

Northern Beaches Council Submission on Proposed Employment Zones Framework Position Paper

June 2021

Introduction

Please accept this submission from Northern Beaches Council (Council) in response to the Employment Zones Framework Position Paper which commenced exhibition on 20 May 2021.

Council acknowledges and supports the Department of Planning, Industry and Environment (DPIE) focus on the support of a productive economy by enabling business and jobs in the locations where they are needed, thereby delivering on the community's economic future. It is understood that the proposed new framework is part of a suite of reforms by DPIE to deliver simplified employment zones that suit the future of work, are fit for purpose, support productivity and jobs growth and facilitate the delivery of strategic plans and planning priorities.

This submission reviews and responds to the Position Paper with reference to Council's own local strategic land use planning program 'Planning our Sustainable Future'. Council's program commenced in 2018 with the preparation of its LSPS and will conclude with the completion of the Northern Beaches LEP and DCP in 2023. The program includes new proposed approaches to employment zones informed by the Northern Beaches LSPS Planning Priorities and through a (draft) local employment study.

On 15 June 2021 Council resolved to exhibit a Northern Beaches 'LEP/DCP Discussion Paper – Planning our Sustainable Future – June 2021' (LEP Discussion Paper) to consult on the future LEP, including its proposed planning approach to employment lands. This exhibition has commenced and runs to August 2021.

Both Council's proposed framework for Northern Beaches Employment Zones and DPIE's proposed NSW-wide framework seek to support a productive economy and deliver on community vision. However, this submission outlines several issues arising from Council's review of DPIE's Position Paper which would constrain Council in achieving the key aims of DPIE's reform, these aims being to:

- maximise productivity while minimising land use conflicts and ensuring they are fit for purpose,
- address current barriers within the planning system that limit the ability of businesses to establish, expand or adapt, and
- better support Council in the delivery of the strategic vision contained in its Local Strategic Planning Statements (LSPS) and background studies.

This submission is structured under the following headings:

- **Introduction**
- **Submission Summary**
- **General Comments**
- **Proposed Employment Zones Comments**
- **Implementation Comments**

Submission Summary

Background

- Zoning is a key planning mechanism to define desired future character and place, based on tailored local objectives, land uses and provisions.
- The current mix of standard zones is used in Council's LEPs to recognise local character and place and to strategically plan to a fine grain (physically, economically and socially) to achieve priorities set out in Council's Local Strategic Planning Statement and the North District Plan.
- The Northern Beaches Draft Employment Study identifies a shortfall of Industrial floor space on the Northern Beaches to 2036 of 55,000sqm, enough retail and commercial floor space to 2031 with scope to meet demand to 2036 e.g. Frenchs Forest town centre, Brookvale Structure Plan, Mona Vale Town Centre, and an oversupply of 'specialised retail premises' to 2031.
- Consequently, there is no demonstrated need in the medium term for additional commercial and retail floorspace opportunities on the Northern Beaches.
- Council's recently released LEP/DCP Discussion Paper, identifying issues we must address when consolidating our four current LEPs, outlines a preferred approach to our future employment zoning framework. DPIE's Position Paper is not consistent with this framework.

Position Paper Comments

- Broadening of "population-serving uses" across a reduced set of employment zones potentially undermines economic activity by discouraging emerging local industries, small business and higher paid employment opportunities.
- Allowing proliferation of large corporate 'specialised retailers' will be at the expense of local small businesses on the Northern Beaches as a result of the limited space available in other employment precincts.
- The reduction in standard instrument zones has the potential to create more "existing uses" and generate more "additional permitted uses" as Councils will be reluctant to add to the mandated uses because of potential local impacts e.g. Council will likely prohibit registered clubs in a combined B1/B2 zone.
- Proposed changes could undermine Council's ability to achieve a 30-minute city, as jobs created will not be high quality jobs that match the education and training of the local population, resulting in a reduction of employment self-containment.
- Broadening the range of land uses in certain zones is less strategic, placing unnecessary pressure on the development assessment process to achieve appropriate outcomes, and results in less certainty for applicants and the community.
- Combining the B1 and B2 zones will have significant impacts in areas where many uses will not be compatible with the character, scale and amenity of the locality. The list of proposed E1 mandated uses includes many which are not currently permitted in any B1 zone in the Northern Beaches: amusement centres; commercial premises; entertainment facilities; function centres; information and education facilities; local distribution premises; recreational facilities (indoor); tourist and visitor accommodation; vehicle body repair workshops; and vehicle repair stations.
- The parent term "commercial premises" includes all forms of business premises, office premises, and retail premises. Many of these uses are unsuitable in a neighbourhood centre e.g. Specialised retail premises.

- The proposed expanded range of uses in the E2 Commercial Centre zone will hinder Council's ability to implement its strategic goal of a commercial office style centre in Brookvale.
- Specialised retail premises can significantly impact the function of centres and localities. The cumulative impacts of these large-floorplate uses, particularly in terms of traffic, are significant, requiring comprehensive planning at the precinct level. Their introduction should not occur through broad-based re-zoning.
- Specialised retail premises drive out other urban services e.g. car yards in areas currently zoned B5, B6 and B7, resulting in loss of diversity.
- The B7 zone serves a specific purpose in the centres hierarchy and makes for places offering high-value jobs and at job densities far-exceeding that provided by specialised retail premises - important on the Northern Beaches where public transport is limited.
- Given the future role and emerging character of Council's B7 Business Park precincts in Frenchs Forest and Belrose, 'population serving' functions should be avoided.
- Many of Council IN2 industrial precincts are small and surrounded by residential development. The proposed consolidation of the IN1 and IN2 zones will of necessity include a range of higher impact uses i.e. "General Industries" which by their very definition will impact neighbouring residential areas.
- "home improvement retail premises" should not be permitted in all Employment Zones, especially for industrial and business park precincts, as this is a population serving use that is best suited to the B5 and B6 zones given the high rates of visitation these businesses generate.
- Proposed expanded complying development pathways under the Codes SEPP for commercial and industrial areas, together with the proposed broadening of land uses in these zones in this Paper, will further reduce Council and community say on inappropriate uses and environmental impacts.
- The introduction of a range of mandated light industrial uses in the Mixed-Use zone in Mona Vale and Dee Why town centres (currently zoned B4) does not align with priorities of Council LSPS or the actions for these strategic centres in the North District Plan.
- Council requests that any further work on the new framework in the Northern Beaches be postponed until such time as Council has considered submissions to its current LEP Discussion Paper, which includes a local employment zone framework approach, by October 2021.

General Comments

In applying prescribed Standard Instrument Zoning, Council delivers place-based outcomes, based on localised planning objectives. Northern Beaches LEPs zones are a key planning mechanism to define/maintain local character, based on tailored local objectives, land uses and provisions. This place-based zoning approach appropriately permits a range of uses under different LEPs based on locally determined planning priorities and how a neighbourhood, centre or precinct functions in terms of structured economic diversity.

Council seeks to support a hierarchy of centres through its employment zone framework to achieve its LSPS Planning Priorities. The types of economic activity differ across zones, accounting for local character and the needs of local communities.

Reducing the number of zones and adding a greater range of permitted uses in these zones will significantly limit Council's ability to plan to a finer grain both physically, economically and socially. In this regard the DPIE is referred to its own stated objectives which emphasise the need for planning in which "design and place" are forefront (see EIE Design and Place SEPP).

Council is working towards creating a single LEP for the Northern Beaches (there are four currently) and has recently released a Council endorsed LEP Discussion Paper for public comment. The Discussion paper proposes to consolidate and align certain select land uses currently permitted in a range of zones throughout existing LEPs. This approach supports objectives for a simpler planning system consistent with NSW reform. Moreover, the Discussion Paper reflects a comprehensive review of Council's zoning framework and the application and use of long-established employment zones to meet planning objectives.

Where appropriate, Council's Discussion paper proposes a broader range of land uses in similar centres and precincts. The reduction in standard instrument zones proposed by the DPIE has the potential to create "existing use" and generate more "additional permitted uses". This is because Council's will be reluctant to add to the mandated uses for the zone because of potential local impacts.

An example of this is the current local permissibility of Registered Clubs in B2 zoned centres under all Northern Beaches LEPs, whilst they are prohibited in all B1 zones. Should the B1/B2 zone consolidation proceed, Council is unlikely to make Registered Clubs a permitted use in the new Local Centre zone. Existing Registered Clubs will become "existing uses" unless Council makes them an "additional permitted use" in the LEP.

Council does not seek to unnecessarily limit current land uses and will consider appropriate and strategic opportunities for a more diverse range of land uses. However, the application of an adequate range of LEP zones is essential in ensuring that this diversity of land use and economic activity can be strategically located for local communities.

Understanding impacts on small businesses and the Northern Beaches Economy

Council's planning of its employment lands has regard to a range of economic local trends, drivers, and priorities which are unique to the Northern Beaches. Council manages an extensive and complex network of employment land utilising 7 business zones and 3 industrial zones as well as waterway and rural activity zones. While Council proposes certain restructuring of zones in its new LEP, each of these zones is proposed to be retained to meet both local objective and priorities of its LSPS as well as the DPIE's Region and North District Plans.

DPIE's proposed employment zone framework would see a broadening of population-serving uses across a reduced set of employment zones. Council believes this approach undermines economic activity by limiting our ability to encourage emerging industries, small business livelihoods and higher paid employment opportunities in proximity to our highly-skilled workforce. Council's approach to zoning employment lands seeks to protect light industrial precincts and business parks from "lesser" uses to build long term economic growth and resilience.

Proposed changes which undermine Council's ability to achieve a 30-minute city, support small business and to achieve a stronger, more resilient economy

The Northern Beaches Resident Workforce features a high proportion of mid-late career professionals & managers. Council's priority is to grow local employment opportunities that align with the skillsets of this local workforce to prevent further reduction in employment self-

containment (-2.8% from 2011 to 2016). This growing workforce is increasingly reliant on employment opportunities outside of the LGA along Sydney's' eastern economic corridor resulting in increased rates of lengthy commuting.

Employment growth projections also suggest predominant growth in low paid population serving activity (i.e. aged care, retail, hospitality). Future workers in these jobs are unlikely to be able to afford to live locally given escalating costs of housing and rental accommodation. This trend already leads to more long-distance inbound commuting, undermining the 30-minute city. Self-sufficiency of the Northern Beaches economy declined by 1.2% from 2011 to 2016 despite growth in the overall resident workforce.

Quality of employment-growth rather than quantity is key to achieving a 30-minute city. Opportunities for higher quality employment that would be capable of providing the financial support needed to afford to live on the Northern Beaches is far more impactful for social and economic sustainability, growth and resilience.

In building resilience, Industrial areas and Business parks are critical to our economy through COVID – to keep operating and produce equipment/ supplies that continue to support recovery (e.g. local business produced sanitiser stands and sneeze guards). Given our present reliance on corporate employment in the eastern economic corridor, encouraging a more diverse local economy is critical to support resilience from future economic shocks. Allowing these uses to be displaced for more retail outlets is a step in the wrong direction.

Allowing proliferation of large corporate 'specialised retailers' will be at the direct expense of local small businesses on the Northern Beaches as a result of the limited space available in our remaining employment precincts. The NSW Small Business Commissioner was established in recognition of the barriers for small business to engage with policy processes. Council likewise seeks to support small business in its employment zone framework.

Northern Beaches is an economy of small businesses - a 'nursery' for the future NSW Economy with 1 business for every 5 resident workers. Resident workers have skills, professional experience in senior roles, networks & capital to support successful business creation and innovative/disruptive business models that will strengthen the NSW economy. While businesses tend to leave the Northern Beaches as they grow (to access more diverse workforce & closer access to clients), affordable space in local precincts provides a critical opportunity to support the start-up phase test-of-concept for these businesses.

Significant space constraints facing the Northern Beaches

As identified in the Northern Beaches draft Employment Study, Council faces a shortfall of Industrial floor space to 2036 of 55,000sqm. In terms of retail and commercial floor space, enough supply exists to 2031 with scope to meet demand to 2036 through pipeline of projects (i.e. existing proposals for shopping centre expansions, Frenchs Forest town centre, Brookvale Structure Plan, Mona Vale Town Centre)

Council's draft Study also identifies an oversupply of 'specialised retail premises' to 2031. See comments under 'Proposed Productivity Support' below for further explanation of Council's proposed application of the B5 Business Development zone.

Understanding Opportunity costs

On the Northern Beaches where land for employment uses is in limited supply, that land needs to be carefully managed to meet the long-term needs of our community. A range of opportunity costs need to be understood as follows:

- Economic diversity is more important than the 'number' of jobs if we want a resilient and sustainable economy.
- Types of employment activity matters if we want to achieve a 30-minute city (alignment with skillsets in resident catchment).
- Economic activity that adds to GDP, Value Add, Output should be prioritised over low value retail activity, particularly when enough floor space is provided already to accommodate growth and with emerging technology providing opportunities for more efficient use of space by retailers.
- Operational capacity of employment lands needs to be protected including span of hours to support 24-hour automated activity in industrial zones and Business parks.

Compounding effects of Codes SEPP changes

As previously highlighted in Council's submission on the Codes SEPP Reform, the breadth of land uses to which the Codes SEPP will apply will result in proliferation of low-quality employment activity at the expense of high value economic outcomes.

Complying development pathways can undermine strategic planning outcomes. Expanding complying development could impact on the delivery of precincts which are subject to a Council-led structure plan or master planning process by overriding local controls.

An example of this would be an expansion of permissibility of ground floor amenities such as shops, restaurants and medical centres in the B7 Business Park zone directly undermining the establishment of the new Frenchs Forest Town Centre due to differences in rent. Council's economic strategy for the B7 Business Park zone is to hold off allowing these uses in the short term. Once the new town centre is established, and the future Bantry Bay shops (B1 zoned), existing Forest Way Shopping Centre (B2 zoned) and new infrastructure investment (east west B-Line and Beaches Link Tunnel) is in place, Council plans to review controls for the Business Park with potential for these uses to be delivered in clusters targeted at providing amenity for workers. Otherwise there is significant motivation for 'destination' or high-profile population serving businesses (such as Instagram-worthy restaurants) to seek out tenancies in the business park to avoid paying town centre rents.

Loss of IN2 light industrial as a 'buffer' zone further compounds impacts of complying development reforms which remove the ability for Council to manage land use conflict through DA conditions.

Proposed Employment Zones

Proposed Standard Instrument LEP Zone E1 Local Centre

This proposed E1 Local Centre zone, consolidating Neighbourhood (B1) and Local (B2) Centres, will significantly impact Council's planning and management of its local centres hierarchy. The Northern Beaches LSPS, which informs the drafting of the LEP, recognises 63 neighbourhood centres and 21 local centres. The application of both the B1 and B2 zones to distinguish neighbourhood and local centres is important to achieve a range of LSPS Planning Priorities (see LEP Discussion Paper p.142).

In the Northern Beaches, the E1 zone would therefore apply to at least 84 centres ranging from corner shops in a residential neighbourhood to major strategic centres, such as Manly. The broad

range of land uses proposed in this zone will place greater pressure on the development assessment process to achieve appropriate outcomes, resulting in less certainty for applicants and more court appeals. It is a less strategic approach, with the potential for poorer planning outcomes, and significant additional impacts, economically and culturally.

The list of proposed E1 mandated uses includes the following uses which are not permitted in the B1 Neighbourhood Centre zone under any Northern Beaches LEP: amusement centres; commercial premises; entertainment facilities; function centres; information and education facilities; local distribution premises; recreational facilities (indoor); tourist and visitor accommodation; vehicle body repair workshops; and vehicle repair stations.

Mandating a broader range of land uses over a greater number of Northern Beaches centres has the potential to have significant impacts in areas where the type of use is incompatible with the character, scale and amenity of the locality. Of particular concern is the mandating of the parent term “commercial premises”, which includes all forms of business premises, office premises, and retail premises. Specialised retail premises are not a suitable land use in any Northern Beaches Neighbourhood or Local centre. This use is further discussed in the context of the E3 Productivity Support Zone below.

Proposed Standard Instrument LEP Zone E2 Commercial Centre

The intent of the proposed E2 Commercial Centre is to replace the current B3 Commercial Zone which applies only to Warringah Mall (Brookvale) under Council’s current LEPs (though it is also intended to use the zone in the new Frenchs Forest town centre). Council’s draft Employment Study recommends that the B3 zone be retained and extended around Warringah Mall to create a professionally focused CBD-style environment co-located with social infrastructure to activate the precinct close to the B-line. Council’s proposed approach seeks to further support Brookvale’s future role in zoning objectives (Council Paper p.154)

Council proposes a more limited range of mandated uses compared to that proposed by DPIE in this zone, prohibiting the following uses:

- warehouse and distribution centre, local distribution centre, veterinary hospitals, service stations, place of worship, mortuaries, hospital (whilst permitted in SEPP (Infrastructure) 2007 Council seeks to prohibit this use to avoid introducing residential uses) (Council LEP Discussion Paper p.155)

The proposed expanded range of uses in this zone will reduce Council’s ability to implement its strategic goal of a commercial office style centre in Brookvale.

Council questions the proposed mandated permitted use of home industry as there is no associated residential accommodation in the zone. “Build to Rent” (BTR) appears not to have been specifically included in the list. Please note that Council has previously objected to the proposal and the subsequent decision to permit BTR in the B3 zone.

Proposed Standard Instrument LEP Zone E3 Productivity Support Zone

The intent of the proposed E3 Productivity Support zone appears to be to consolidate the current B5, B6 and B7 zones into a single “Urban Support” zone.

The B5 Business Development and B6 Enterprise Corridor zone

Existing LEP Zones B5 and B6 are distinguished from B7 in the support they provide to population serving activity including specialised retail, home improvement retail premises, out of centre restaurants, gyms and childcare. Such uses are also best placed in locations close to transport and arterial roads to manage traffic congestion impacts. Clusters of these activities support ‘multi-purpose’ trips and comparison shopping which play an active role in supporting a more efficient transport network. Use of these zones provides clear signals to industry about appropriate locations for population serving activity as distinct from high skilled employment and non-customer facing activities in the B7 and industrial zones.

Whilst there is some argument to consolidate the B5 and B6 zones into a single zone based on their similarities, the critical difference between these zones is the mandated permissibility of “specialised retail premises” in the B5 zone.

Specialised retail premises have the potential to significantly change and impact upon the function of centres and localities. The cumulative impacts of these large-floorplate uses, particularly in terms of traffic, is significant. This type of change requires comprehensive planning at the precinct level.

Specialised retail premises also drive out other urban services, which cannot compete with this use e.g. car yards. If it is appropriate to protect industrial lands from other uses, then it is also appropriate to make provision for a range of urban services other than specialised retail premises.

Council’s recently-released Discussion Paper on the new Northern Beaches LEP proposes the continued use of the B5 zone as the “specialised retail premises” zone. The B6 zone would alternatively apply where we do not want specialised retail premises to establish.

B7 Business Parks

The B7 Business Park zone currently applies to areas of Belrose, Frenchs Forest and North Narrabeen and consistently prohibits “Business Premises” or “Specialised Retail Premises” under both the Pittwater and Warringah LEPs.

As with the B6 zone, Specialised Retail Premises are inappropriate in the B7 zone. The same arguments apply more so with potential cumulative impacts being particularly significant. The B7 zone serves a specific purpose in the centres hierarchy and makes for places offering high-value jobs and at job densities far-exceeding that provided by specialised retail premises. This is important on the Northern Beaches where public transport is limited.

Business Premises are defined broadly, providing services directly to members of the public on a regular basis. It is not considered appropriate to permit this range of uses in the B7 zone and “dilute” the objectives of the zone – there are many other zones where these uses are permitted on the Northern Beaches.

In considering the individual Business Park precincts on the Northern Beaches, each supports high skilled employment, overflow of light industrial activity that has been unable to find space in established industrial areas, and warehousing and logistics activity. Each precinct is characterised as follows:

- Belrose Austlink Business Park is a success with very low vacancy rates based on pre-COVID data. The peaceful bushland setting in proximity to arterial roads supports is popular for a broad range of businesses including cosmetics, medical and robotics technology businesses.
- Frenchs Forest Business Park is a precinct in transition with investment in the Northern Beaches Hospital, Beaches Link Tunnel, East-West B-line connection to Chatswood and the new Frenchs

Forest Town Centre. These changes are likely to have significant implications for the business park, which is well positioned to accommodate growth in last-mile delivery activity, growth in medical related businesses, and as a longer-term option to support commercial office demand once floor space in the new town centre is at capacity.

The above precincts would be under direct threat from expansion of population serving uses as evidenced by a history of DA's and planning proposals which have sought to undermine the functioning of the business park.

Council's Business Parks may also play a role in addressing a shortfall of industrial floor space to 2036. These B7 precincts accommodate a high rate of existing light industrial land use activity and support floor space for emerging businesses including advanced manufacturing and expected demand for last mile delivery operations. Given the future role and emerging character of these precincts, 'population serving' functions should be avoided in the context of the Northern Beaches Employment zone framework. Land uses to encourage include warehousing, logistics and other light industrial activity which are critical to the functioning of our city, alongside high-quality office which support higher skilled employment outcomes.

The idea therefore of creating a single zone to consolidate the B5, B6 and B7 zone into a single zone which permits "specialised retail premises" and "business premises" is not supported. Particularly regarding "specialised retail premises" it represents rezoning by stealth and is strongly opposed.

Proposed Standard Instrument LEP Zone E4 General Industrial

In the Northern Beaches, the IN1 zone is used in the Warringah LEP (Brookvale and Cromer) and the IN2 zone is used in the Warringah and Pittwater LEPs. Council's LEP Discussion Paper outlines a future zone framework for industrial zones in the Northern Beaches LEP in which the IN1 provides greater focus on core industrial activities with the IN2 zone to apply only to smaller neighbourhood precincts with higher residential encroachment (Council Discussion Paper p.175-182).

Council is concerned that a consolidation of the IN1 and IN2 zones will of necessity include a range of higher impact uses i.e. "General Industries" which by their very definition will impact neighbouring, particularly residential, areas. The IN2 zone in Tepko Road in Terrey Hills is a good example of a very small industrial area surrounded by residential properties within which only a limited range of industrial uses are and should be permitted. It is unreasonable to expect the development application process to deal with the "problem" uses at a later stage in the planning process when the strategic issues are obvious and can be addressed by zoning. Once it is made permissible there is a strong expectation that mandated uses, in some form, will be approved on the land despite obvious impacts.

Particular concern is raised with the proposed loss of the IN2 Light Industrial zone as follows:

- The role of the IN2 zone in providing a buffer to more sensitive uses is expected to become increasingly important as heights in industrial precincts increase and as 24 hour economy activity in our industrial zones increases as a result of emerging robotics and automation technology.
- Council's LEP Discussion Paper deals directly with this challenge, seeking to transition larger precincts to IN1 in order to maintain use of the IN2 zone in line with the zone intent and nuanced zone objectives.

- Council's Employment Zone Framework recognises the scarce supply of industrial land and need to have range of zones to respond to different priorities of industrial precincts with the choice of zone being guided by an employment land study.
- The draft Northern Beaches Employment Study will not propose any reduction or consolidation of the IN1 and IN2 zones but rather seeks to maintain distinct and complementary industrial zones.
- Proposed permissibility of new "home improvement retail premises" in all Employment Zones is not supported, especially for industrial and business park precincts. This is a population serving use that is best suited to the B5 and B6 zones due to the high rates of visitation these businesses generate.

Proposed Standard Instrument LEP Zone E5 Heavy Industrial

Not considered for Northern Beaches

Proposed Standard Instrument LEP Zone MU Mixed Use Zone

It is not clear to Council how the MU Mixed Use Zone may be applied in the Northern Beaches. In relation to the proposed intent of the zone 'to support a mix of residential, retail, light industry and tourist accommodation' the introduction of a range of mandated light industrial uses in the Mona Vale and Dee Why town centres (zoned B4) do not align with priorities of the LSPS or the particular actions for these strategic centres in the North District Plan.

In relation to the proposed zone intent to promote and encourage activities at ground floor and on street frontages, Council's Discussion Paper seeks to activate streets in a range of centres not just under a mixed-use zone.

Proposed Standard Instrument LEP Zone W4 Working Foreshore

The proposed W4 Working Foreshore is direct translation of the existing IN4 Working Waterfront which is locally applied to a small number of properties in Church Point, Bayview, and Newport. Given the limited availability of industrially zoned land along the eastern seaboard with water access, this Pittwater marine cluster provides nationally significant specialised marine services that serve other local industrial precincts on the Northern Beaches and beyond.

In particular the nearby Mona Vale Industrial precinct has important interdependencies with the Working Waterfront zone. In this regard Council seeks to retain additional permitted uses in the Industrial zone for the sale, hire or storage of goods associated with the use of, or used in the construction, repair and maintenance of watercraft, used or capable of being used as a means of transportation on water' (Council's Discussion Paper p.182). Having regard to such local relationships, some reservation is raised at the proposed regrouping from industry to waterway. Notwithstanding these reservations, all land zoned IN4 under Pittwater LEP is on waterways and adjoin W zones. As such, no objection is raised to it rezoning to a new W4 zone, retaining existing land uses and objectives including a local objective: 'to provide for water-based business and service facilities that serve Pittwater and the wider region'.

Proposed Standard Instrument LEP Zone SP4 Local Enterprise

While the proposed SP4 zone is not drafted for consultation, its intent as a 'Masterplan' Zone is noted to allow for a bespoke planning response for unique precincts. Consideration will be given to opportunities to apply this zone separate to this submission and as appropriate.

Proposed Definitions

Council generally supports the range of additional land uses and land use amendments to be provided in the Standard Instrument Dictionary. However, Council seeks flexibility in terms of their application and permissibility under a range of approval pathways in local centres and precincts. In particular Council supports the new definition of creative industry which will capture occupations that commonly identify as creative including: traditional and digital media; fine arts and crafts; design; and creative products and extends to the activities carried out including production, workshops, display/performance and sale of items.

Implementation Plan

The DPIE advises it will work with Council 'to facilitate translation into the new framework when it is introduced, building on the strategic work that has already been undertaken'. In this regard the implementation of the DPIE's new framework raises issues and concerns as detailed in this submission.

Council recently released a LEP Discussion Paper provides a proposed approach to a future Employment Zone Framework which aligns with the Northern Beaches LSPS and a range of Technical Studies. This work, a step towards a new Northern Beaches LEP and DCP, has been undertaken to align with the State Government's Region and North District Plan, relevant State Policies and the standard LEP template. Having regard to Council's current Community and Stakeholder Engagement in this matter, Council requests that any further work on the new framework in the Northern Beaches be held in abeyance until such time as Council's own strategic work, including a locally determined employment zone framework approach, has been properly consulted and all submissions reviewed in October 2021. Council would welcome the opportunity to further engage with the DPIE to enable a better understanding of future land use planning for employment land on the Northern Beaches.

Conclusion

The proposed reduction in the range of Land Use Zones available to Council in preparing LEPs, framing local employment zones and the mandating of a range of land uses which do not align with local strategic planning objectives. This state-wide template for employment zones and land uses will constrain Council in framing local employment zones for the Northern Beaches. Council submits that local efforts to maximise productivity will be misdirected, strategic growth of business inhibited, land use conflicts increased, and zones rendered less fit for purpose. In this regard the DPIE's reforms fail to support Council's delivery of the strategic vision contained in its LSPS and proposed approaches to Employment Zones in Council's LEP Discussion Paper currently on exhibition.