

PUBLIC EXHIBITION OF PLANNING PROPOSAL AND DRAFT VOLUNTARY PLANNING AGREEMENT

2-20 TELEGRAPH ROAD, YOUNG (PP-2023-1336)

From Tuesday 1 October 2024 to Tuesday 29 October 2024, a site-specific Planning Proposal for 2-20 Telegraph Road, Young to amend the Hilltops Local Environmental Plan 2022 and associated Voluntary Planning Agreement will be on public exhibition under the provisions of Section 3.33 of the Environmental Planning & Assessment Act 1979. This is Stage 5 of the Local Environmental Plan Making Process set by the NSW Government.

At the 26 June 2024 Ordinary Council Meeting, Hilltops Council resolved to request a Gateway Determination from the Department of Planning, Housing and Infrastructure and the Gateway Determination was received on 30 August 2024.

Community participation and public exhibition is integral in the LEP making process. Consultation gives the community and government agencies a say on the merits of proposals prior to any final decision being made. A key condition of the Gateway Determination is a public exhibition period for 28 days.

Planning Proposal Background and details

A Planning Proposal is commonly referred to as a rezoning, spot rezoning, or LEP Amendment, and is a proposed amendment to a Local Environmental Plan (LEP). The LEP making or amendment process is set by the NSW Government in accordance with the *Environmental Planning and Assessment Act 1979*.

The 2-20 Telegraph Road Planning Proposal aims to amend the Hilltops Local Environmental Plan 2022 provisions to allow the use of the land for industrial purposes, including steel manufacturing and associated/ancillary activities. The Planning Proposal seeks to:

- a) Rezone to E3 Productivity Support across the subject land;
- b) Remove the Minimum Lot Size applying across the subject land;
- c) Amend the Terrestrial Biodiversity mapping layer that applies across parts of the subject land; and
- d) Amend the Riparian Corridor mapping layer that applies across parts of the subject land.

Draft Voluntary Planning Agreement for Infrastructure

Additionally, a draft Voluntary Planning Agreement to undertake road upgrades to address the infrastructure impacts associated with the potential rezoning to an industrial zone is being exhibited at the same time as the Planning Proposal in accordance with the requirements in *Clause 204 of Environmental Planning and Assessment Regulations 2021*. The key elements of the proposed VPA are:

- The Proponent upgrades the intersection of Telegraph Road with Murringo Road and Whiteman Avenue.
- The upgrade would be based on the Preliminary Intersection Design prepared by Arete Survey Solution (Appendix 4 in the Agreement). There is provision for this to be modified as the project goes into detailed design and construction without triggering the re-exhibition of the VPA.
- The timing of the delivery of asset is tied to a milestone that the work must be completed to the Council's satisfaction prior to obtaining any occupation certificate on proposed zoned land for future development that creates additional impact on the use of the intersection.

Exhibition Period

The Public Exhibition period will occur from Tuesday 1 October 2024 to Tuesday 29 October 2024.

In accordance with the *Environmental Planning & Assessment Act 1979*, the Planning Proposal, Voluntary Planning Agreement and supporting documents accompanying the Proposal can be viewed during the exhibition period on the NSW Planning Portal: www.planningportal.nsw.gov.au. The Planning Proposal's reference is: **PP-2023-1336**

Should you wish to make a submission in regard to the Planning Proposal and Draft Voluntary Planning Agreement, you must lodge these in writing to Council not later than 5.00pm on Tuesday 29 October 2024.

If a submission is made by way of objection, the grounds of objection must be specified in the submission. When making a submission you should be aware that the details of your submission may be made publicly available through the provisions of the *Government Information (Public Access) Act 2009*.

Submissions must be lodged with Council:

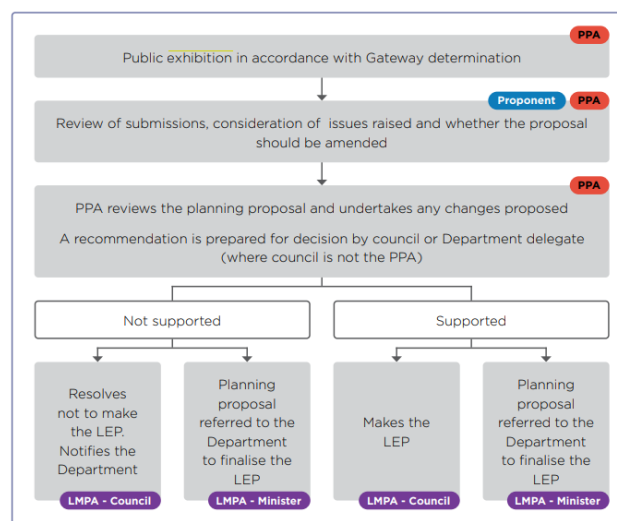
- by NSW Planning Portal: www.planningportal.nsw.gov.au; or
- by email: submissions@hilltops.nsw.gov.au; or
- by post: Locked Bag No. 5, Young, NSW 2594.

Next Steps

Once the public exhibition period is completed, the Council will evaluate and assess submissions received address any concerns, to then determine whether the Planning Proposal should be supported or not supported. Based on the submissions received the Planning Proposal or draft Voluntary Planning Agreement may be amended. A Post Exhibition Report with a recommendation for consideration will be tabled at a future Council meeting. Council will notify you of the date and time of the Council meeting.

Below is a summary overview extract from the NSW Local Environmental Plan Making Guideline from the NSW Department of Planning and Environment:

Figure 9. Public exhibition and assessment stage overview



Please note that as a part of the Gateway Determination, Hilltops Council has been authorised as the Planning Proposal Authority to exercise the functions of the Local Plan-Making Authority under Section 3.36(2) of the *Environmental Planning & Assessment Act 1979*.

If you have any questions please contact Bryce Weedon, Principal Strategic Planner on 1300 445 586 or via email mail@hilltops.nsw.gov.au.