

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPIE PA SS Employment Zones Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Employment Zones Reform
Date: Sunday, 20 June 2021 11:29:52 AM

Submitted on Sun, 20/06/2021 - 11:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Peter

Last name

Mitchell

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2576

Submission

I am a member of a family group that own a Mixed use development upon an IN2 zoned site in Moss Vale (Wingecarribee Shire Council - WSC). I am a qualified Town Planner.

The removal of permissible uses particularly retail within IN2 zoning needs to be carefully considered in regional areas as a large number of specialty retail resides within these areas. Regional areas including WSC do not have large areas of B4-B7 zones and these can be held by a limited number of owners. Regional Councils typically use B2 zoning to maintain the viability of their town centre restricting areas for larger retail lower intensity uses that cannot pay higher B2 lease costs.

The ongoing viability of land within the IN2 zones depends upon a wide range of uses being permissible. The maintenance of flexibility in the allocation of permissible uses is paramount for the ability to lease these premises.

We do not support the removal of specialty retail premises from proposed E4 zoning. Also the proposed Trades Retail Premises use would appear to be an appropriate use in E4 zoning however are proposed to be excluded. This also removes typical required regional land uses from a large swathe of Industrial zoned land where they can be appropriately positioned. A separate approach between Metro and regional/rural areas is necessary.

The flexibility for self storage premises to be located in E4 zones is required as all of the self storage in this Shire, including our own self storage units, are located within IN2 zones.

It would appear the intent is to change Light Industries to be more aligned with creative industries. The change by nominating these acceptable uses would create a definition that could be interpreted using a very narrow application. The current definition is broad enough to allow a range of uses and should not be changed.

The Wingecarribee Shire as stated has large areas of Industrial land and limited Business zoning. How these new zonings will be reconciled and permissible uses allocated will be critical and given the significant recent turmoil at this Council the DPIE needs to be involved in the implementation of these changes.

This Shire and in particular Moss Vale is an emerging location for large industry to relocate and the zoning applied to the various IN1 and IN2 zonings will be important to ensure this trend is maintained and encouraged. I would like to be informed of this process so that I can become involved to represent the interests of our ownership group.

I agree to the above statement

Yes