

# ATTACHMENT C

## Aims of Hilltops Local Environmental Plan

22 OCTOBER 2020



## Contents

Introduction .....	2
South East and Tablelands Regional Plan 2036 .....	2
Hilltops Community Strategic Plan 2030.....	3
Hilltops 2040 – Hilltops Local Strategic Planning Statement.....	5
Aims of Hilltops LEP.....	7
Land Use Zones Objectives.....	11
Minimum Lot Size Objectives.....	30

## Introduction

The draft Hilltops LEP has been informed by State and Local plans and strategies being the:

- South East and Tablelands Regional Plan 2036
- Hilltops Community Strategic Plan 2030
- Hilltops 2040 – Hilltops Local Strategic Planning Statement

These plans and strategies are

- Aims of Hilltops LEP
- Land Use Zone Objectives
- Minimum Lot Size Objectives

### South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 is a 20-year blueprint for the future produced by the NSW Department of Planning and Environment in 2016. It sets the Government's vision for the South East and Tablelands Region as:

*A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart.*

To achieve this vision the Government has set four goals for the region:

1. A connected and prosperous economy
2. A diverse environment interconnected by biodiversity corridors
3. Healthy and connected communities
4. Environmentally sustainable housing choices.

The Plan identified the following priorities and specific action for Hilltops:

#### **Priorities**

- Capitalise on economic, housing and servicing opportunities arising from the area's proximity to Canberra, including advances in technology to create smart work opportunities.
- Enhance community access to jobs, goods and services.
- Address land management issues that could impact agricultural productivity and viability, including erosion, salinity, weed management, on-farm practices and management of the water table.

#### **Economy and employment**

- Grow and diversify the area's agricultural base, including value-add activities, expansion into agricultural research and technology and access to national and international markets.
- Capitalise on value-add opportunities in food processing with the growth of intensive farming industries.

- Leverage regional assets such as the region's quality wines and cherries to promote tourism.
- Capitalise on the area's freight links north and west off the Hume Highway.

### Housing

- Grow housing in Young, Boorowa and Harden.
- Support the unique character of the region's village and rural lifestyle.
- Enhance the variety of housing options to cater for an ageing population.
- Work with stakeholders to secure a sustainable water source for urban use.

The following are the more general directions and actions that are relevant in the review of current planning instruments and in the preparation of the Hilltops LEP:

- Direction 5: Promote agricultural innovation, sustainability and value-add opportunities
- Direction 8: Protect important agricultural land
- Direction 9: Grow tourism in the region
- Direction 10: Strengthen the economic self-determination of Aboriginal communities
- Direction 11: Enhance strategic transport links to support economic growth
- Direction 12: Promote business activities in urban centres
- Direction 14: Protect important environmental assets
- Direction 15: Enhance biodiversity connections
- Direction 16: Protect the coast and increase resilience to natural hazards
- Direction 17: Mitigate and adapt to climate change
- Direction 18: Secure water resources
- Direction 21: Increase access to health and education services
- Direction 22: Build socially inclusive, safe and healthy communities
- Direction 23: Protect the region's heritage
- Direction 24: Deliver greater housing supply and choice
- Direction 25: Focus housing growth in locations that maximise infrastructure and services
- Direction 28: Manage rural lifestyles

### Hilltops Community Strategic Plan 2030

The Hilltops Community Strategic Plan 2030 was adopted by Council on 24 April 2018 and sets out the vision of:

*"In 2030 the 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 Hilltops region a vibrant place to live, work and visit for all."*

The following 'Wellbeing Pillars' and strategies are relevant in the development for the draft Hilltops LEP:

**1 Community – Loving where we live**

Strategy:

- 2.1 Through effective land use planning, enable diverse sustainable, adaptable and affordable housing options
- 2.2 Promote a diverse retail sector to realise local ownership and growth
- 2.3 Respect and enhance the historic character or our Region and Heritage value of our towns
- 4.3 Valuing our love of a quiet country lifestyle and taking measures to protect it
- 4.4 Protect and enhance the natural beauty of the region

**2. Nurturing our natural environment**

Strategy:

- 1.1 Land use systems are in place that enhance and protect biodiversity and natural heritage in balance with other considerations
- 1.4 Maintain and enhance the health of waterways
- 1.5 Protect and enhance the beauty of our natural landscapes
- 1.6 Encourage sustainable farming that meets environmental best practices

**3. Building a strong and robust regional economy**

Strategy:

- 1.1 Create a welcoming environment for investment and promote the Region as a great place to live, work, invest and visit
- 1.3. Provide leadership on economic development and tourism initiatives in the Region
- 2.1 Promote diversification of the Agriculture sector to increase innovation and adaption
- 2.3 Support the growth of supply chain distribution channels and associated infrastructure
- 2.3 Support the development of sustainable agriculture that protects the environment, public health, human communities, and animal welfare
- 2.4 Work towards a connected region, digitally, socially and physically through freight links
- 3.1 Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce
- 3.4 Build strong linkages with institutions providing flexible education, training and employment pathways in the region especially for young people

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

Strategy

- 1.3 Key freight linkages are improved to align towards growing industry demand
- 2.3 Strengthen the integration of essential service delivery and growing infrastructure needs of the region
- 3.3 Protect and improve catchments across the Region by supporting relevant agencies

**5. Ethical, proactive and effective leadership and governance**

*Strategy*

- 1.3. *Partner with and provide support to organisations who deliver services and programs locally*
- 1.5. *Develop partnerships with business industry and agriculture leaders*
- 2.1 *Provide clear, easy to understand and transparent communication to the community utilising a variety of channels, targeting towns, villages and rural areas*
- 3.1 *Undertake Council activities within a clear framework of legislative compliance, strategic planning, policies, risk management, procedures and service standards*

## Hilltops 2040 – Hilltops Local Strategic Planning Statement

*Hilltops 2040*, the Hilltops Local Strategic Planning Statement (LSPS) is a long term strategic planning document that provides direction for land use across Hilltops. It provides further context and direction responding to the local area, the special character and values the community is seeking to preserve and how change will be managed into the future.

Hilltops 2040 identifies the strategic roles of places in achieving specific economic, community or environment goals. It also provides local context, identifying strategic goals that reflect the aims and aspirations of local communities, making land use objectives site specific and relevant.

Hilltops 2040 comprises three parts which direct part of the draft Hilltops LEP:

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 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.

Guiding the development of the Hilltops LEP aims are the objectives within the Sustaining and Growing Hilltops Communities and Strategic Directions section of Hilltops 2040 including:

### **Hilltops 2040 - Strategic Directions**

#### *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 to.*
- 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; and*
- 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 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.*

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

### **Hilltops 2040 Land use types**

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

## Aims of Hilltops LEP

The aims of the Hilltops LEP are an adaption of the South East and Tablelands Regional Plan 2036, Hilltops Community Strategic Plan as well as Hilltops 2040,

Clause 1.2 Aims of Plan is a compulsory administrative clause like most of Part 1 of the Standard Instrument LEP template.

Currently the three inforce LEP's have the following aims:

<b>Boorowa LEP 2012</b>	<b>Harden LEP 2011</b>	<b>Young LEP 2010</b>
(a) to encourage sustainable economic growth and development within Boorowa, (b) to encourage the retention of productive rural land for agriculture, (c) (c) to encourage sustainable primary industry production, (d) (d) to identify, protect, conserve and enhance	(a) to protect and encourage a diversity of sustainable primary industry production, (b) to protect primary industry production areas from conflicting land uses, (c) to encourage the proper management, development and conservation of natural and human resources in Harden by protecting,	(a) to protect the natural resources of Young from development that may reduce horticultural and agricultural productivity, while allowing for the planned urban expansion of Young Township, (b) to encourage the proper management, development and conservation of resources through the



<p>Boorowa's natural assets,</p> <p>(e) (e) to allow for the equitable provision of social services and facilities for the community,</p> <p>(f) (f) to encourage and support growth in the Boorowa township.</p>	<p>enhancing, managing and conserving—</p> <p>i. areas of high scenic or recreational value, and</p> <p>ii. areas of significance for nature conservation, and</p> <p>iii. timber, minerals, soil, water, vegetation and other natural resources, and</p> <p>iv. landscapes, places and buildings of archaeological or heritage significance,</p> <p>(d) to provide opportunities for—</p> <p>i. industrial relocation and development, employment, economic and enterprise growth, and</p> <p>ii. the expansion of Harden-Murrumburrah township and village areas to meet future urban growth needs, and</p> <p>iii. rural small holding subdivisions,</p> <p>(e) to encourage a built environment which is attractive to visitors, residents and investors.</p>	<p>principles of ecologically sustainable development by protecting, enhancing and conserving the following—</p> <p>i. land of significance to agricultural production,</p> <p>ii. areas of high scenic value,</p> <p>iii. areas of significance for nature conservation,</p> <p>iv. timber, minerals, soil, water and other natural resources,</p> <p>(c) to protect, conserve and enhance the natural and cultural heritage of Young, including native biodiversity, threatened species, remnant and riparian vegetation, corridors and links and environmentally sensitive lands,</p> <p>(d) to encourage the renewal and upgrade of the older residential precincts in Young Township,</p> <p>(e) to encourage a range of housing, employment, recreational activities and services to meet the needs of existing and future residents of Young.</p>
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It is proposed that the Hilltops LEP aims be as follows:

- (1) *This Plan aims to make local environmental planning provisions for land in Hilltops in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows:*
  - (a) *To advance the environmental, economic, and social goals of Hilltops.*

- (b) To enable the quality of the built, rural and natural environment of Hilltops provides the lifestyles sought by current and future residents including:
- i. Sustaining the rural lifestyle and liveability of Hilltops Communities
  - ii. Connected, safe and accessible communities
  - iii. Diverse and affordable housing options
  - iv. Timely and efficient provision of infrastructure
  - v. Sustainable building design and energy efficiency
- (c) To build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future including:
- i. Social infrastructure is appropriately planned and located in response to demand and demographic change
  - ii. Protect and enhance cultural heritage values
  - iii. Land management practices support sustainable outcomes including Water efficiency
  - iv. Siting and arrangement of land uses for development in response to climate change
  - v. Planning development to manage emissions
  - vi. Planning decisions recognise basic needs expectations diverse community members
- (d) To facilitate a strong and diverse economy providing a range of services as well as diverse employment and economic opportunities for residents and investors alike including:
- i. Protect employment lands including rural lands, from incompatible land uses and enhance productivity over time
  - ii. Strengthen accessibility to expand markets for economic activity
  - iii. Adaptable to assist in generating economic activity and value adding opportunities
  - iv. Long term sustainable productivity while
  - v. Intensive agriculture are supported subject to the full consideration of soil types topography and environmental impact.
  - vi. Providing an environment for job creation and economic activity
  - vii. Major enabling infrastructure projects are advocated planned and facilitated.
  - viii. Innovative renewable energy projects are fostered and encouraged
- (e) To recognise and sustain the diverse natural environment and associated natural resources that underpin the liveability and economic productivity of Hilltops.
- i. Further development is avoided in areas with a high exposure to natural hazards.
  - ii. Alterations to natural systems, such as natural flow regimes and floodplain connectivity, are minimised by
  - iii. effective management of riparian environments to reduce risk.
  - iv. The retention and protection of remnant vegetation.
  - v. 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.

- vi. *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.*
- vii. *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.*

## Land Use Zones Objectives

### Hilltops Zone Objectives Review and Recommendations

Review of Zone Objectives established through the Standard Instrument, the 3 LEP's currently in use in Hilltops and the strategic directions provided within the Hilltops LSPS (*Hilltops 2040*).

The review covers all zones proposed to be utilised within the consolidated LEP. These are:

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

(as defined by the NSW standardised LEP guidelines)

##### 'Industrial' Zones

**IN1 General Industrial**

**IN2 Light Industrial**

##### 'Commercial' Zones

**B4 Mixed Use**

##### 'Residential' Zones

**R1 General Residential**

**R5 Large Lot Residential**

**R2 Low Density Residential**

##### 'Rural' Zones

**RU1 Primary Production**

**RU4 Primary Production**

**Small Lots**

**RU3 Forestry**

**RU5 Village**

##### 'Specialist' Zones

**SP1 Special Activities**

**SP2 Infrastructure**

##### 'Recreation' Zones

**RE1 Public Recreation**

**RE2 Private Recreation**

##### 'Conservation' Zones

**E1 National Parks and Nature Reserves**

**E3 Environmental**

**Management**

##### 'Waterways' Zones

**W1 Natural Waterways**

**W2**

**Recreational**

**Waterways**

### 'Industrial' Zones

#### IN1 General Industrial

##### Standard Instrument:

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

**Young LEP:**

**Boorowa LEP:**

**Harden LEP:**

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

It is considered that the zone objectives provided within the Standard Instrument and reflected in the three current LEP's are sufficient however could be enhanced by including an objective relating to the intent for all sites in the IN1 Zone to have access to town services.

The additional objective found within the current Harden LEP will not be transferred to the Hilltops LEP as it is considered to be redundant.

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

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To provide fully serviced residential allotments linked to town water and sewer networks.*

**IN2 Light Industrial**

**Standard Instrument:**

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To support and protect industrial land for industrial uses.*

**Young LEP:**

Currently not in use.

**Boorowa LEP:**

Currently not in use.

**Harden LEP:**

As per the Standard Instrument.

**Hilltops 2040 (LSPS):**

Industrial Narrative (Page 50)

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

Young Narrative (Page 107)

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

Boorowa Objectives (Page 69)

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

Harden & Murrumburrah Objectives (Page 84)

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

Economic Development (Page 131)

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

**Recommendations:**

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

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

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To provide fully serviced residential allotments linked to town water and sewer networks.

## 'Commercial' Zones

### B4 Mixed Use

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li>To provide a mixture of compatible land uses.</li> <li>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</li> </ul>		
<p><b>Young LEP:</b> As per the Standard Instrument.</p>	<p><b>Boorowa LEP:</b> Currently utilising the B2 zone however, with same Zone Objectives as the Standard Instrument for the B\$ Zone with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>To reinforce the role of the Boorowa township as the main commercial centre'.</li> </ul>	<p><b>Harden LEP:</b> As per the Standard Instrument with the addition of the following statement:</p> <ul style="list-style-type: none"> <li>To provide a wide range of facilities that service the needs of the wider community and the travelling public.</li> </ul>
<p><b>Hilltops 2040 (LSPS):</b> The areas proposed for inclusion within the B4 Zone in the Consolidated Hilltops LEP are identified in the Hilltops LSPS are predominantly identified as Town Centres or Main Streets. The Hilltops LSPS provides general strategies for Town Centres and Main Streets as well as individual strategies for town centre precincts within Young, Boorowa, Harden and Murrumburrah. These include:</p> <p><u>Town Centres and Main Streets (page XX of LSPS)</u></p> <ul style="list-style-type: none"> <li>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.</li> <li>Provide for more dense residential opportunities that complement and support the role and scale of the commercial centre.</li> <li>Create walkable, coherent, legible and high amenity streetscapes and public spaces.</li> <li>Support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.</li> <li>Enhance capacity to accommodate housing options while sustaining a vibrant and active precinct and streetscape.</li> </ul> <p><u>Young Town Centre (page 107 of LSPS)</u></p> <ul style="list-style-type: none"> <li>Reinforce the commercial centre of Young by concentrating commercial, retail, health and hospitality services within the existing town CBD</li> <li>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.</li> <li>Reinforce the 'main street' historic character of the Young town centre.</li> </ul>		



- *Maintain a safe, comfortable and interesting town centre for the community and visitors.*
- *Re-enforcing or creating connectivity and linkages from public spaces to other public spaces such as parks and community buildings.*
- *Break down barriers to assist in a walkable, permeable and attractive streetscape*

Boorowa Town Centre (page 69 of LSPS)

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

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

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

**Recommendations:**

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

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

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

The B4 Mixed Use Zoned Lands be utilised and sustained:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To reinforce the established Town Centres and Main Streets of Young Harden, Murrumburrah and Boorowa as the commercial centres for each town and Hilltops. This includes the 'Main Street' role and historic character of:*
  - *Boorowa Street, Young.*
  - *Marsden and Pudman Streets, Boorowa.*
  - *Neil Street, Harden*
  - *Albury Street, Murrumburrah*
- *To sustain robust and vibrant town centres and main streets capable of accommodating changing demands and expectations for retail, professional services, entertainment, hospitality, accommodation and permanent residential activities and services.*
- *To enhance the capacity of Town Centres and Main Streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.*
- *To create walkable, coherent, legible and high amenity streetscapes and public spaces.*
- *To support vibrant main streets capable of supporting events, night time and weekend economies as well as regular commerce.*

## 'Residential' Zones

### R1 General Residential

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

### R2 Low Density Residential

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>		
<p><b>Young LEP:</b> Currently not in use.</p>	<p><b>Boorowa LEP:</b> As per the Standard Instrument.</p>	<p><b>Harden LEP:</b> Currently not in use.</p>
<p><b>Hilltops 2040 (LSPS):</b></p>		

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

**Recommendations:**

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

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

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

**R5 Large Lot Residential**

**Standard Instrument:**

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

**Young LEP:**

As per the Standard Instrument.

**Boorowa LEP:**

As per the Standard Instrument.

**Harden LEP:**

As per the Standard Instrument.

**Hilltops 2040 (LSPS):**

- Provide diverse semi-rural areas accommodating a range of uses in conjunction with sustaining rural productive lands, natural resource values and rural amenity.
- Protect rural production lands from further fragmentation.

- *Preserve rural character as well as agricultural and environmentally sensitive lands.*
- *Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.*
- *Provide rural residential lands supply subject to sustaining rural productive lands, natural resource values and a rural amenity.*
- *Protect rural production lands from further fragmentation.*
- *Identify and buffer rural production values and activities from conflicting activities and biosecurity risks including but not limited to residential development.*

**Recommendations:**

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

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

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

## 'Rural' Zones

### RU1 Primary Production

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

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage competitive rural production and associated economic development by maintaining and enhancing local and regional transport and communications connectivity and accessibility to national and global supply chains.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone.

### RU3 Forestry

**Standard Instrument:**

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

**Young LEP:**

As per the standard instrument.

**Boorowa LEP:**

Currently not in use.

**Harden LEP:**

Currently not in use.

**Hilltops 2040 (LSPS):**

No specific objectives listed.

**Recommendations:**

It is recommended that the zone objectives, provided within the Standard Instrument and the Young LEP remain in use under the consolidated Hilltops LEP  
**It is proposed that the following wording be utilised for the RU4 Zone Objective within the consolidated Hilltops LEP:**

- To enable development for forestry purposes.
- To enable other development that is compatible with forestry land uses.

### RU4 Primary Production Small Lots

**Standard Instrument:**

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

<p><b>Young LEP:</b> As per the Standard Instrument.</p>	<p><b>Boorowa LEP:</b> Currently not in use.</p>	<p><b>Harden LEP:</b> As per the Standard Instrument.</p>
<p><b>Hilltops 2040 (LSPS):</b> The Hilltops LSPS considers RU4 lands as Rural Production lands, with the following objectives to apply:</p> <ul style="list-style-type: none"> <li>• <i>Identify, protect and enhance the productive capacity of rural lands across Hilltops.</i></li> <li>• <i>Protect rural production lands from further fragmentation while supporting the capacity for farming families to live on site.</i></li> <li>• <i>Identify and enhance the economic supply chains for rural production activities across Hilltops to assist in their long-term competitiveness and capacity to generate local employment.</i></li> <li>• <i>Identify potential locations and set standards for intensive agriculture and other potential 'value-add' activities such as food processing.</i></li> <li>• <i>Support the growth of ancillary and associated economic activities that utilise local produce and rural amenity, such as hospitality and tourism.</i></li> </ul>		
<p><b>Recommendations:</b> RU4 zoned lands continue to be considered as primarily for rural production purposes despite the impacts of urban encroachment, the decline in the size of the local orcharding industry and many sites now being used as large rural-residential properties. While lands remain in this zone, the objectives will continue reflect the need to protect rural production values and capacity. As per the RU1 zone, the proposed changes to the RU4 Zone relate to recognise and managing natural resource values found within these locations. The wording proposed for the new objectives comes from the RU1 Objectives found with the current three LEP's.</p> <p><b>It is proposed that the following wording be utilised for the RU4 Primary Production (Small Lots) Zone Objective within the consolidated Hilltops LEP:</b></p> <ul style="list-style-type: none"> <li>• <i>To enable sustainable primary industry and other compatible land uses.</i></li> <li>• <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i></li> <li>• <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></li> <li>• <i>To maintain areas of high conservation value vegetation.</i></li> <li>• <i>To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.</i></li> <li>• <i>To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.</i></li> <li>• <i>To encourage the development of non-agricultural land uses that are compatible with the character of the zone.</i></li> </ul>		

## RU5 Rural Village

<p><b>Standard Instrument:</b></p>
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- To provide for a range of land uses, services and facilities that are associated with a rural village.

<p><b>Young LEP:</b> As per the Standard Instrument with the addition of the following objectives:</p> <ul style="list-style-type: none"> <li>• To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.</li> </ul>	<p><b>Boorowa LEP:</b> As per the Standard Instrument with the addition of the following objectives:</p> <ul style="list-style-type: none"> <li>• To encourage and provide opportunities for population growth in rural villages.</li> <li>• To ensure that development maintains and contributes to the character of rural villages.</li> <li>• To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services to rural villages.</li> </ul>	<p><b>Harden LEP:</b> As per the Standard Instrument with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>• To ensure that development is sustainable within the villages of Wombat, Jugiong and Galong and is compatible with their residential and service functions.</li> </ul>
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- Hilltops 2040 (LSPS):**
- Ensure the long-term sustainability of rural villages across Hilltops.
  - Accommodate a range of residential and low impact economic activities while protecting rural production values.
  - Consistent, reliable and quality access to telecommunications networks across Hilltops rural villages.
  - Accommodate low impact economic growth to sustain local employment opportunities and the provision of basic retail services within rural villages
  - Consistent, reliable and quality road access between villages and the larger towns of Hilltops

**Recommendations:**  
It is recommended that the zone objectives, within the Standard Instrument and additional objectives currently contained within the three LEPs remain in use under the consolidated Hilltops LEP with the removal of the direct reference to the individual villages of Wombat, Jugiong and Galong.

**It is proposed that the following wording be utilised for the RU5 Rural Village Zone Objective within the consolidated Hilltops LEP:**

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.
- To encourage and provide opportunities for population growth in rural villages.
- To ensure that development maintains and contributes to the character of rural villages.
- To ensure that development does not create unreasonable or uneconomic demands for the provision or extension of services to rural villages.
- To ensure that development is sustainable and is compatible with their residential and service functions.

## 'Recreational' Zones

### RE1 Public Recreation

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for public open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> </ul>		
<p><b>Young LEP:</b> As per the Standard Instrument with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>To maintain areas of high conservation value vegetation.</li> </ul>	<p><b>Boorowa LEP:</b> As per the Standard Instrument.</p>	<p><b>Harden LEP:</b> As per the Standard Instrument.</p>
<p><b>Hilltops 2040 (LSPS):</b> Identifies the strategic roles currently covered within the Standard Instrument. In addition, the role of recreation corridors to accommodate a significant elements of pedestrian and cycle networks.</p>		
<p><b>Recommendations:</b> To reflect the Standard Instrument and the additional objective from the Young LEP relating to vegetation protection. Also, the addition of an objective reflecting the critical role of public recreation areas to accommodate sections of town pedestrian and cycleway corridors.</p> <p><b>It is proposed that the following wording be utilised for the RE1 Public Recreation Zone Objective within the consolidated Hilltops LEP:</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for public open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> <li>To maintain areas of high conservation value vegetation.</li> <li>To sustain public access and connectivity.</li> </ul>		

### RE2 Private Recreation

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for private open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> </ul>		
<p><b>Young LEP:</b> As per the Standard Instrument with the addition of the following objective:</p> <ul style="list-style-type: none"> <li>To maintain areas of high conservation value vegetation.</li> </ul>	<p><b>Boorowa LEP:</b> As per the Standard Instrument.</p>	<p><b>Harden LEP:</b> As per the Standard Instrument.</p>
<p><b>Hilltops 2040 (LSPS):</b></p>		

**Recommendations:**

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

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

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

## 'Conservation' Zones

### E1 National Parks and Nature Reserves

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

### E3 Environmental Management

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

## 'Specialist' Zones

### SP1 Special Activities

<p><b>Standard Instrument:</b></p> <ul style="list-style-type: none"> <li>To provide for special land uses that are not provided for in other zones.</li> <li>To provide for sites with special natural characteristics that are not provided for in other zones.</li> <li>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</li> </ul>		
<p><b>Young LEP:</b> As per the Standard Instrument.</p>	<p><b>Boorowa LEP:</b> Currently not in use.</p>	<p><b>Harden LEP:</b> Currently not in use.</p>
<p><b>Hilltops 2040 (LSPS):</b> Not Applicable.</p>		
<p><b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be utilised for the SP1 Special Activities Zone Objective within the consolidated Hilltops LEP:</b></p> <ul style="list-style-type: none"> <li>To provide for special land uses that are not provided for in other zones.</li> <li>To provide for sites with special natural characteristics that are not provided for in other zones.</li> <li>To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.</li> </ul>		

### SP2 Infrastructure

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

## 'Waterway' Zones

### W1 Natural Waterways

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

### W2 Recreational Waterways

<b>Standard Instrument:</b> <ul style="list-style-type: none"> <li>To protect the ecological, scenic and recreation values of recreational waterways.</li> <li>To allow for water-based recreation and related uses.</li> <li>To provide for sustainable fishing industries and recreational fishing.</li> </ul>		
<b>Young LEP:</b> Currently not in use.	<b>Boorowa LEP:</b> As per the Standard Instrument with the addition of the following: <ul style="list-style-type: none"> <li>To protect infrastructure associated with the management of water storage for downstream users.</li> </ul>	<b>Harden LEP:</b> Currently not in use.
<b>Hilltops 2040 (LSPS):</b> Not Applicable.		
<b>Recommendations:</b> To reflect the Standard Instrument. <b>It is proposed that the following wording be utilised for the W2 Recreational Waterways Zone Objective within the consolidated Hilltops LEP:</b> <ul style="list-style-type: none"> <li>To protect the ecological, scenic and recreation values of recreational waterways.</li> <li>To allow for water-based recreation and related uses.</li> <li>To provide for sustainable fishing industries and recreational fishing.</li> </ul>		

## Minimum Lot Size Objectives

Consistent with Standard Instrument LEP controls, Council establishes the objectives for determining the minimum subdivision lot size for a dwelling. Currently within the three LEPs in use in Hilltops the following objectives are provided:

Current LEP	Objectives for Minimum Subdivision Lot Size
Boorowa LEP 2012	(a) to ensure land use and development are undertaken on appropriately sized parcels of land.
Harden LEP 2011	(a) to prevent fragmentation of primary industry land,  (b) to recognise the existing settlement pattern as the most appropriate form of land use,  (c) to ensure lot sizes are appropriate for the use of the land to minimise land use conflicts.
Young LEP 2010	(a) in relation to rural production areas—to prevent fragmentation of viable agricultural land,  (b) in relation to small rural holdings—to provide a lot size that enables small scale agricultural, horticultural or viticultural use of land,  (c) in relation to peri-urban land—to provide Young Township with logical and consistent subdivision patterns that facilitate future urban growth,  (d) in relation to large lot residential land—to provide an alternative lifestyle housing option that satisfies economic, social and environmental needs.

*Table: Objectives for Minimum Subdivision Lot Size in Hilltops LGA*

The proposed objectives for the consolidated Hilltops LEP for minimum lot size are derived from the objectives of the three current LEP's and the Hilltops LSPS.

The proposed changes to the objectives cluster and clarify the intention of using the minimum lot size while not losing the intention of the previous LEP objectives. However, updating objectives to be in line with the Hilltops 2040 objectives and adapting approved clauses that have been used around NSW.

The recommended objectives within the consolidated Hilltops LEP for minimum lot size are:

### **Recommended Objectives:**

#### ***In relation to residential land:***

- a) *to ensure land use and development are undertaken on appropriately sized parcels of land.*
- b) *to ensure sufficient land area to promote high levels of residential amenity,*

- c) *to ensure new lots have are adequately serviced with town water supply and reticulated sewer network, with an effective means of disposal of domestic waste.*
- d) *to create lots that are compatible with the existing predominant lot pattern or desired future layout of the locality and to minimise the likely adverse impact on the amenity and productivity of adjoining developments.*

***In relation to semi rural land and rural villages:***

- a) *to ensure land use and development are undertaken on appropriately sized parcels of land.*
- b) *to ensure sufficient land area to promote high levels of amenity,*
- c) *to ensure new lots have adequate land area for on site sewer management or able to connect to reticulated sewer network.*
- d) *to create lots that are compatible with the existing predominant lot pattern or desired future layout of the locality and to minimise the likely adverse impact on the amenity and productivity of adjoining primary production lands.*

***In relation to rural land:***

- a) *to ensure land use and development are undertaken on appropriately sized parcels of land.*
- b) *to facilitate the orderly and economic use and development of rural lands for rural and related purposes,*
- c) *to sustain primary production and natural resource values*
- d) *to prevent fragmentation of primary production agricultural land,*
- e) *to minimise potential for land use conflict, between other land uses and primary production land uses*
- f) *to protect supply chain for primary production land uses including natural resources and access to markets.*