

28 June 2021

Director Employment Zones
NSW Department of Planning, Industry and Environment
Locked Bag 5022, Parramatta NSW 2124

Submission – Employment Zone Reforms Program

Kiama Municipal Council would like to take this opportunity to thank you for allowing us to work collaboratively with the Department on the Employment Zone Reforms Program.

Council supports proposals and reforms which seek to simplify the NSW planning system. This Reform Program is generally consistent with the Planning Priorities of the Kiama Local Strategic Planning Statement to Foster Economic Diversity and Strengthen Commercial Centres.

The following comments are provided for consideration:

- It is considered that Council falls within Tranche 2 of the draft Implementation Plan as a review of business/industrial zones and controls has not occurred/commenced.
- With the exception of some additional uses, the Reform Program will result in a like for like transition of zones. As part of the implementation, Council will need to be considered which zones it wishes to utilise.
- It is disappointing that the exhibition material is not consistent. It is noted that the draft Position Paper includes additional definition changes which have not been included in the draft Order. This makes reviewing and understanding the proposed reforms difficult.
- It is strongly recommended that the Employment Zone Reform should be undertaken in conjunction with or before the Building Business Back Better program and other reforms associated with complying development. This will ensure that a comprehensive understanding of the implications and interactions associated with both Programs can be achieved.
- Changing the names of the Environmental Protection Zones is not supported. The community already understands that E zones are environmental zones. As the words 'business' and 'employment' are synonyms it would be appropriate for the new zones to be Business zones and retain the Environmental Protection Zones.
- Council are concerned with the proposed changes to the definition of "shop top housing". Council are concerned that this proposed change could allow for a range of non-retail uses, such as serviced apartments, that Council does not believe deliver the purpose of activating the street frontage.

Should you have any further enquiries in regard to this matter please contact [REDACTED].

Yours faithfully



Jessica Rippon
Director Environmental Services