathurst, Wagga Wagga, Goulburn and Canberra. While initially supporting surrounding agricultural activity and gold mining Young has expanded to become a regional centre providing services for the surrounding towns of Cowra, Harden, Boorowa, Grenfell, Temora, and the range of rural villages spread across Hilltops and surrounds.

Many residents base themselves within the township or in surrounding rural areas while working in town, accommodated on rural and semi-rural allotments. Young's regional level services, character and amenity will continue to be key to attracting further residents and increasing demand to invest within the town.

Young was not established on a major river, but rather a series of creeks that come together close to the town's centre. Burrangong Creek splits the town east-west and provides a linkage to the many recreation and sporting facilities to the east and south of the township. The town's undulating gullies and hills provide a scenic and distinctive landscape setting which can be viewed from the surrounding ridges that drop down towards the town centre. The surrounding hills and flats host rich grazing country and productive croplands. The hills and valleys around Young are also characterised by large stone fruit orchards and a growing cool climate wine industry. A growing number of orchard allotments now accommodate semi-rural residential lots with limited town services.

Today Young is a vibrant welcoming regional centre for towns within 1 to 2 hours, with quality services surrounded by some of the best agricultural land in NSW. Young has experienced enormous social change as a direct result of a recent increase in demand generated by tree changers and its emergence as a base for an ageing population. This has seen the composition of Young's population change significantly over the last two decades.

ECONOMIC DEVELOPMENT

Young has a diverse range of industries including agriculture, supportive agricultural services, construction, engineering, manufacturing, retail and service industries. While surrounding agricultural activity remains a backbone to the Young economy, local retail, hospitality, professional services, government administration and health services provide a large proportion of business activity and employment.

The Central Business District is focused around Lovell and Boorowa Streets between Zouch Street and Clarke Street as well as most of Main Street and a large section of Lynch Street. Local level retail, hospitality, commercial and health services are provided along Boorowa and Cloete Streets. The CBD is relatively compact and contained within an east to west grid bordered by the Blayney to Demondrille Rail line to the north and east, and Burrangong Creek to the south.

Young Airport, on Maimuru Road at Maimuru, approximately 6.5km north west of Young, provides recreational opportunities for smaller private planes and charters. Further investigation into potential improvements and expansion of the airport will be considered.

Young's agricultural production during harvest over summer leads to a boom in tourists coming into the town, culminating in the Cherry Festival in December. Increasing the capacity and scope of short term accommodation is recommended, including the potential for RV friendly caravan parks.

COMMERCIAL

Young has a diverse range of primary and secondary retail and commercial developments. These businesses provide the potential to attract new residents, businesses and industrial investment. The town has attracted a number of large retail developments including bulky goods retail outlets and full line supermarkets.

A council administration office is located on the main street in the Young Town Hall and Clock Tower. A cluster of commercial activities and public facilities within and adjacent to the town centre provides a very walkable commercial centre easily accessible from the majority of the town by foot, bicycle or car. Maintaining and enhancing the features and attributes of the Young Town Centre Heritage Conservation Area along Boorowa

Street and surrounding blocks will be supported to improve amenity and enjoyment of the main street.

Commercial parking in the town comprises of on-street and on-site parking, with carparks at the rear of several major tenants in Boorowa Street helping sustain a high quality streetscape with easy access to parking. Many commercial buildings actively front the street, adding to the strong character and pedestrian amenity of the town centre. To sustain this, priority shall be given to on-street and rear parking, zero building setbacks and active frontages with primary pedestrian access from the main street. Awnings and verandas will also be promoted to increase the character and amenity of the streetscape as well as providing all weather protection for pedestrians.

INDUSTRIAL

Existing industrial development comprises a diverse range of small to large industries, from small workshops to large engineering and steel fabrication businesses. These are significant employers and supply products for national markets, particularly within the agricultural sector. Industrial development in Young is generally located adjacent to the disused railway line, or is located in conjunction with existing occupations and rural based activities which have become industrial enterprises.

In addition to local retail and commercial services, Young accommodates two industrial areas (approximately 187 hectares in total) primarily supporting small to medium light industrial activity. An additional 131 hectares of industrial zoned land is available in and adjacent to these areas. The majority of industrial and service industry development is located to the west of the CBD, within existing zoned industrial land or within close proximity to the western end of Boorowa Street (Temora and Milvale Roads), in addition to an area along the western end of Telegraph Road, at the eastern entrance to Young from Murrungo Road.

The Telegraph Road precinct benefits from its ready access to the regional road network and proximity to the town centre. However, its proximity to established residential development and intersections with Murrungo Road will need to be addressed if further economic development is to occur.

The area west of the town centre along Milvale Road contains a large proportion of Young's industrial and commercial industries development. This includes a range of businesses supporting the agricultural and construction sectors, bulky goods retail outlets, vehicle maintenance and repairs and storage. This area continues to have potential to contain small to medium size businesses but has limited capacity to accommodate large footprint industries to land fragmentation, the narrow shape of the precinct, proximity to residential and riparian areas and quality of access.

Focusing on the full use and servicing of existing industrial lands will ensure the timely and effective provision of infrastructure. The shape, topography and location of existing industrial lands provide challenges to providing high quality services and road connectivity.

However, existing employment lands have the capacity to accommodate industrial development well above projected growth rates and in addition, the cost of opening new industrial lands in less constrained lands is highly prohibitive. Full consideration of the actual life-cost of any expansion or extension of infrastructure networks must occur. Enhancing, consolidating and completing supporting infrastructure in the Milvale Road precinct is essential to maximising the area's potential and attracting further investment.

Additional areas such as the northern entrance to Young on Olympic Highway and Telegraph Road are to be further investigated as alternate locations for larger footprint light and commercial industries and logistic centres that can benefit from easy access to the regional road network. This includes the long term consideration of the lands accommodating the Young Abattoir on the northern edge of Young.

AGRICULTURAL

Cherries are Young's most celebrated agricultural product. This cool climate, seasonal fruit has provided the town with the nickname of the 'Cherry Capital of Australia'. Continuing settlement and the establishment of soldier settlement areas led to rapid increases in small farming, and fruit and vegetable production during the early to mid 20th century.

With rich soil, ridges and consistent rainfall, the lands surrounding Young continue to support a range of orchards predominately located on the southern edges of town in proximity to the Olympic Highway and Back Creek Road, and to the northern edge adjacent to the Olympic Highway.

With the first vines planted as early as the 1860s, the rural lands adjacent to Young also support a significant part of the Hilltops wine region. This region contains close to 600 hectares of vineyards, producing cool climate wines including Cabernet Sauvignon, Shiraz and Chardonnay as well as more Mediterranean varieties such as Nebbiolo and Tempranillo. Value adding associated uses for wineries and orchards are to be explored. These may include the establishment of cellar doors, produce markets and other associated uses such as restaurants, function centres, accommodation and artisan premises. These types of uses can be considered where direct links with local production are sustained and traffic issues addressed.

Young is also the home to an abattoir, located on the northern edge of the town adjacent to the Olympic Highway and Iandra Street. The abattoir processes cattle from the local area and the surrounding region. This current use, its implications for surrounding activities and the site's potential use for industrial activity, should be recognised in the long term planning of Young.

Whilst the abattoir remains operational, an appropriate buffer is required to mitigate odour impacts on surrounding uses and prevent land use conflict. This buffer impacts on the potential use of historic orchard site (Concept Plan Area 1).

Following the wool booms in the late nineteenth century and 1950s, sheep and cattle farming continue to be major contributors to the regional and local economy.

A diverse range of agricultural industries are located within the agricultural region surrounding Young. These include mixed farming of cattle, sheep and grains and intensive agriculture such as piggyeries.

Like many Australian regional towns, Young has experienced the impacts of financial and government services being centralised to larger centres, reducing shopfronts and services in many rural communities. It has also experienced the loss of traditional local retail services such as butchers and grocers and regional department stores.

Global and national trends indicate that the physical size of retail services are shrinking and will continue to do so in to the future. This is likely to be more evident in rural and regional towns like Young. Being prepared for this change is critical to sustain retail activities and a vibrant town centre, in conjunction with considering other compatible uses in the town centre to ensure it remains a vibrant centre for the residents of Young.

RESIDENTIAL DEVELOPMENT

A diverse range of in town residential land can be found across Young, predominantly to the north of the central business district (CBD) and south of the CBD and Burrangong Creek.

The northern area comprises of typically east-west facing blocks varying between 700m² to up to 1,500m². Houses range in style from weatherboard to brick residences with newer developments including rendered facades. In the higher areas, towards the top of the ridge lines, where development predominantly occurred after 1970, cul-de-sacs predominate. This includes areas north of Prospect Street, along Fontenoy and Blackett Avenue and east including Jordan Place and Pineview Circuit.

South Young contains typically east-west facing blocks fronting north-south boulevards with the lot sizes typically ranging from 700m² to 1,500m². Houses range in style from weatherboard to brick. The subdivision pattern differs significantly in the higher areas to the south with newer subdivisions consisting of cul-de-sacs off Back Creek Road and east of Templemore Street.

The current housing stock within Young is dominated by single storey detached dwellings on lots greater than 700m², typically between 800m² and 1,000m² in size. Additionally, residential dwellings transformed the soldier settlements and historic orcharding lands surrounding Young, resulting in a ring semi-rural residential properties. These areas contain a large proportion of the town's most recent housing stock.

There is a limited number of townhouses within Young as well as a small number of semi-detached and detached aged care housing. These are generally found in close proximity to the town centre, parks and services such as the Young Hospital including along Campbell and Demondrille Streets, Miro Street, Edward Street and Murringo Street. With a more diverse and ageing population, a range of different housing needs and a desire to be close to services and amenities is expected. In response, there is potential for further infill housing within 800m of the Young CBD for medium density style developments including dual occupancies, villas and town houses.

CURRENT RESIDENTIAL LANDS

There is currently 250ha of existing in-town residential zoned land which has the potential to provide an additional 1,400 residential lots at an average size of 700-1000m². However, there is a transition from historic residential subdivision in closer proximity to the Young township to areas of larger residential lots in the extended residential zone. The distinction is not currently recognised in the existing residential zoning but relates to connectivity to urban servicing and the desire for larger semi-rural lots.

With no minimum lot size for residential lots in place, many landowners are choosing to produce larger lots in the extended residential zone which have limited or no connection to servicing such as reticulated sewer. This has led to lot arrangements which increase the difficulty of further subdivision and land servicing. This significantly reduces the capacity of these lands and the cost effective provision of urban infrastructure.

The challenge for Young is to overcome this fragmentation and underutilisation of residential land supply, particularly to the south of Young along Kingsvale Road. Therefore, while these areas will continue to provide required land supply in the short to medium term, their capacity to cater for long term growth is compromised if very low density residential development continues.

Opportunities for larger lot residential development will continue to occur in and around Young with this style of development a popular housing choice in the Young market. However, properly managing the impacts and expectations of rural lifestyle lots, including their potential impact on agricultural production and demand for additional urban services needs to be addressed. Appropriate zoning and lot sizes will assist in providing certainty to agricultural businesses and residents regarding site suitability and reducing opportunities for land use conflict.



SEMI-RURAL LANDS

Young is surrounded by a ring of semi-rural lands supporting a diverse range of activities. Lot sizes are varied and cater for a historic mix of orchards, vineyards and similar intensive activities alongside hobby farms and residential lifestyle blocks. Many of these lots were established as a part of soldier settlement schemes in the 1920s to support an emerging orcharding industry but are now used for residential purposes.

A greater demand for semi-rural residential lifestyle blocks in close proximity to Young resulted in increasing pressure for these lands to change from rural production to residential lifestyle. With lot size requirements previously set to assist small intensive farming practices, the opportunity was there for lifestyle residential development without the regulatory impediments usually in place to protect productive farming land.

The result is a highly fragmented lot and road layout covering a diverse terrain comprising of a series of gullies and hillsides. The capacity to farm lands in these areas is constrained by conflicting uses as they share streets and neighbourhoods with residential development. Servicing these areas is difficult and costly and is often outside the scope and capacity of existing and planned water and sewer networks.

Larger lot residential developments will continue to occur in the semi-rural lands surrounding Young. The location of rural residential will be subject to the protection of rural production values. The layout and density of rural residential will be dependent on access and capacity to provide quality services, particularly access to reticulated sewer.

Properly managing the impacts and expectations of rural lifestyle lots, including their potential impact on agricultural production and demand for additional urban services needs to be addressed. Appropriate zoning and dwelling lot sizes will assist in providing certainty to agricultural businesses and residents over site suitability and reduce opportunities for land use conflict. To achieve this, master planning of these areas is required.

Protection of agricultural lands and production is a priority for all semi-rural lands. In particular, minimising future land use conflict from occurring as a result of residential development. This includes but is not limited to protecting the capacity of semi-rural lands to support intensive horticulture and viticulture, intensive animal production and the Young Abattoir.

To guide development of planning controls, semi-rural precincts around Young have been outlined into the following:

- Northern and Eastern Young including precincts for:
 - North Young
 - East Young
 - South East Young
- Southern and Western including precincts for:
 - South Young
 - South West Young
 - West Young

Northern and Eastern Young

Including precincts for:

- North Young
- East Young
- South East Young

The north and east side of Young remains predominantly agricultural lands however contains rural residential lands in proximity to major roads. Priorities for the North and East Precincts is to protect and sustain the capacity to continue its use for agricultural purposes. Considered approaches to future semi-rural residential is required to not cause future land use conflict with viable and productive agricultural lands.

Northern and Eastern Young precincts are defined by:

- Proximity to Young Abattoir and odour buffer;
- Agricultural productive areas along Olympic Highway, Henry Lawson Way and Scenic Road such as orcharding and viticulture;
- Agricultural productive areas along Murringo Road and Apps Lane including viticulture and orcharding;
- Land fragmentation surrounding Young Show-ground with dwellings and associated equine facilities;
- Agriculturally productive areas along Moppity Road;
- Proximity to intensive agriculture on Moppity Road;
- Limited connection to servicing (water and reticulated sewer); and
- Environmental factors including creeks, streams, vegetation corridors and changing topography.

Objectives for Northern and Eastern Young are:

- Maintaining existing agriculturally productive lands;
- Protect and prioritise agricultural production lands;
- Minimise land use conflict with agricultural production;
- Protect the viability of Young Abattoir;
- Protection and buffering of intensive agriculture on Moppity Road;
- Semi-rural residential development in proximity to established road corridors;
- Development of semi-rural residential on unproductive agricultural land;
- Limit fragmentation of productive agricultural land; and
- No connection to servicing (water and reticulated sewer)

Southern and Western Young

Including precincts for:

- South Young;
- South West Young; and
- West Young.

The Southern and Western Young precincts are defined by:

- Agriculturally productive areas along Olympic Highway, Back Creek Road, Kingsvale Road including viticulture and orcharding.
- Agriculturally productive areas along Ratho Road and Spring Creek Road including viticulture and orcharding.
- Agricultural productive areas along Millvale Road, Spring Creek Road, Wickham Lane including viticulture and orcharding.
- Limited connection to servicing (water and reticulated sewer).
- Environmental factors including flooding, creeks and streams, vegetation corridors and changing topography.
- Limited connection to servicing (water and reticulated sewer).

Objectives for this area are:

- Protect and prioritise agricultural production;
- Minimise land use conflict with agricultural production;
- Limit fragmentation of agricultural land;
- Maintain productive agricultural uses;
- Semi-rural development in proximity to established road corridors; and
- Investigation of semi-rural residential on unproductive agricultural land.



IN-TOWN RESIDENTIAL

The opportunity to provide for medium density housing in the existing urban area is limited by the existing town structure. Considering an area in proximity to the Young town centre as an ideal walking distance, can assist in focusing medium density dwellings such as dual occupancies or townhouses. These dwellings can cater for an emerging market looking for low maintenance dwellings within close proximity of the town centre. Existing areas within proximity to the Young Town Centre include along Miro Street, Edward Street and Murringgo Street.

To encourage development, various planning controls and guidance to facilitate development can be explored. Reduced car parking, setbacks and private open space provisions could all be considered.

However, they will be required to take into account local character and amenity in their design and layout. Identifying these opportunities and the scale, style and location of these services that can add to the character and amenity of the town, including the vibrancy of the main street, should be investigated and planned for.

Opportunities to retire or semi-retire in a rural centre with a relaxed lifestyle and comparably cheaper housing costs is likely to create additional economic and employment opportunities in health and aged care services which will in themselves generate more interest in people aged over fifty-five moving to the town. Smaller dwellings in close proximity to services and the township can cater for this emerging demographic.

COMMUNITY SERVICES

Young enjoys a high level of retail, health, social and commercial services. Tertiary level retail, commercial, education and health services are located within two hours south and south east in Canberra and Wagga Wagga respectively.

As a regional centre, Young provides a range of services for local residents and surrounding communities alike. In response, many residents commute to Young for work or to access higher levels of service from surrounding towns including Harden-Murrumburrah, Boorowa and Cootamundra. This continues to provide opportunities to sustain a high quality living environment and services to cater for and attract workers and residents of adjacent towns to shop in Young.

Young contains a health and education precinct to the south of the town centre along and adjacent to Campbell Street (Olympic Highway). This includes Young Public School, Young Hospital and Mercy Care, Young High School, and Hennessey Catholic High School. Additionally, the new joint use library being developed adjacent to Young High School and Carrington Park will contain a dedicated civic space for residents of Hilltops.

Medical Services in Young include a hospital, mercy care centre, three general practice medical centres and associated services and health professionals such as pathology, physiotherapist, chiropractors, optometrists and dentists. Young Hospital, as a part of the Murrumbidgee Health District, provides a full range of

community health services including a 24 hour emergency department, day surgery and maternity services. Young Mercy Care Centre complements the hospital in providing community health and aged care services for the people of Young and surrounding regions.

Social services and community assistance are located around Young with Argyle Housing, Salvation Army, Service NSW, Hilltops Community Hub, Job Centre Australia, Centrelink and Medicare all within walking distance of the town centre.

Council provides community services at its current library on Lynch Street, the Visitor Information Centre at the historic Young Railway Station as well as the Young Town Hall which accommodates a significant proportion of Hilltops Council's administration and services.

The town is also serviced by various places of worship including various Christian denominations and churches including Anglican, Presbyterian, Uniting, Salvation Army Church's, New Life Community Church and St Patricks Catholic Church. In addition, the Young Mosque is located off Moppity Road, south east of the town.

Young contains a non-denominational lawn cemetery along Thornhill Street and Young General Monumental Cemetery adjacent to Olympic Highway south of Young, catering for the local population. Investigation of future expansion of the cemetery is to be considered and explored.



INFRASTRUCTURE

Young businesses and residents benefit from a full range of urban infrastructure services. The town is fully sewered with access to town water and telecommunication services. Kerbside waste services and a refuse facility are also provided. Most roads within the town are sealed, with kerb and guttering.

WATER

Bulk water is supplied to Hilltops Council by Goldenfields Water County Council for distribution to residents in various parts of Hilltops including Young. Council owns and is responsible for the town reservoirs and reticulation system that distributes to customers across the town. Water supply pressure is reliant upon a nearly full Young Terminal Storage.

SEWAGE

The sewerage system in Young generally follows the street layout. However, there are a large number of residential lots on the edges of the town currently un-serviced by reticulated sewerage. The topography in Young provides an ongoing constraint to the extension of the sewer system and there are a number of sewerage pump stations scattered throughout the town. This issue has been exacerbated by the fragmentation of residentially zoned land into larger lots with onsite waste water treatment systems.

STORMWATER

The Structure of Young, following the gullies and ridgelines initially settled in the 1860s, still impacts significantly on stormwater management. Urban stormwater flows into the Upper Burrangong Creek or other smaller local creeks. Council has estimated the volume of urban runoff from Young township to be 7,800 ML/year. Council has installed two gross pollutant traps and a sediment basin to reduce the amount of pollution entering the surrounding waterways.

The two biggest challenges relating to infrastructure and servicing are the maintenance and upgrading of ageing infrastructure in particular both water and sewer. In addition the coordinated and integrated roll out of services and infrastructure to future residential and industrial precincts. These issues require strategic direction and associated actions to ensure growth can be accommodated, infrastructure can be managed effectively in the long term and lands in and adjacent to the town are used to their best advantage.

The efficient planning, sequencing of development and managing and renewal of infrastructure services is integral to sustaining and growing the town. Developers are often responsible for the extension of services and infrastructure. However, Council and the community will be burdened with the ongoing maintenance of running costs of these services and therefore a considered approach is required.

OPEN SPACE & RECREATION

Young benefits from an extensive and accessible open space network connected by shared cycle-pedestrian paths. Anderson Park, located along Lovell Street adjacent to the Young Railway Station hosts bi-weekly farmers markets festivals and events including the National Cherry Festival in December. Young also uses the historic gullies and creeks south of the town centre alongside Burrangong Creek with a walkway to passive reserves and parks along the route.

Young has various specialised sports fields, a passive recreation space at Carrington Park, a skate park and the Young Aquatic Centre on the southern edge of the Town Centre. Pedestrian links are provided alongside Burrangong Creek between various sporting fields, to Blackguard Gully, Young Showgrounds and the racecourse. Further investigation of connectivity and continued re-enforcement of the walkway/cycleway throughout Young should be considered.

The Young racecourse and showgrounds to the east of Young provide trot horse racing and the venue for the annual Young Agricultural Show.

More formal sports fields are located on the southern side of Burrangong Creek, catering for a range of sporting associations including soccer, rugby league, rugby union, cricket and the Young Sports Stadium. The Chinaman's Dam to the south of Young off Kingsvale Road provides an additional passive recreation area and tourist attraction paying respect to Young's connections to China dating back to the 1860s.

Future investigation and extension of shared pedestrian and cycleway networks to green spaces around Young are to be investigated.

CHARACTER AND AMENITY

Young has a high level of amenity reflected in its town centre and main streets particularly Boorowa and Lovell Streets. Formal parks and recreation reserves along the Burrangong Creek and adjacent to the former Young Railway Station also add to the character of the town.

The landmark tower of the Young Town Hall, the lofty Millard Centre and spire of St Marys Catholic Church are prominent features of the Young skyline and provide an impression of wealth and stability. This is reinforced by the town's other brick and stone government buildings and churches. It is also reflected in the architecture of residential areas adjacent to the town centre.

The Young CBD has many historic commercial buildings dating from key eras of growth in Young's history, including the 1880s, 1920s, 1930s and 1950s. A number of prominent buildings such as the Millard Centre and

the Town Hall are iconic structures that provide strong visual affirmation of the character of Young. The Young Town Hall is the largest in country NSW, which includes a clock tower and a WW1 war memorial in the foyer.

Many of Young's commercial buildings convey an image of a town that has prospered and grown from the late Nineteenth Century and continues to do so into the present. Iconic buildings or places in Young include the:

- State Significant former City Bank Building;
- Millard's Centre (1917);
- Young Town Hall (1875) and War Memorial Clock Tower (1922)

This distinctive rural character and amenity of the town centre and surrounding residential precincts are major attributes of the town and sustaining them will be central to retaining local identity and attracting further growth.

GROWTH PRECINCTS

The location of existing development, the abattoir, and in particular historic orcharding areas, the current lot arrangements, topography and extent of servicing all impact on the capacity and direction of the future growth of Young. As a result further direction and guidance is required for in town residential growth to occur in an efficient and orderly manner.

Areas have been identified to accommodate this growth. These include the lands north-west along Henry Lawson Way, historic orcharding lands west of Hill Street and south of Olympic Highway and existing zoned residential land. These locations do have the capacity to deliver the required land supply to cater to Young's projected growth and more.

Existing residential zoned lands north and north west of Young have the potential to deliver up to anywhere from 285 to 348 serviced residential lots based on historic efficiency and yields. This would provide sufficient residential lots to cater for projected demand. However, these sites still require appropriate sequencing and planning in relation to the location of infrastructure, identification of open space and road layouts.

To guide future development and the effective and efficient provision of services, concept plans have been developed for future residential and industrial lands within Young. These include concept plans for the following areas:

- Young North West (Residential)
- Young North Orchards (Residential and Rural Residential)

URBAN INVESTIGATION AREAS

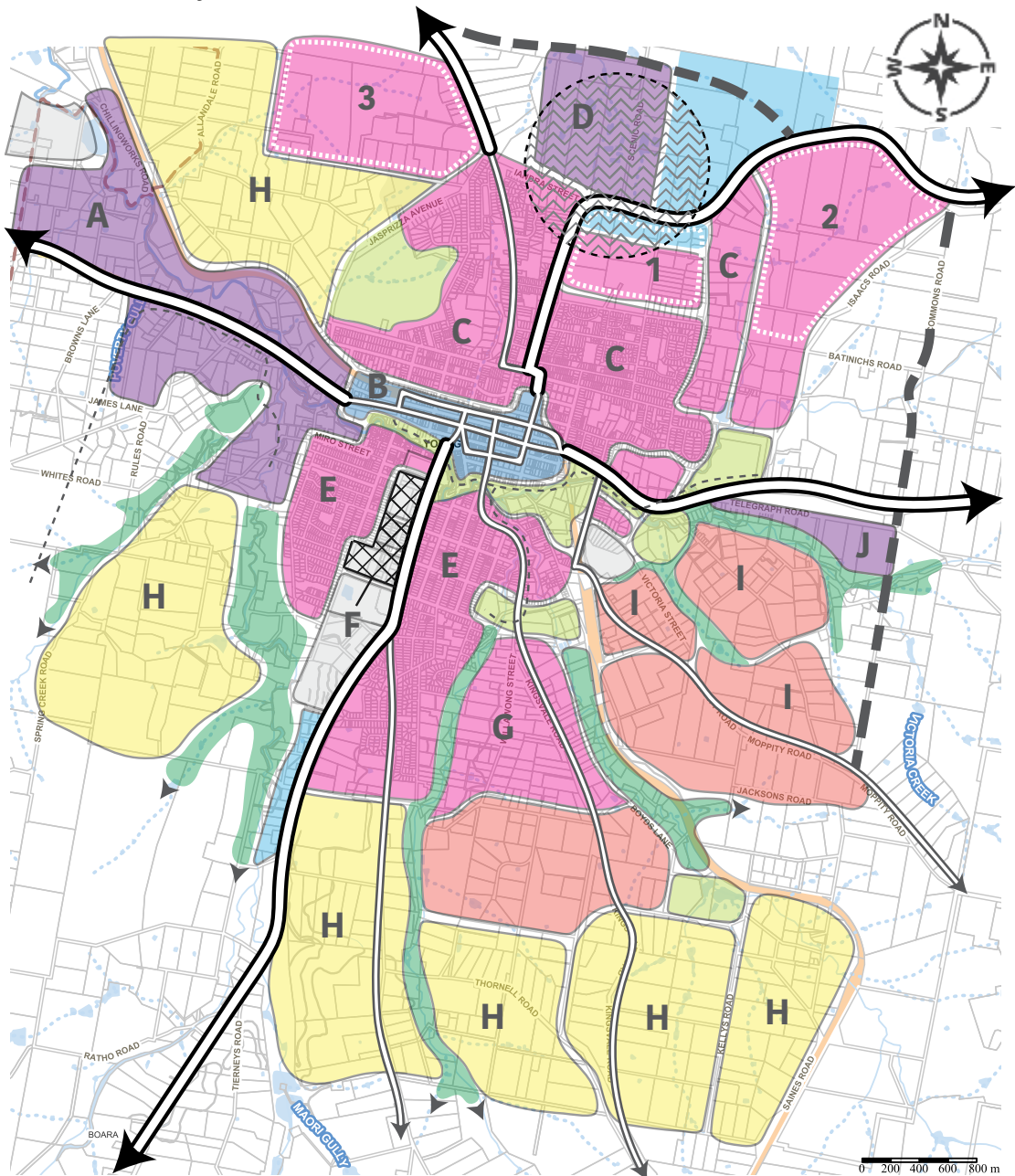
The long term growth potential of Young beyond current projections has to be recognised to ensure that it is available when required and landowners, Council and community can plan accordingly. On this basis two areas have been identified as potentially suitable for this purpose. These are:

- North east of Young, west of Isaacs Road
- North west of Young between Allandale Road and Henry Lawson Way.



YOUNG TOWN MAP

Indicative Only



PRECINCTS

- A. Western Industrial
- B. Young Town Centre
- C. Northern Residential
- D. Northern Light Industrial (Investigation)
- E. Southern Residential
- F. Southern Education/Hospital
- G. Kingsvale Road Residential
- H. Southern and Eastern Rural Residential
- I. Eastern Large Lot Residential
- J. Eastern Light Industrial (Investigation)
- Education and Hospital Precinct

LEGEND

- Town Centre
- Business/Gateway
- Industrial
- Residential (>800m²)
- Large Lot Residential (>1500m² with Town water)
- Rural Residential (No Servicing = >2ha)
- Biodiversity Corridors
- Open Space/Recreation
- Infrastructure
- Rail Line

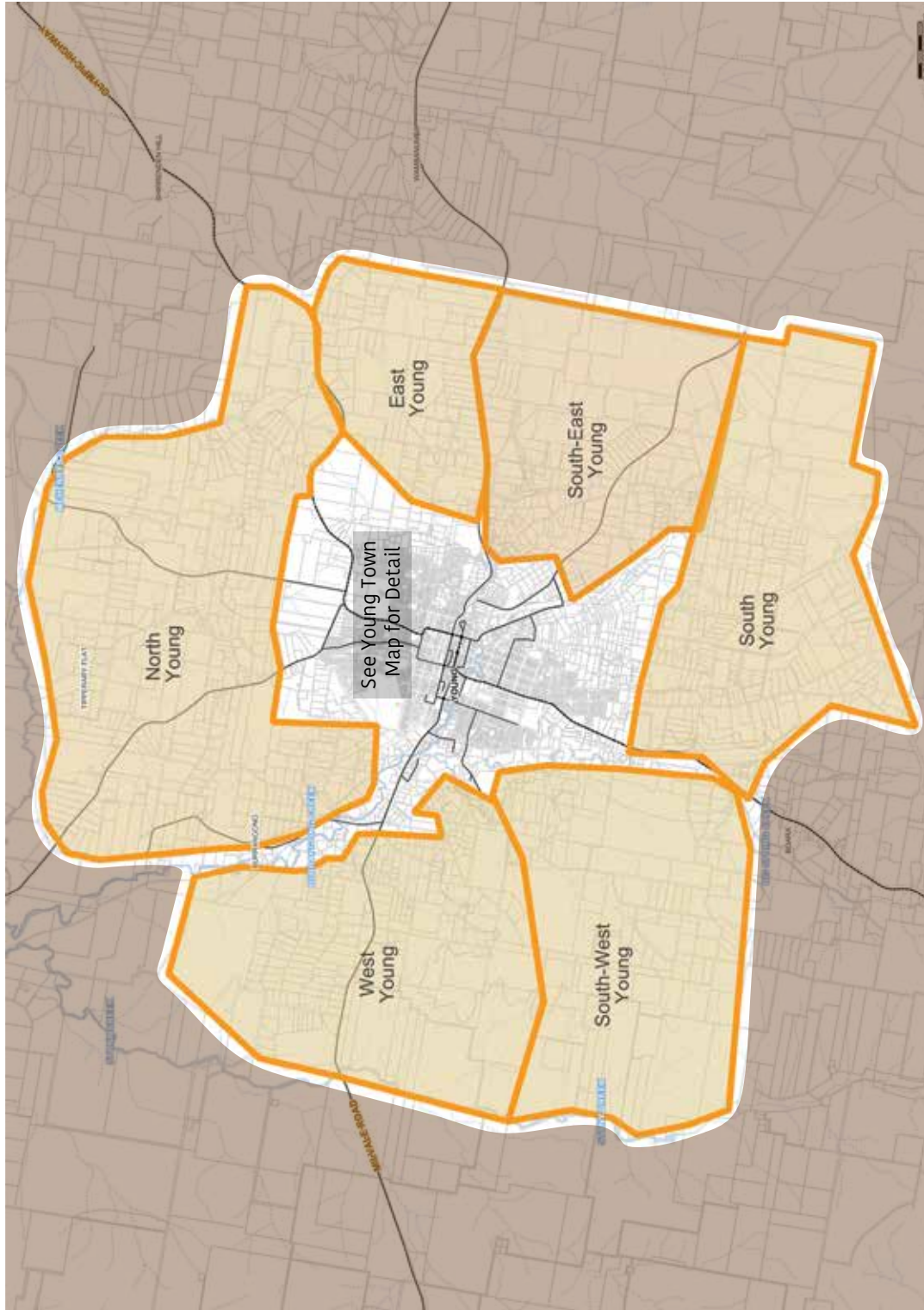
- Main Road/Highway
- Other Road
- Walking/Cycling Corridor
- Potential Future Connection
- Buffer Zone Around Abattoir

CONCEPT PLAN AREAS

- 1. Young North
- 2. Young North East
- 3. Young North West

YOUNG SEMI RURAL LANDS PRECINCTS

Indicative Only



LEGEND

- Semi Rural Lands Precinct
- Rural Land

YOUNG STRATEGIC OBJECTIVES

ECONOMY AND EMPLOYMENT

OBJECTIVES

1. Facilitate the growth of existing Young businesses on site or in town.
2. Reinforce the commercial centre of Young by concentrating commercial, retail, health and hospitality services within the existing town CBD and with the Hospital/Education Precinct adjacent to Campbell Street
3. Increase capacity to accommodate further light industrial and commercial industry development in Young through adequate servicing and land use controls.
4. 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.
5. Reinforce the 'main street' historic character of the Young town centre.
6. Maintain a safe, comfortable and interesting town centre for the community and visitors.
7. Re-enforcing or creating connectivity and linkages from public spaces to other public spaces such as parks and community buildings.
8. Break down barriers to assist in a walkable, permeable and attractive streetscape.

PRIORITIES

1. Review the employment lands supply to cater for projected growth for a minimum of ten years.
2. Review the commercial zoning in Young CBD in line with current Heritage Conservation Area to concentrate commercial uses or accommodate broader range of uses subject to achieving overall objectives for the town centre.
3. Develop concept plans for the provision of roads and services for greenfield industrial lands in the east and west of Young to inform land owners and Council in future decision making.

ACTIONS

1. Concept plans for road and servicing layouts completed for employment lands for industrial use at:
 - Western Young adjacent and proximate to Boorowa Street, Milvale Road, Old Temora Road, Wickham Lane and Mackenzie Street.
 - Eastern edge of Young adjacent and proximate to Telegraph Road.
 - Northern edge of Young adjacent to northern frontage of Olympic Highway and Scenic Road.
2. Investigate appropriate uses and use of differing industrial zones within Young.
3. Review blanket use of a single commercial zone in Young town centre and consider differing zones for commercial core (corresponding to Heritage Conservation Area) with appropriate controls.
4. Review mix of land uses permissible within current commercial zone and surrounding area to promote higher density residential dwellings and appropriate uses.

ACTIONS

5. Maintain by keeping it walkable, buildings with zero setbacks dominating street frontages, supporting the provision of awnings, verandas overhanging footpaths and kerbside trees.
6. Develop further guidance to assist in sustaining the main street character of Boorowa Street and Lynch Streets, including streetscape, landscape and car parking guidelines.
7. Develop guidelines for appropriate redevelopment of commercial heritage buildings in the Young Heritage Conservation area precinct.

RESIDENTIAL

OBJECTIVES

1. The orderly delivery of additional residential lands and associated roads and infrastructure to accommodate planned and projected growth.
2. Provide housing stock to suit diverse needs, catering for all stages of life and levels of ability.
3. Increase the capacity for existing and future Young residents and persons residing on surrounding residential lands to live safely, comfortably and actively within the Young community for as long as possible.
4. Provide residential lands that accommodate future demand and reinforce the existing amenity and character of the Young township and main street.
5. Accommodate infill development where future residents can benefit from proximity to services with housing enhancing the character and vibrancy of the town centre.
6. Facilitate the delivery of and protect lands already identified for new residential development.
7. Protect and prioritise agricultural production in semi-rural lands to minimise land use conflict with semi-rural residential development.
8. Facilitate semi-rural and large lot residential development in suitable locations.

PRIORITIES

1. Develop precinct plans for greenfield areas to the north west, north east and north of Young to assist in the planning and delivery of integrated road networks and services.
2. Develop a concept plan for the town centre and surrounds to identify opportunities to accommodate further accessible small lot and shop-top housing compatible with the scale and character of the area.
3. Focus housing growth in locations that maximise existing infrastructure and services.
4. Develop precinct plans and planning controls to guide protection of agriculture and residential development in semi-rural precincts around Young.

ACTIONS

1. Develop precinct plans for lands identified for future residential growth:
 - a. Northern Orchard Street Precinct, to Hills Street and Elizabeth Street;
 - b. North east of Young, west of Isaacs Road and an extension of the existing General Residential area.
2. Develop further guidance on medium density housing and the development of a 'secondary dwelling' to accommodate diversity while reinforcing the character and amenity of Young's streetscapes and existing residential areas.
3. Rationalise and synthesise rural residential development locations surrounding Young including:
 - a. Northern and Eastern Young including precincts for:
 - i. North Young
 - ii. East Young
 - iii. South East Young
 - b. Southern and Western including precincts for:
 - i. South Young
 - ii. South West Young
 - iii. West Young
4. Residential development that is unserviced will have a minimum lot size of 2ha.
5. Require Urban Release Areas and new subdivisions to provide a site specific development control plan and structure plan.
6. Include connections to essential services provision controls for general residential land to be connected to reticulated water and sewer or include an essential services provision to allow Council to be satisfied that new general residential development can be adequately serviced.
7. Provide specific controls for the development of attached and detached dual occupancies in the general residential zone through specific subdivision controls.
8. Introduce a minimum lot size for residential land for single dwellings in the general residential zone.
9. Use an appropriate rural residential zone compared to using a primary production zoned land as a pseudo-residential zone for larger lot unserviced residential development.

COMMUNITY SERVICES

OBJECTIVES

1. Sustain the quality and range of community services found within Young in collaboration with the local community.
2. Work with the community, business and State and Commonwealth governments to plan and fund the long term management of community services to ensure they fulfil community expectations and needs.
3. Identify and protect the value of community services and associated assets in Young.
4. Support and reinforce the existing medical and education precinct in the south of Young adjacent to Campbell Street.
5. Enable services to be centrally located and easily accessible by the community.

INFRASTRUCTURE

OBJECTIVES

1. The provision of quality and secure urban services including water and sewer to all allotments within the Young township.
2. Integrated plans for future road and service networks, identifying sequencing and priorities.
3. Provision of sealed road network with kerb and channel in areas identified for urban development.
4. Maximise the efficiency of Infrastructure (water, sewer, roads and drainage).
5. Consider the needs of the community and infrastructure requirements when undertaking consolidated Hilltops Infrastructure Contributions Plan.

PRIORITIES

1. Integrated land use and infrastructure plans for identified growth areas.
2. Long term plans for key urban infrastructure assets including water reservoirs and waste management facilities.
3. Undertake a review of the Hilltops Infrastructure Contributions Plans to identify servicing and appropriate schedule of works to be undertaken.

ACTIONS

1. Council to develop integrated concept plans for proposed growth areas identifying proposed road networks, pedestrian and cycleway networks, as well as water and sewer connections and networks.
2. Include connections to essential services provision for general residential land to be connected to reticulated water and sewer or include an essential services provision in planning controls to allow Council to be satisfied that new general residential development can be adequately serviced.
3. Provide suitable Urban Release Areas that can be readily serviced and infrastructure accommodated into a Hilltops Infrastructure Contributions Plan as part of the planning process for the Structure Plans.
4. Ensure Social and Community Infrastructure is available to meet the needs of future demand is considered in Hilltops Infrastructure Contributions Plans.
5. Include concept plans and associated guidance and standards for areas identified to accommodate growth in Young north east, north and north west.
6. Update and consolidate current development contributions plans (historic Section 94 and Section 94A plans) to create Hilltops Infrastructure Contribution Plans.
7. Identify future infrastructure projects and community needs to be identified in Hilltops Infrastructure Contributions Plan Schedule of Works.
8. Minimum of 2 hectare rural residential lots for on-site sewer where the sewer infrastructure is not available. Onsite effluent disposal is not suitable or efficient to landowners on lots smaller than 2ha.

OPEN SPACE AND RECREATION

OBJECTIVES

1. Sustain the high quality open space network of Young and ensure the same levels of service and access are provided as new greenfield areas develop.
2. Develop management plans for the open space network.
3. Enhance and plan for the extension and delivery of an open space biodiversity corridor along the Burrongong Creek along the southern edge of the township linking to established open space corridors east, west and south of Young connecting to the town centre along the rail corridor. The corridor would be designed and located to provide a quality visual edge to the town and also housing a shared pedestrian/cycle path circling the town.

PRIORITIES

1. Investigate opportunities linking the existing sporting and open space facilities.
2. Include extensions to the shared pedestrian and cycleway network as part of any concept plans for new greenfield precincts.
3. Develop management plans for the open space network to ensure facilities align with current and future demand.
4. Develop management plans for the integrated management of the showground site and the diverse range of uses and organisations that use it on a regular basis.

ACTIONS

1. Develop a concept plan and further guidance for the proposed open space biodiversity corridor surrounding the town.
2. Develop an open space and recreation plan for Young's open space, sporting and recreation facilities.



GROWTH PRECINCTS – YOUNG

Young North (Residential Lands)

- a. Low density residential lands. Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and large lot residential lands.
- b. Residential lots with connections to town water and sewer. Average lot size of 2,000m², with a minimum of 1,500m². Where town services are not provided, minimum lot size of 20,000m².

Young North East (Residential and Rural Residential Lands)

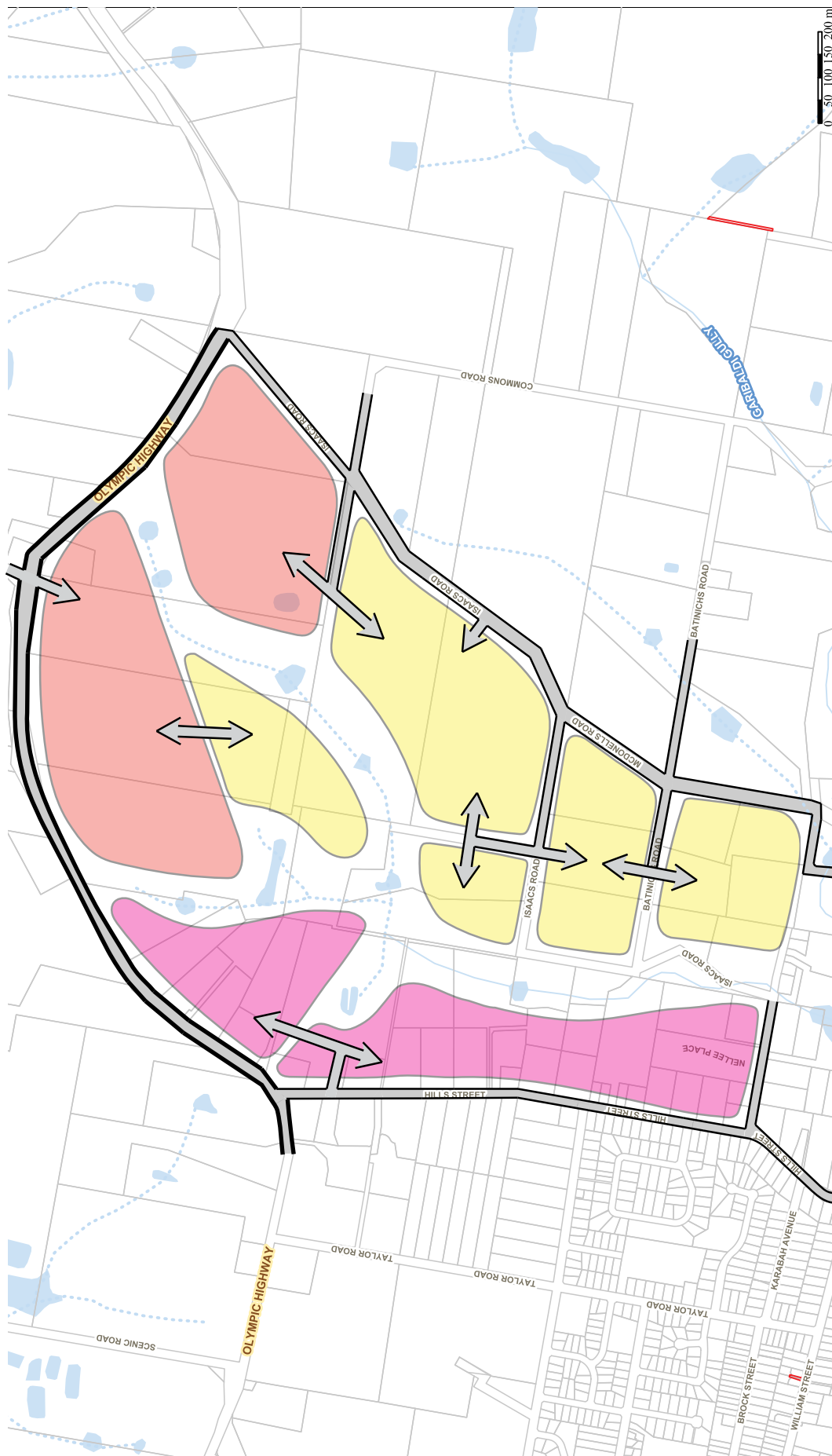
- a. Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and large lot residential lands.
- b. Residential lots averaging 800m² in size with a minimum of 600m². Lot and street arrangements consistent with aligning and connecting with existing grid pattern.
- c. Large Lot Residential in the eastern section of the precinct with town water and sewer services. Average lot size 2,000m², minimum 1,500m². Where sewer connections not utilised, minimum lot size 20,000m².

Young North West (Residential Lands)

- a. Accommodate short to long term growth through a mix of residential lands adjacent to the existing township and large lot residential lands.
- b. Residential lots averaging 800m² in size with a minimum of 600m². Lot and street arrangements consistent with aligning and connecting with existing grid pattern.
- c. Large lot residential in the eastern section of the precinct with town water and sewer services. Average lot size 2,000m², minimum 1,500m². Where sewer connections not utilised, minimum lot size 20,000m².

YOUNG NORTH EAST STRUCTURE PLAN

Indicative Only



LEGEND

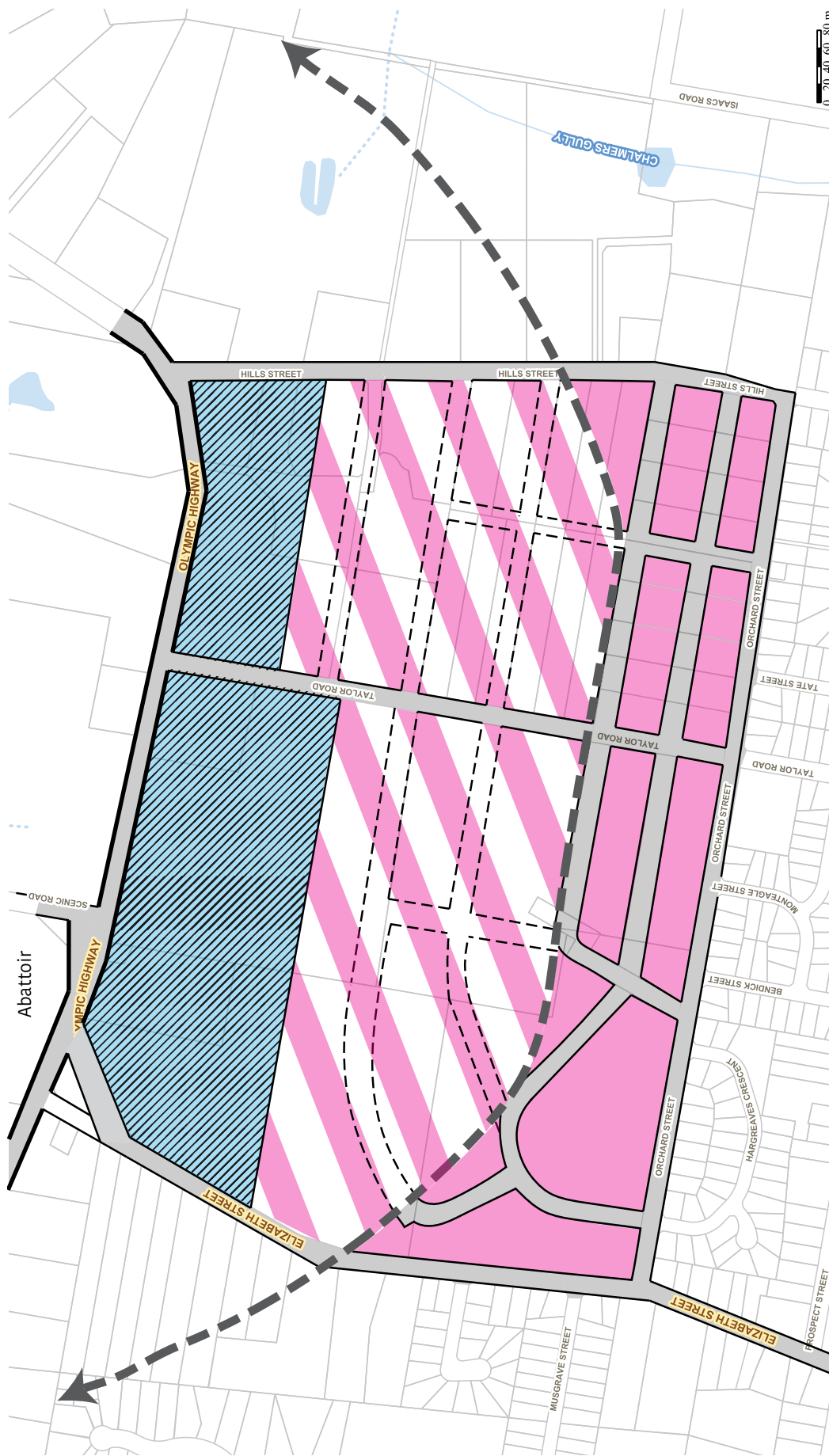
- Residential (>800m²)
- Large Lot Residential (>1500m² with Town water)
- Rural Residential (No Servicing = >2ha)



Road

YOUNG NORTH STRUCTURE PLAN

Indicative Only



LEGEND

- Residential (>800m²)
- Potential Residential (Long Term)
- Mixed Business/Gateway Precinct (Part)
- Buffer Area Abattoir





STRATEGIC POLICY

Land use and infrastructure planning are two of the most significant tools Council and the community have to advance community expectations and aspirations. Consequently, a strong and transparent link is required between strategic economic, environmental and social policy and aspirations and the directions of Hilltops 2040. These links and how they will be progressed through land use and infrastructure planning and management are summarised below under the following themes:

- 1. LIVEABILITY**
- 2. STRONG COMMUNITIES**
- 3. ECONOMIC DEVELOPMENT**
- 4. ENVIRONMENT**
- 5. STRONG AND SUSTAINABLE**





1. LIVEABILITY



Hilltops communities cherish their rural lifestyle and its direct relationship with and reliance on the environment. They have identified the need to nurture and sustain the built, natural and rural environmental values that underpin community wellbeing and productivity to ensure Hilltops communities continue to be great places to live. Accordingly, land use and infrastructure planning and management will be directed towards achieving this goal.

The liveability of the diverse environments of Hilltops is a major contributor to the success of the area, which includes its natural environment, built environment and rural lands. Each of these environments have attributes that contribute to the liveability of Hilltops such as being safe and connected, healthy and accessible. Sustaining and enhancing these qualities will attract more people to live, work and visit Hilltops communities. However, this requires an integrated approach to planning and management.

Sustaining and building on the attributes that Hilltops residents enjoy and value is critical to providing the lifestyles and confidence that will see Hilltops a desired place to live and invest well into the future. This will require a stronger understanding of our communities, the assets and attributes they enjoy and depend on, their aspirations as well as the current and future state of the factors that influence them. Having the right strategies, plans, tools, decision making and monitoring processes in place will help Council to inform, discuss sustain and adapt accordingly.

Hilltops communities are supported, sustained and influenced by a broad range of natural, rural and built environments. Understanding, planning, managing and consulting on their future is central to their success and sustainability. This includes their economic and social health as well as the health, capacity, sustainability and biodiversity of the natural environment.

Providing safe, accessible and connected environments which foster a sense of belonging are vital to the health and success of Hilltops communities. This requires providing a safe environment that all communities are comfortable with and enjoy. Both perception and actual safety are

important in all areas but in particular residential precincts and town centres. Hilltops as a whole is a safe place with stable or downward trends of crime between 2015-2019¹. The aim is to ensure this downward trend continues.

Physical, mental and social health are also the core components of a liveable community. Demand for general health care, doctors and aged care services will increase with an aging population, while there is also a projected increase in lone person households and young families. In Hilltops, volunteerism and activity in local sporting and recreation groups is one of the main areas of social interaction, fostering a sense of community and place.

Ability and ease of accessibility to and from home, work and services is also a significant element of a liveable environment. The majority of work travel in Hilltops is by car with 76.2% using a private vehicle, 6.1% walking and only with 0.3% using public transport². Access via walking and cycling plays an important contribution to create a vibrant commercial precinct and main streets in addition to health benefits.

In 2020, Hilltops is in drought, with a large proportion of the area affected by several years of lower than average rainfall. Rainfall is projected to decrease further in spring and winter seasons and also in autumns by 2036. These shifts are projected to impact on native species as well as agricultural productivity, including crops reliant on winter rains for peak growth.

It is projected that by 2030, there will be more hot days and fewer cold nights in Hilltops. The number of hot days per year are projected to increase across the region by an average of 3 days per year with the potential for Hilltops to experience an additional 5-10 hot days per year.

There are opportunities and challenges to manage the long-term productivity and sustainability of the agricultural land, along with enhancing the sporadic remnant vegetation both in the rural and built environments. Objectives will be set to create sustainable towns and villages to support the local economy, the desired quality of life and their long-term sustainability.

1. NSW BOSCAR, NSW Local Government Area excel crime tables 2016-2019.

2. NSW BOSCAR, NSW Local Government Area excel crime tables 2016-2019

LIVEABILITY – LAND USE AND INFRASTRUCTURE

Understanding basic needs and expectations as well as the diverse aspirations and situations of community members is essential. This includes how they are recognised in the future planning and management of Hilltops in particular its towns and villages. This requires a planning and management framework which ensures land use and infrastructure strategies, plans and decisions are focused on these goals.

For quality of life in Hilltops, major drivers for future land use and infrastructure planning and management is to identify the intersection of how to sustain desired rural lifestyles as the natural environment.

To achieve this, an integrated approach to land use and infrastructure planning will be taken. This integrated approach aims to provide clean, safe, accessible and productive towns and villages which respond to the diverse values, heritage, mobility, composition, cultures and aspirations of Hilltops residents. In addition, an integrated approach to planning and management that identifies anticipated and potential change and the associated risks and opportunities that can impact on the health and success of Hilltops communities. This includes how they will be improved and sustained.

OBJECTIVES

1. A culture of collaboration is facilitated between all levels of government, industry, stakeholders, not-for-profit housing providers and community to supply affordable housing and rental accommodation.
2. Housing, infrastructure development and planning measures meet best-practice guidelines and incorporate measures for healthy design.
3. Enhanced wellbeing and preventing ill health are key elements of future decision-making.
4. Connected, safe and accessible pedestrian and cycling networks.
5. Outdoor areas are easily accessible and have adequate shading.
6. Enhance access to internet and other communication services to assist in the capacity to work from home.
7. Consider the role of Movement in Place in contributing to and maintain character, amenity and walkability.
8. Increase and connect a 'green canopy' through effective management and planning of street and open space tree planting.
9. Housing and accommodation options are diverse, affordable and able to meet the changing demographic and economic needs of the region.
10. Affordable housing is facilitated by sufficient land and the consideration of factors that contribute to affordability, such as access to transport, design, infrastructure costs and energy use.
11. Residential development is supported by the timely and efficient provision of associated infrastructure.
12. Temporary worker accommodation is designed and built to a high standard, in order to integrate appropriately with the local community.
13. Not-for-profit housing providers are provided with opportunities to expand the supply of affordable housing.
14. Supply and demand for affordable housing is considered when determining the disposal or redevelopment of government property and surplus land.
15. Sustainable building design and energy efficiency initiatives are explored to reduce the cost of construction and living.

PRIORITIES

1. Establish a minimum lot size for residential zones supporting medium density development within proximity to and accessible from a town centre.
2. Development of an Open Space Strategy for Young, Boorowa and Harden-Murrumburrah, identifying their future needs.
3. Development of a bicycle and pedestrian network management plan identifying missing links and future connections to accommodate growth.
4. Assessment and review of the LEP and DCP in accordance with Active Living NSW guidelines and principles.
5. Review planning and subdivision controls to ensure a highly connected local street network with footpaths or shared paths connecting to town centres and recreation areas.
6. Development of Crime Prevention Through Environmental Design (CPTED) guidelines for inclusion in the Hilltops DCP.


ACTIONS

1. Implement improved provisions for off-street car and bicycle parking and electric vehicle charging stations for commercial and residential development.
2. Develop a comprehensive Transport Strategy.
3. Develop a Council wide Footpath and Street Lighting Strategy for towns and villages to inform private and public development.
4. Review building, land use and infrastructure plans and guidelines to incorporate the provision of:
 - a. Well designed shades particularly in public spaces, town centres, large developments and recreation facilities.
 - b. Disability access and adaptable housing.
5. Prepare a Recreational Needs and Asset Improvements Strategy.
6. Prepare Plans of Management for Council managed Crown reserves including showgrounds.
7. Identify opportunities to pre-approve identified sites for community run events and markets on public land.
8. Review the Plans of Management for Council land to maximise use of public open space.
9. Enable culturally sensitive lands to be managed using traditional customs and for cultural activities.
10. Assess and address the impacts of climate change on viability of public open space.
11. Develop planning controls for public infrastructure to address climate change hazards.
12. Develop local character statements for all existing settlements to guide the review of planning controls and future planning.
13. Protect and celebrate the existing heritage character of the main streets of Harden, Murrumburrah, Young and Boorowa.
14. Introduce design guidelines to improve the visual amenity of industrial estates and business.
15. Investigate key locations that may require additional measures to protect or promote existing character through the introduction of character overlays.
16. Develop an affordable housing strategy to provide a framework to respond to housing.
17. Promote the need for housing diversity to local developers and builders.
18. Develop plans to guide the future density and form of infill residential development and road servicing requirements in Boorowa.
19. Residential development is supported by the timely and efficient provision of associated infrastructure.



2. STRONG COMMUNITIES





Hilltops communities support and rely on their diversity and the immeasurable capacity of its residents. Therefore, recognising, valuing, sustaining, empowering and growing all aspects of Hilltops communities is essential. This includes ensuring all sections of the community have the capacity to actively participate in the planning and management of Hilltops communities to ensure those communities mature and thrive.

Strong communities respect, reflect, celebrate, plan and manage for a diverse community by practising inclusion, equity, accessibility, cohesion and advancing social capital. This is evident in their approach and involvement in planning the future of their towns and villages and reflected in how their environments are managed and monitored. Central to all of this is community consultation and recognising the complex and inter-related aspects of Hilltops that determine community well-being.

Social connections and relationships contribute to the resilience and health of Hilltops communities. Providing an environment that allows these to be sustained and grow is essential. This includes protecting and understanding the character, identity and liveability of our townships, villages and rural areas to ensure they are cherished, protected and enhanced.

Hilltops is home to a population of 18,753 people. Hilltops arid climate and topography, relatively low population and dispersed settlement pattern presents a special set of challenges for its diverse communities. These include access to health, education and social services and opportunities for social interaction. Also, a reliance on tertiary levels of service being provided in towns and cities two to three hours from home.

Understanding basic needs and expectations as well as the diverse aspirations and situations of community members is essential in the planning and management of Hilltops, in particular its towns and villages. This requires a planning and management framework which ensures land use and infrastructure strategies, plans and decisions are focused on these goals.

Maintaining and preserving the quality of life residents of Hilltops enjoy must be guided through a strong understanding of the strengths, limitations, expectations and desires of its diverse members of the communities. This includes identifying opportunities and challenges to develop ways for communities to be resilient, responsive and adaptive to change.

Living in a healthy and attractive environment can improve quality of life. Providing and maintaining quality and accessible open space areas will support the recreational needs of communities, while also strengthening opportunities for tourism. Boorowa, Harden-Murrumburrah and Young have high quality recreation and open space networks that will be enhanced and sustained over time.


The availability of affordable and appropriate types of housing to meet different household needs is necessary for individual well-being and social cohesion, and to minimise the potential displacement of the most vulnerable sectors of the community. A range of housing options will be required in each town to cater for different needs, demographics and price requirements.

Housing ownership in Hilltops is significantly more available and affordable than the NSW average, and in comparison, to other regional areas of NSW. In 2016, the median rent cost \$210/week in Hilltops, 25% more affordable when compared to regional NSW in general. The same applies to mortgage repayments. However, Hilltops households also earn less than the regional NSW average, taking home about 15% less income, earning \$977/week. Therefore, significant rates of housing stress are still evident in Hilltops, with 10% of homeowners in housing stress and 1 in 3 renters in the same position³.

Hilltops has a Socio-Economic index for Area (SEIFA) score of 949, placing it in the 21st percentile nationally. This indicates a high level of disadvantage measured by SEIFA in comparison to the majority of NSW. The data also indicates this disadvantage is concentrated in urban areas, particularly in Harden and Young⁴.

3. 2016 Census Quickstats – https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA13910

4. 2016 Census Quickstats – https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA13910



Hilltops communities will be maintained and supported by the provision of community services, such as health, education and emergency services and facilities.

By working closely with community organisations, Council can identify essential services and community activities that are needed. Council can also work with the private sector and the NSW Government to attract further investment to Hilltops towards these needs. Having an agreed list of priority projects and actions and aligning land use and infrastructure plans, programs and processes will be critical in this success.

Hilltops has a rich and complex Indigenous and European cultural heritage as well as their history. The majority of the Hilltops region is within the Wiradjuri Nation, the largest nation of Aboriginal people in New South Wales and borders the Ngunnawal Nation to the south east. Both the Wiradjuri Nation and Ngunnawal Nation have a strong connection and relationship to country.

The historic built environment within the Hilltops, which includes heritage-listed places, as well as heritage and character areas, has played an important role in shaping the area's identity. These urban and rural places are a tangible link to the past and provide important and irreplaceable evidence of the historical development of Hilltops.

The cultural and environmental heritage of the region has had a major influence on community identity and the rural lifestyle that is valued highly among local residents and visitors alike. Consequently acknowledging, recognising and conserving heritage places and their integration within new and evolving communities is a critical aspect of sustainable planning and development.


Heritage places are an important and highly valued feature of established urban and rural environments. They enhance identity and character and contribute to a vibrant lifestyle. Redevelopment involving heritage places is particularly complex, but offers the opportunity to bring vitality and character to communities that is difficult to replicate. Planning and design processes will aim to recognise and reflect an area's unique character, historic fabric and potential contribution to the life of the new community.

With a changing environment, promoting good sustainable building design will be encouraged in new developments to prolong building life, reduce construction costs and increase energy efficiency. These principles will assist in liveability and sustainability of residents in the Hilltops.

STRONG COMMUNITIES - LAND USE AND INFRASTRUCTURE

Land use and infrastructure planning and management will facilitate change and development that furthers community well-being. It will instil greater community confidence in how, when and where development may occur, and provide clear and understandable planning instruments built in consultation with the community and recognise the state of each community and the challenges and opportunities they face. Planning strategies, tools, processes and decision making will be transparent and accessible.

Community awareness, engagement and involvement remain the most effective means for the community, industry and government to understand each other's needs and desires. They are also critical to informing, discussing and planning to address the impacts of change. Consequently, these will be central to how land use and infrastructure planning, management and consultation occur.



The dispersed distribution of towns and villages across Hilltops provides challenges to the delivery of an efficient and well-maintained infrastructure network. This is further challenged by the size, distance and differing states of infrastructure in communities across Hilltops. In addition, there are expectations regarding the potential for further investment in urban infrastructure to expand each town.

The provision of well-planned, efficient and cost-effective infrastructure and services is essential to meet the communities' expectations and future demands. This includes outlining the cumulative impacts of change and providing sufficient clarity on how Council is to address change through planning strategies, tools and decisions. This includes how Council will collect and use contributions from new developments towards the costs of increasing demands.

Integrated land use and infrastructure strategies and plans will direct the effective and efficient delivery of adequate community services and infrastructure (such as a reliable supply of water) to meet current expectations and changing community demand. Developing and sustaining long term plans for communities and assets, such as Hilltops 2040, a revised Asset Management Plan and consolidated and aligned Hilltops LEP and DCP will be major components for achieving this.

Hilltops has local, regional and state roads that connect the community to services, goods and the community. The Sydney to Melbourne Line passes through the south eastern corner of Hilltops and the Inland Rail passes through Milvale and Bribbaree. Improving the quality of access to these networks will play a major part in attracting further investment in value adding uses and logistics ensuring access to national and global markets.

Appropriately timed maintenance and upgrading of these assets is required to ensure the safe and efficient movement of people whilst maintaining a liveable and attractive community. This includes planning any future expansion to these networks including areas identified to accommodate growth to give greater certainty in relation to locations, impacts and likely costs.

Secure, clean and safe reticulated water supply to townships is pivotal to a liveable and healthy community. Prioritising the position of secure water supply to all urban areas of Hilltops is critical to providing long term confidence, liveability, and sustainability. This includes prioritising a commitment to and the delivery of a secure water supply to Boorowa. Also, identifying the additional potential of a water supply network operating between Boorowa and Harden to the development of intensive agriculture and industry at the southern and northern ends of Cunningham Road.

Land use and infrastructure planning and management will be required to reflect the goals and aspirations of providing and sustaining strong communities including how they approach consultation and decision making. This includes how land use and infrastructure support:

- Inclusion and equity;
- Adaptation and diversity;
- Accessibility;
- Monitoring and reporting; and
- Culture and heritage.



OBJECTIVES

1. Planning, development, land management and other planning decisions incorporate measures to reduce emissions.
2. The siting and arrangement of land uses and infrastructure are responsive to the projected impacts of climate variation.
3. The efficiency of water use, in particular its re-use, storage and transport, is improved.
4. Appropriate land-management practices are used to increase sustainability and amenity outcomes.
5. Recognise and respect Aboriginal heritage and values within land use planning and management decisions.
6. Protect and enhance cultural heritage values.
7. Landscapes of natural, cultural, social and economic value within the region are identified, protected and managed to meet current and future community and environmental needs.
8. Cumulative impacts of growth on local communities are identified and inform social planning.
9. Reliable and current demographic data and population projections are available and used to inform planning for, and delivery of services and infrastructure.
10. Community organisations are supported in the region to increase their capacity to provide appropriate services to the community.
11. All communities are provided with acceptable standards of modern, reliable, accessible and affordable information and communication services.
12. Social infrastructure is appropriately planned and located and is responsive to demographic change.

PRIORITIES

1. Update Hilltops Community Participation Plan to provide further direction on consultation program for the Hilltops LEP and DCP.
2. Investigate the capacity to enhance the LEP and DCP to support and guide the development of a range of housing including adaptable housing.
3. Engage with Local Aboriginal Land Councils (LALCs) to support the identification, conservation, protection, management and interpretation of important Aboriginal heritage places and landscapes.
4. Development of a Community Consultation Plan for the development and review of the Hilltops LEP.



ACTIONS

1. Energy efficiency for new development is improved through the use of demand-management technologies.
2. The local provision and integration of renewable energy and low-emissions technology is increased in areas identified for future growth.
3. Consider the role of Movement in Place in contributing to and maintain character, amenity and walkability.
4. Incorporate Liveable Housing and Universal Design guidelines for adaptation of and development of new housing options suitable for ageing in place.
5. Plan for town centres that are walkable, with streets that are attractive, legible and well-connected; safe and secure public domain, accessible for all through design principles and controls in Hilltops DCP.
6. Review and revise the Hilltops Heritage Strategy to ensure it continues to support the identification, conservation, protection, management and interpretation of important European heritage places and landscapes.
7. Review areas suitable for seniors housing and assess opportunities to support their development.
8. Temporary worker accommodation is located appropriately, taking into account its:
 - a. Nature
 - b. Duration
 - c. Potential economic benefits
 - d. Impacts on social integration and community cohesion.
9. Develop baseline indicators and land data collection processes to assist in the continued monitoring of community health and well-being.



3. ECONOMIC DEVELOPMENT



A strong and diverse economy is essential to support and strengthen Hilltops communities. A local economy that utilises its access to regional, national and global markets and its location within one of the most productive rural areas in the nation to expand its reach and provide greater employment and economic opportunities for Hilltops residents.

Hilltops communities provide a sought-after lifestyle and welcoming environment to attract business, residents and industry to live, work and invest. Community and Council are enablers of economic development and growth that supports the broader objectives of the community. The planning and management of land use and infrastructure reflect these goals and identify appropriate lands and services within Hilltops that have the capacity to deliver them.

Hilltops is a highly resilient and productive agricultural region. The diverse agricultural industry is the largest contributor to both GRP and employment in the Hilltops LGA (\$609 million and 34% of total in terms of gross regional product⁵ and the highest employer in the Council Area (26% of employed persons). Retail, health care, construction, and administration, tourism and education are supportive sectors contributing to the Hilltops economy.

Sustaining productive rural lands and enhancing associated supply chains and rural services will be central to agricultural industry remaining the major contributor to the Hilltops economy. Also, its potential to expand and diversify, increasing its positive influence on local communities. Consequently, the protection of rural production lands is a major objective throughout Hilltops 2040.

Emerging economic sectors in hilltops include the mining sector which generated \$110m to the Hilltops economy in 2019. Health Care and Social Services has also grown, adding close to \$100m to the local economy and becoming the second largest employer in 2019.

By acknowledging challenges and leveraging opportunities, Hilltops can plan and manage to improve the local economy and local jobs. This includes how it plans, monitors, sequences and delivers land use outcomes and infrastructure. This will be assisted by remaining aware of current and projected change in economic activity, market and supply chains and considering the critical roles of land supply and infrastructure to achieve this.

With a population of nearly 19,000, Hilltops Gross

Regional Product (GRP) is around \$1 billion. Hilltops employs nearly 9,000 people across almost 2,350 local businesses. A majority of these workers live in Hilltops with almost 60% of residents in the labour force, with an average household income of approximately \$68,000. The strong agricultural land sector is the largest employer, employing over 25% of the work force, growing from 22% in 2012.

High-quality soils and an undulating terrain are perfectly suitable for cropping and grazing. As a result, agriculture is the greatest contributor to the Hilltops economy contributing \$254.1m. This figure does not account for the indirect contribution of employment through associated sectors within Hilltops LGA and the wider region through food manufacturing, retail trade, professional, financial and insurance services. The towns of Boorowa, Harden-Murrumburrah and Young contain a diverse range of economic activities from home-based businesses to large heavy and commercial industry. These industries have developed in support of the local and regional population and connected economic sectors. These include agricultural support and services including manufacturing and professional services as well as health and education, commercial and retail uses.

Freight and Transport are important economic enablers for Hilltops. Leverage off the strategic transport links within and adjacent to Hilltops will allow local businesses to capture opportunities generated by regional and national markets. This includes the proximity of Hilltops communities to national road and rail freight networks.

Planning for the maintenance, upgrading and streamlining of formal freight networks within Hilltops, increasing B-Double access to the farm gate and upgrading of infrastructure such as bridges will bring this to fruition. Also, working with Councils across the region, State and Commonwealth governments is needed to enhance connections between Canberra and the Inland Northern Rail corridor via Hilltops.

As State and Commonwealth governments seek to improve national supply chains and their links to global markets, further opportunities will arise for the Hilltops economy and communities. This includes the potential of locations such as Cunningham to utilise their direct access to national road and rail freight networks to support larger scale manufacturing, production, | warehousing and logistics.

5. Output by Industry - <https://economy.id.com.au/hilltops/output-by-industry>

ECONOMIC DEVELOPMENT - LAND USE AND INFRASTRUCTURE

Aligning land use and infrastructure planning and management will play a significant part in creating and sustaining a healthy economic environment in Hilltops. This includes planning for the provision of appropriately located land use and infrastructure with the capacity to accommodate current and future economic demands.

By acknowledging challenges and leveraging opportunities, Council can plan and manage to improve the local economy and local jobs. This includes how it plans, monitors, sequences and delivers land use outcomes and infrastructure. This will be assisted by remaining aware of current and projected change in economic activity, market and supply chains and considering land supply and infrastructure to achieving this. Providing a supportive environment for economic development is critical. This includes the provision of lands and services for current and future needs. Also identifying catalyst infrastructure that can assist in generating economic growth and working closely with State and Commonwealth government and the private sector is required for its development.

This is to occur in conjunction with planning and managing locations within Hilltops towns that can support and promote economic and residential development, community services and other activities that are essential to the long term sustainability and liveability of towns and villages. In addition, providing a planning framework that provides certainty and timely outcomes is essential to promote and direct investment.

With Hilltops being predominately an agricultural region, preserving, enhancing and providing opportunity for the agricultural sector to grow and diversify will be a major determinant in achieving economic growth.

Opportunities to capitalise and diversify the agricultural base of Hilltops will be promoted including commercial, tourist and recreation activities on rural lands where agricultural values and productivity are sustained and protected. This includes the development of robust planning controls that accommodate ancillary uses, including small business. Long term planning will also identify locations where opportunities to co-locate or operate at the nexus of major freight corridors are likely to generate greater investment and employment. This in turn will better assist in connecting agricultural industries to export markets through various freight and logistics routes.

In addition, seeking further opportunities to expand agricultural research and development within Hilltops such as the CSIRO research station at Boorowa. Also, further opportunities to accommodate alternate energy production such as wind and solar generation benefiting from proximity to national energy grids and markets.

Hilltops is strategically located and well serviced by a network of transport infrastructure, including the Hume Highway, Olympic Highway, Lachlan Valley Way and Burley Griffin Way as key inter-regional freight routes. This makes Hilltops an attractive destination for businesses, particularly transport, logistics and agriculture.

Land use and infrastructure planning will identify suitable locations for economic activity and to provide suitable serviced land for commercial, industrial and agricultural businesses. This in turn will provide long term certainty for the community and business sector alike.

Council can also assist in identifying and planning opportunities along major freight routes while aiming to minimise land use conflicts by separating inappropriate or sensitive land uses along these corridors.

Recognition of existing and surrounding uses is critical to delivering quality planning outcomes. This includes effective management of land use conflict and protection of sensitive land uses such as residential, hospitals and childcare centres. Incompatible uses such as a light industrial use in a residential zone should not be permitted. An industrial use is rightfully located in an industrial zone away from sensitive land uses.

Land use challenges in the Hilltops for industry and businesses include suitable areas for development and the legislative standards that need to be complied with. Selecting a suitable location for development and understanding the surrounding context is important. The selection of an unsuitable site may cause time delays, a financial burden, further work and servicing to be completed and potentially the prohibition of the use in that location.

Therefore, understanding the physical aspects of the site, its context and the legislative standards that apply to the site are vital. Site suitability such as topography, impact of natural hazards, historic uses of contamination, access to and from the site and location of infrastructure and servicing must be considered.

OBJECTIVES

1. Protect productive rural lands from incompatible land uses.
2. Rural industries are strengthened through expanding their market access, increasing their adaptability and productivity, and capturing value-adding opportunities.
3. Rural areas are conserved and managed to enhance their ongoing contribution to the local, regional and broader economy.
4. The long-term prosperity and sustainability of primary production is achieved while maintaining environmental values.
5. Intensive agricultural and mining activities are supported subject to the full consideration of topography, soil types, and environmental impact.
6. Residential development is supported by the timely and efficient provision of associated infrastructure.
7. Further economic diversification and growth through further development of research and development and renewable energy sectors.
8. Employment and business investment diversification is encouraged within each community.
9. The significant and increasing role of all members of the community including residents living outside Hilltops larger towns are included and respected in the planning process.
10. Suitable infrastructure and facilities to service existing towns and centres are provided to encourage economic and employment growth in the region.
11. Appropriate industrial land is identified in advance and provided to accommodate resource sector support industries.
12. Encroachment of development does not prevent or reduce the productive or operational capacities of existing development.
13. A cooperative and coordinated approach to tourism, cultural and arts industries are fostered, including the support of:
 - a. local Indigenous business enterprises.
 - b. tourism and artisan activities within rural villages and supplementing rural production activities.
14. Greater provision and diversity of short term accommodation options with Hilltops including camping grounds.
15. A culture of innovation is fostered within business, government and the community that encourages best practice, research and development.
16. An environment that encourages job creation and flexible working arrangements is created and supported.
17. Economic growth is enhanced through the prioritisation of infrastructure which supports employment activities in all sectors of the economy.
18. Major enabling infrastructure projects which are critical to future regional economic development are advocated, planned and facilitated.
19. 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.
20. Cooperative and effective working partnerships across the resource sector, associated industries and the community are established and maintained.
21. Innovative and renewable energy technologies are fostered, planned and developed.
22. Infrastructure necessary to enable resource sector growth is appropriately located and, where possible, provide the maximum benefit to the community.



PRIORITIES

1. Review land use requirements and guidelines including those within the Hilltops LEP to protect and enhance agricultural production.
2. Incorporate the Important Agricultural Land Mapping and its application for protecting key agricultural land.
3. Review land use and infrastructure requirements, strategies and sequencing to ensure urban lands are serviced in a timely and efficient manner.
4. Review and implement adopted town centre landscape masterplans for Young, Boorowa and Harden-Murrumburrah so that town centres are accessible, walkable and vibrant.
5. Avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and areas accommodating high natural resource values such as riparian corridors.

ACTIONS

1. Review planning controls to enable a diversified and productive agricultural sector, new agricultural industries and agricultural education facilities without increasing fragmentation of identified high value agricultural land.
2. Review planning controls and Council policy to identify opportunities for food production on rural and urban land.
3. Review the NSW DPIE – Agriculture important agricultural land mapping and consider its application for protecting key agricultural land.
4. Further investigate existing vacant zoned land to determine its suitability for development, and where absolutely constrained, rezone the land for alternative uses.
5. Consider applying planning controls for industrial land to protect areas suitable for large floorplate development from fragmentation.
6. Investigate incentives to encourage subdivision and supply of existing zoned industrial land in the short-term.
7. Agricultural research, extension services and the agribusiness sector are supported.
8. New technologies are facilitated to reduce impacts on the rural environment.
9. Rural communities are encouraged to identify, celebrate and capitalise on their attributes and characteristics.
10. The incremental development of transport infrastructure and services, together with appropriate links between land use and spatial development planning measures, network infrastructure management and operations, are catered for in a transport strategy which serves all industry, business and the community.





4. ENVIRONMENT



The liveability and economic productivity of Hilltops has been generated from and continues to rely on its natural environment and the natural resources it provides. The way the natural environment has been utilised and managed has reshaped the local environment over the last two centuries resulting in ongoing and unprecedented change. This has seen the development of a diverse economy on the back of a nationally significant agriculture sector and town and villages supporting nearly 19,000 people. However, it has also seen dramatic changes to the area's waterways, soils and biodiversity and the removal of approximately 98% of native vegetation cover.

Hilltops communities are proud of their rural lifestyle and are seeking to sustain this and the natural environment. Identifying these two objectives intersect and how they can be successful and sustained together are major drivers for future land use and infrastructure planning and management.

Changes to our natural environment have been both dramatic and incremental and will continue to occur. Many of these changes relate to local management, but they are also a result of global, national, state and regional influences. Developing a better understanding of the influences of change, their scope and how local planning and management can adapt and respond to these is essential. Also, improving the capacity to monitor and inform on the state of the natural environment, as well as change and the capacity to build these into planning and decision making.

Hilltops is supported by well-established towns and surrounding villages which are surrounded by productive agricultural land. Each township and the surrounding villages provides a strong sense of community which has been a significant factor in the communities' ability to adapt and grow through testing periods such as drought, flood and storm events.

Hilltops is impacted by several natural hazards including heatwaves, floods and storm events. Given the arid climate, landscape and topography of rural lands, creeks and streams running through towns and villages natural hazards will impact on all areas of Hilltops in a multitude of ways. Recognising and

planning for the changing intensity and frequency of these events is critical to ensure infrastructure is resilient and levels of risk are known and planned for.


Biodiversity areas in Hilltops have been extensively fragmented through extensive agriculture and development. Only roughly 2-5% of the Hilltops LGA is remnant vegetation. Remaining biodiversity and natural heritage values need to be protected and enhanced, through effective land management and identifying and revitalising biodiversity networks and corridors. In particular, focusing on areas along creeks and streams, road reserves and public and private lands to support biodiversity, rural production, scenic amenity, landscape heritage and outdoor recreation.

Council is to keep up to date with scientific information, emerging policy and risks, and guidance from government agencies in relation to productivity and wellbeing. This includes emerging information in relation to natural hazards, water security and biodiversity.

However, this environment is dynamic and undergoing unprecedented change. With a changing environment, new levels of risk are pervading Hilltops' rural landscapes, community amenity, agricultural input, as well as its economic and financial supply chains.

Hilltops' environmental values can be categorised as exposed rolling low hills with partially vegetated slopes along the ridges and valleys. The majority of native vegetation has been cleared for agricultural development and only remnants of original vegetation communities remain such as white box and yellow box trees. This vegetation is found along ridges and slopes, creek lines, road corridors and private property fence reserves. This landscape provides uninterrupted views and vistas that contribute to a quiet and relaxed lifestyle.

It is projected that by 2030, there will be more hot days and fewer cold nights for the Hilltops area. The number of hot days per year (maximum temperature > 35oC) are projected to increase across the region by an average of 3 days per year by with the potential for Hilltops to experience an additional 5-10 hot days per year.



Many of the effects of a changing environment will be experienced as an increase in the frequency and severity of hazards associated with extreme weather events. Natural hazards such as heatwave, drought, flood and storm events will continue to impact communities of Hilltops. The intensity and frequency of these natural hazards may increase with climate variability, and communities will continue to develop

greater capacities to build resilience to the impacts.

A changing environment will also impact upon the current global and local economy. Variable rainfall and more hot days and cold nights will have an impact on the natural ecosystem and agricultural and horticultural industries. For Hilltops, agriculture being the backbone of the economy could have dramatic impacts for industries, businesses, and residents.

ENVIRONMENT - LAND USE AND INFRASTRUCTURE

Land use and infrastructure planning and management will recognise, assess, respond and adapt to the current and future state of the natural environment to ensure its sustainability as a central tenet in achieving a highly liveable and productive Hilltops. Planning tools and processes will identify, plan, manage and inform the community on how land use and infrastructure will achieve this.

Integrated land use planning can establish and maintain a framework required to manage and protect environmental values. Identifying and outlining environmental risk and associated change is critical to recognising its impacts on rural lifestyles, amenity, and economic development.

Central to this is having a strong understanding of Hilltops' natural, rural and built environments, and having in place quality planning, management for, and consultation on its current and future state.

Therefore, it is critical to maintain, protect and enhance the natural and built environment, preserving values and other aspects to be enjoyed by current and future generations. Integrated land use and infrastructure planning will be required to plan and respond accordingly to protect, enhance and sustain important environmental values and the increasing severity of natural hazards.

OBJECTIVES

1. Development advances the environmental, economic, and social goals of Hilltops.
2. Quality and up to date environment and natural resource data for the whole of Hilltops is available and utilised in land use and infrastructure planning and management.
3. Further development is avoided in areas with a high exposure to natural hazards.
4. Risks from natural hazards are reduced through adaptive planning and building responses.
5. Alterations to natural systems, such as natural flow regimes and floodplain connectivity, are minimised by effective management of riparian environments to reduce risk.
6. Regional natural resources and primary production areas are sustainably managed and protected from incompatible development.
7. The retention and protection of remnant vegetation.
8. Support revegetation of endemic vegetation to assist in sustaining natural resource values, reducing impacts of invasive weeds and the capacity of rural landscapes to support biodiversity.
9. A sufficient supply of natural resources is available for future use.
10. The extraction, processing and transportation of natural resources minimises adverse impacts on the community and the environment.
11. Establishment of buffers and setbacks to minimise impacts of conflicting uses and environmental values, including consideration of potential impacts on noise, water, biosecurity and air quality.
12. The availability of renewable resources and opportunities for integration with existing and emerging industries are recognised.
13. Water in the region is managed on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumptive uses, while protecting biodiversity and the function and health of ecosystems, including their resilience.
14. Catchments are managed, enhanced and protected from degradation and inappropriate use.
15. Rural communities continue to have access to surface water and groundwater resources.
16. Surface water and groundwater resources are used by rural communities in a sustainable manner which maintains aquatic ecosystems and protects environmental values.
17. Exotic and introduced pests, weeds and diseases are prevented, managed and monitored in collaboration with land managers, the community and all levels of government.
18. Noise and air pollution-emitting industries are located away from sensitive uses (e.g. houses, schools, hospitals), and vice versa.
19. Rural Landscapes and vistas are recognised and valued.

PRIORITIES

1. Identify and map areas of natural biodiversity and vegetation to inform future land use and infrastructure planning and management.
2. Secure clean water supply is maintained and provided to towns, with Boorowa obtaining a secure water supply.
3. Reduce the risk from natural hazards, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, severe winds and severe storms and hail.
4. Identify and map areas affected by natural hazards in Hilltops LEP or Hilltops DCP to adequately plan, manage and protect property and life.
5. Provision and implementation of a Hilltops Waste Management strategy to address waste management. This includes increasing the capacity of Hilltops to avoid, re-use and recycle waste and to promote energy recovery.

ACTIONS

1. Review planning controls for flood planning for new developments and review benchmarks against best available data.
2. Formalise publicly maintained bushfire Asset Protection Zones to enable use by future adjoining development.
3. Identify gaps and/or limitations in flood hazard data and develop flood risk management plans to address identified gaps and/or limitations.
4. Develop adaptation plans for communities subject to a higher risk from natural hazards.
5. Vulnerability to the impacts of flooding, bushfires, and severe storms and winds are minimised.
6. Development is avoided where its location or form may unreasonably increase flood risk elsewhere.
7. Exotic and introduced pests, weeds and diseases are prevented, managed and monitored through the combined efforts of government, industry and communities.
8. Waste and associated environmental impacts are minimised through holistic management to avoid, re-use and recycle waste and to promote energy recovery.
9. Support alternative provision of energy through 'off-grid' systems in the planning process.
10. Water sensitive urban design principles are incorporated into new development.
11. Undertake a Biodiversity Assessment of Council owned and managed lands and develop a biodiversity framework for Council.
12. Incorporate updated strategic wildlife corridor information into biodiversity planning measures when available.
13. Identify and enhance biodiversity corridors important for species reintroduction (including koalas) and to mitigate the impacts of climate change.
14. Review planning requirements to assist in koala management and koala habitat protection.
15. Incorporate updated strategic wildlife corridor information as available.
16. Develop a policy to guide street tree, open space and parkland tree planting programs appropriate to a bush fire prone region for towns and villages.
17. Review building and land use plans and guidelines to promote greater on site water collection and re-use.
18. Investigate opportunities to streamline the approvals process for local farmers markets and community gardens that support local food production.
19. Investigate land requirements for renewable energy development and capacity to accommodate medium scale wind and solar renewable energy projects.
20. Update planning controls to facilitate renewable energy generation and storage on rural land.
21. The natural environment is protected, managed, and enhanced to support biodiversity and natural ecosystems by:
 - a. locating urban development outside areas of high ecological significance to avoid impacts on ecological values.
 - b. ensuring urban development, that is adjacent to areas of high ecological significance, avoids adverse impacts on ecological values.
 - c. enhancing the condition, extent, diversity and connectivity of the region's natural areas to maintain the ecological integrity and processes that are necessary for biodiversity to be resilient to climate change and other threats.





5. STRONG AND SUSTAINABLE

All aspects of Hilltops communities and the environments they operate in are subject to change. Some of these changes can be controlled and influenced directly at a local level, while many are driven by factors at play at a global, national, state, or regional level. Some are the result of previous actions, however a full understanding of their impacts and managing them effectively will have a large impact on our future.

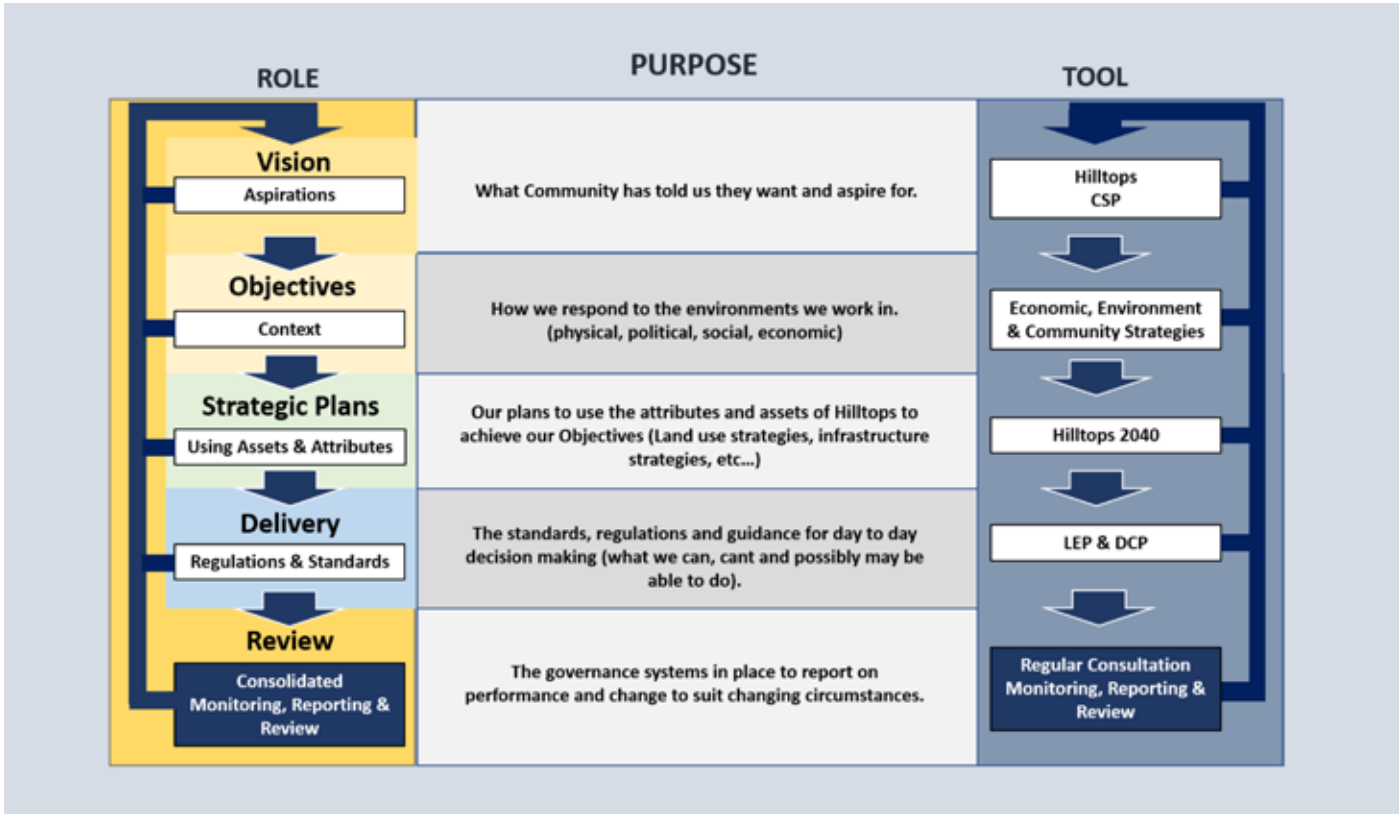
Therefore, identifying, monitoring, assessing, discussing, planning, and managing for change is essential and in doing so understanding, adapting and responding to further community needs and aspirations is critical to the long-term success of Hilltops communities. This includes the implications for the well-being and productivity of Hilltops.

Change can take many forms and its implications on community well-being, economic productivity and the health of the natural environment can be complex and difficult to determine. This is evident in recent events

relating to the intensity and longevity of bushfires, droughts, and storm events. It is also evident in the impacts of viral pandemics, major changes in the global economy, the emerging dominance of on-line provision of goods and services as well as changes to supply chains at a regional, state, national or global level.

Successfully navigating change and gaining the support of the community, business sectors and all levels of government requires a consistent and integrated approach with clear and agreed objectives, priorities, and actions. This includes clear links between the broad objectives of the community and Council and the objectives and priorities expected from land use and infrastructure planning and management. This is the purpose of the Local Strategic Planning Statement (*Hilltops 2040*). However, clear links and consistency is required across all Council strategies, plans, guidelines, and standards which will shape future land use and infrastructure outcomes.

Figure 1 - Hilltops Planning Framework Summary (Proposed)





In response, an integrated approach to planning and management which informs and directs land use and infrastructure planning is critical. This includes clear links between planning and monitoring the current state of Hilltops, including projected and potential change. Also, there is a need to develop long term strategies for land use and infrastructure that can be planned effectively for generational change and the provision of high quality and effective assets, as well as a high level of community and environmental wellbeing for generations to come.

This includes:

- Integrated Strategic Planning
- Informed and quality decision making
- Regular monitoring, reporting, communication and review
- Adaptation and resilience through planning, management and design.

STRONG AND SUSTAINABLE - LAND USE AND INFRASTRUCTURE

PRIORITIES

1. Develop, Implement and regularly review the Economic, Social and Environmental Well-being of Hilltops and projected and potential change in order to inform land use and infrastructure planning and decision making.
2. Development of a consolidated Hilltops Local Environmental Plan (LEP), focussed on delivering Council's Local Strategic Planning Statement (*Hilltops 2040*).
3. Development of a consolidated Hilltops Development Control Plan (DCP), focussed on delivering Council's Local Strategic Planning Statement (*Hilltops 2040*).
4. Development of a Hilltops Regional Infrastructure Priorities Plan focusing non-Council infrastructure upgrades or expansion that are catalysts for increasing Hilltops' wellbeing and productivity.
5. Development of a comprehensive asset management plan with proposed works and prioritisation consistent with Council's Local Strategic Planning Statement (*Hilltops 2040*).

ACTIONS

1. Completion of a draft Hilltops LEP for public consultation by mid 2021.
2. Completion of a draft Hilltops Development Control Plan by late 2021.
3. Completion of a draft Hilltops Regional Infrastructure Priorities Plan by August 2020.
4. Development of Hilltops Well-Being Index and framework for its proposed use to be included in the End of Term Report for release in 2021.





6. GOVERNANCE



Hilltops 2040 is the Hilltops Council Local Strategic Planning Statement for the purpose of the NSW Planning System. It will inform and set the direction of subsequent land use planning and management decisions and the content of any future operational land use planning instruments including the Local Environmental Plan (LEP) and Development Control Plan (DCP).

IMPLEMENTATION & OPERATION


The delivery and governance of Hilltops 2040 is reliant on the operational land use planning instruments including their content, management and use.

Hilltops 2040 is a significant component of both the land use planning and integrated planning and reporting frameworks of Council. In relation to the land

use planning framework, it is the strategic document that distils strategic objectives, priorities and directions from the Hilltops Community Strategic Plan and relevant State and Regional policy to ensure these are reflected and furthered through land use planning in Hilltops.

Hilltops Land Use Planning Framework





Integration of *Hilltops 2040* Objectives, Priorities and Actions will be achieved during the development and review of operational land use plans including the LEP and DCP. An implementation table is included within *Hilltops 2040* and will be updated annually to assist with confirming and monitoring the progression of these items.

Please note *Hilltops 2040* is not designed to be used in day to day decision making and standard operational matters but is designed to be a point of reference for strategic direction on matters which go beyond the

scope of operational land use plans such as the LEP and DCP.

In relation to Council's Integrated Planning and Reporting Framework *Hilltops 2040* is one of a series of strategic documents that detail how strategic policy and directions of Council will inform operational decisions, plans and tools.

Each of these documents is intended to progress Council objectives from broad ideas and aspirations to specific outcomes and their regular review in consultation with the community.

HILLTOPS INTEGRATED PLANNING & REPORTING FRAMEWORK

Integration of *Hilltops 2040* Objectives, Priorities and Actions will be achieved during the development and review of operational land use plans including the LEP and DCP. An implementation table was developed in conjunction with *Hilltops 2040* and will be updated annually to assist with confirming and monitoring the progression of these items. In accordance with relevant State legislation Hilltops Council is required to operate within an Integrated Planning and Reporting Framework. This framework is intended to ensure transparent and effective decision making is in place in consultation with local communities. The framework also ensures all matters of Council relate and inform each other and their purpose is linked to a Community Strategic Plan (CSP).

Hilltops 2040 is required to be integrated into this framework identifying a clear link to the CSP as well as operational plans and programs. The framework is also required to identify community engagement and is a critical part of the development and review of strategic documents such as *Hilltops 2040*.

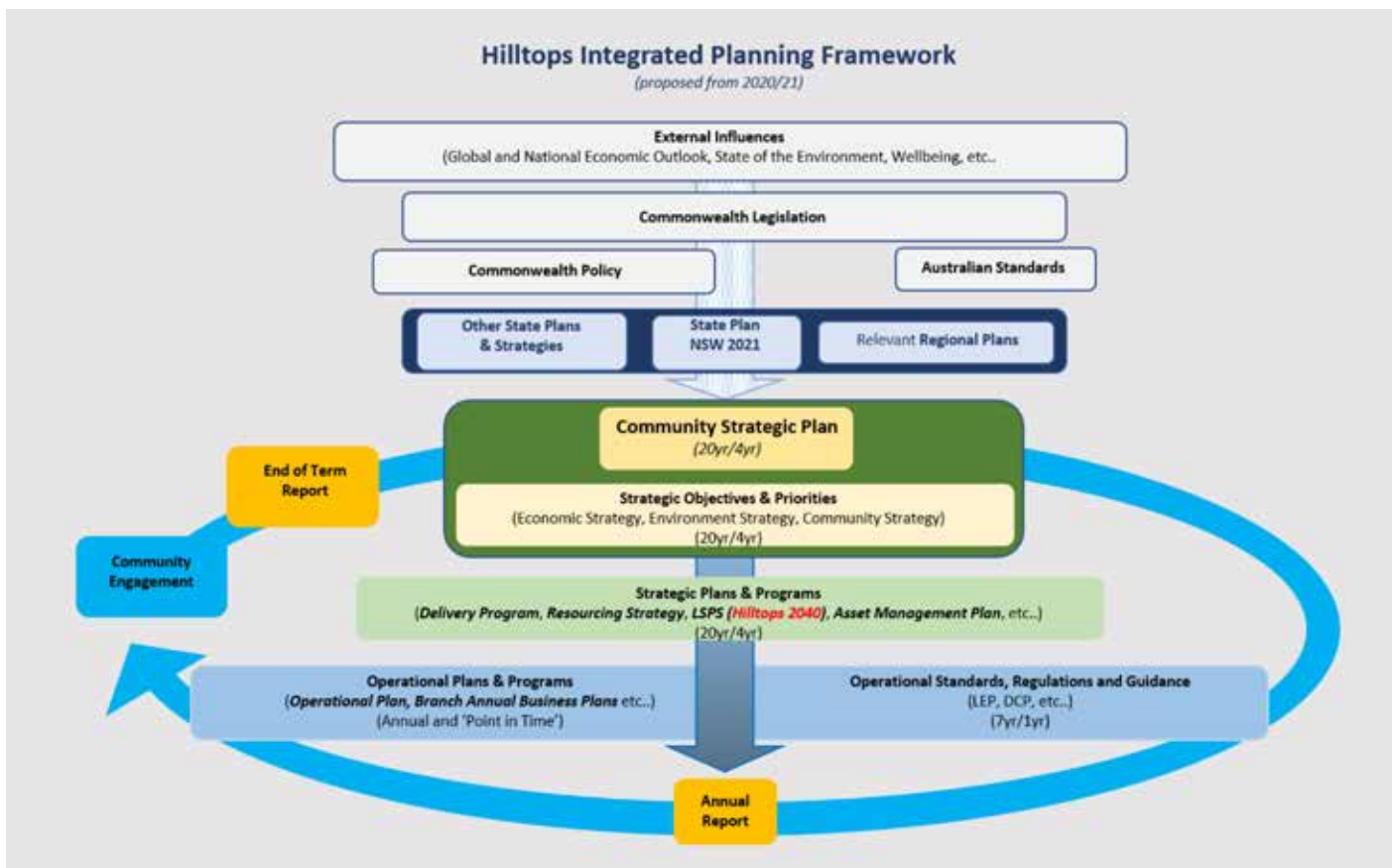
This framework is outlined in the Hilltops CSP and is expanded below to identify the role and operation of *Hilltops 2040* and the influence of external factors including State planning legislation and regional plans.

Please note *Hilltops 2040* is not designed to be used in day to day decision making and standard operational matters but is designed to be a point of reference for strategic direction on matters which go beyond the scope of operational land use plans such as the LEP and DCP.

In relation to Council's Integrated Planning and Reporting Framework *Hilltops 2040* is one of a series of strategic documents that detail how strategic policy and directions of Council will inform operational decisions, plans and tools.

Each of these documents is intended to progress Council objectives from broad ideas and aspirations to specific outcomes and their regular review in consultation with the community.

Hilltops Council Integrated Planning and Reporting Framework (Proposed)



All planning strategies, plans and operations are required to be part of or further the Integrated Planning Framework including *Hilltops 2040*.

In both frameworks, *Hilltops 2040* plays a crucial role as a long term strategic planning document. This crucial

role is reliant on consistent links to the strategic directions of Council and how they are delivered. To achieve this *Hilltops 2040* will be reviewed on a regular basis as part of the review cycle of Council Strategic documents undertaken every four years.

GLOSSARY OF TERMS

ABBREVIATION	NAME
LSPS	Local Strategic Planning Statement
CSP	Community Strategic Plan
LEP	Local Environment Plan
DCP	Development Control Plan
EPA Act	Environmental Planning and Assessment Act 1979
IP&R	Integrated Planning and Reporting
MLS	Minimum Lot Size
GWCC	Goldenfields Water County Council
GRP	Gross Regional Product
SETRP	South East and Tablelands Region Plan 2036
ARTC	Australian Rail Track Corporation
DPIE	NSW Department of Planning, Industry and Environment
LGA	Local Government Area (Council)
CBD	Central Business District



