

Dear Department of Planning

Thank you for allowing me to provide feedback to your Business Rezoning consultation as private individual.

Will Environmental Protection Zones E1 to E4 be renamed as Green zones from G1 to G4?

In removing banks and postal services from neighbourhood shops, will this accelerate the loss of banking and postal services on urban fringes, rural and regional areas?

In removing newspaper, film, and other services from kiosks, how would organisations including local councils continue to provide information and public events from a building on public land?

In restricting health consultation rooms to shop-top housing in the new business zones and in R2 low density residential zone, will the definition of medical centre be amended to include “may include a collection of health consultation rooms”?

In restricting Seniors’ housing to Mixed Use zone, to what extent would the controls for shop top housing and boarding house would enable accessible housing for seniors and persons with disabilities? With the emergence of the Housing Diversity SEPP, will “Supportive housing” and “group home” be included as a type of Seniors housing or would the definition of supportive housing and group home be absorbed into the definition of a hostel? Are Seniors housing compatible with Employment zones E1, E2 and E3?

In funding public transport projects, will there be a land-use types of “transit top development” where residential, commercial, and medical facility are permitted to be above a passenger transport facility, railway corridor (regardless type/grade of railway) and bus transitway?

There is perhaps a long list of land-use types including waste management facility and water recycling facility, that are listed in the existing business/industrial zones but are not listed in the draft employment zones. Can you clarify the definition of generic terms including depot, general industry, hazardous storage facility and heavy industry, in terms of whether those omitted land-use types can fall under? Will the Infrastructure SEPP provide definitions for omitted land-use types? ?

Again, thank you for allowing me to provide feedback to your business rezoning consultation.

Bibliography

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