

Hilldene Employment Precinct

What is needed to make this a reality?

A \$5.2 million investment for the Hilldene Precinct - Stage 2 will make this employment precinct job-ready. This will unlock local jobs for Seymour and the wider region, and support significant economic investment and uplift.

The project

Hilldene Employment Precinct is a place-based approach to unlocking business and employment opportunities for Seymour and the Greater Northern Region.

What is Hilldene Employment Precinct?

Mitchell Shire Council has a significant 100ha land holding on the outskirts of Seymour at Hilldene. The Hilldene Employment Precinct consists of the southernmost 50ha of the larger 100ha Council-owned land.

The investment of \$5.2 million will contribute to delivery of Stage 2, the final infrastructure component of the Hilldene Employment Precinct which consists of an upgrade to the reticulated water and sewerage services. The investment will pave the way for private sector employment activation, which will see the creation of hundreds of local jobs and economic investment for region.

Who will benefit, and why?

There is a critical shortage of large format employment land within Mitchell Shire Council, this investment into Hilldene Employment Precinct will end this land shortage. In the past 3-5 years, Mitchell Shire Council has seen a significant increase in

investment interest from existing manufacturing and construction businesses looking to relocate outside of Metropolitan Melbourne.

How does it fit?

While the residential land development market is active throughout Mitchell, the employment land market has not kept pace. As such, large businesses who have wanted to relocate to Mitchell have failed to find suitable land.

The land set aside for Hilldene Employment Precinct is well located, with direct easy access to the Hume Freeway and is already surrounded by a variety of land uses, including a quarry, Council landfill and resource recovery centre, CFA Station, and the Puckapunyal Army Base.

The growth of the employment precinct is supported by both the Hume Regional Growth Plan and the Seymour Structure Plan.

The investment

Mitchell Shire Council is seeking a \$5.2 million contribution from the State Government for the Hilldene Precinct - Stage 2.