



24 June 2021

Executive Director
Proposed Employment Zones Framework Team
NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

employment.zones@planning.nsw.gov.au

Dear Sir/Madam

Proposed Employment Zones Framework

Council appreciates the opportunity to comment on the proposed Employment Zones Framework and offers the following comments.

- The Zone terminology that the Department is using conflicts with the existing Environmental Zones (E1-E4) which are also referred to as 'E' Zones. This needs to be corrected as a matter of urgency and prior to the adoption of the framework.
- The implementation of the proposed framework coincides with the review of Council's Community Strategic Plan and the Council election. Whilst it is acknowledged that the Department will be preparing the first draft of the provisions, Council may not be able to meet the timeframe of the Department with resource allocation.
- In relation to the range of proposed mandated permitted with consent land uses, Council strongly objects to the inclusion of the following uses in the E1 Local Centre zone:
 - Landscape material supplies,
 - Roadside stalls,
 - Rural supplies, specialised retail premises, and
 - Timber yards.

The E1 Local Centre zone would apply to the City's local neighbourhood activity centres. Enabling landuses that are effectively 'bulky goods' to locate in these centres would be contrary to Council's adopted retail strategy. Council has specific localities planned for these land uses and they do not include the neighbourhood activity centres. Council strongly objects to their inclusion as mandated uses in the E1 zone and could not accept that outcome.

- The rationalisation of the Business and Industrial zones further restricts Council's to plan for their local area. Whilst the Position Paper describes that there are few Councils that utilise the full range of zones available, they are, however, available if the Council wishes to use them.
- Council welcomes the proposed SP4 Local Enterprise zone and supports the proposed application and operation of the zone in that it is linked to a precinct and a

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Enquiries:

Inm - DoP proposed employment zones framework.docx

schedule in the LEP with individual permissible and prohibited land uses. This will support Council's local strategic planning work and allows the zone to be applied flexibly.

- Council reiterates that mandating permissible land uses, coupled with a reduced range of available zones, restricts Council's ability to apply the zones and respond to community feedback.
- The SEPP series should also be updated to refer to the new zone names.
- Shop Top Housing should be linked to commercial/shop/medical/retail activities only. It should not be permitted with industrial uses.
- Council has reviewed the proposed changes to the other existing land use definitions and does not oppose them.
- The proposed consolidation of 'hardware and building supplies' with 'garden centres' is not supported by Council. The land uses often have different amenity issues that need to be addressed individually. Council would not support the ability for the uses to change between the two options. The Department released a Planning Circular on 21 February 2013 (PN 11-003) which provided assistance on how to characterise development. The circular also described that ancillary development did not require separate consent for the separate use, provided it was subservient to the dominant use. Further consideration of the circular should be given in this circumstance.
- Council already permits home businesses and home occupations without consent in its employment zones. The proposed mandated position would be a retrograde step.

Council seeks confirmation from the Department that the proposed E1 Local Centres zone will not mandate 'bulky goods' uses as permissible with consent. I await your further advice.

Council looks forward to ongoing consultation on this matter prior to changes being made. The Department can contact [REDACTED] of Council's Environmental Planning & Building Services Department [REDACTED] to discuss the clauses proposed to be inserted into Council's LEP. He can be contacted on [REDACTED]

Yours faithfully

[REDACTED]

**DIRECTOR
ENVIRONMENTAL, PLANNING & BUILDING SERVICES**