



Australia's property industry

## Creating for Generations

12 July 2022

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### Employment Zones Reform Implementation EIE

The Property Council welcomes the opportunity to provide a submission to the Department on the proposed reforms.

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes, including residential, industrial office and mixed-use developments. Our comments on the proposed framework are included in the attached submission.

The Property Council supports the proposed reform of employment zones under the Standard Instrument Local Environmental Plan. The intention to provide greater certainty for business, where businesses can grow, respond and adapt through the planning system is endorsed.

It is understood that the current proposal involves the implementation phase of the reforms and aims to put the proposed policy changes into effect through the making of a proposed environmental planning instrument (EPI). Although the detail of the EPI has yet to be released, the Department has released information to support the EIE on the planning portal.

Should you have any questions in respect of the matters raised in this submission, do not hesitate to contact Lauren Conceicao, Deputy Executive Director, on 0499 774 356.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Luke Achterstraat".

**Luke Achterstraat**  
NSW Executive Director  
Property Council of Australia

## **Submission to the Department of Planning and Environment**

### **Employment Zones Reform Implementation EIE**

**13 July 2022**

## 1.0 Executive Summary

The Property Council welcomes the opportunity to provide comment on the implementation of the Employment Zones Reform program.

The proposed reforms of Employment Zones as part of a broader suite of planning reforms, will deliver a positive outcome for NSW. The need for the reform to the State's employment zones was identified in the Productivity Commission's White Paper *"Rebooting the Economy"*. The existing 12 business and industrial zones is excessive and is a disincentive to business investment.

The proposed implementation plan for the Employment Zone reforms will give effect to the planning system reforms that were outlined in the position paper exhibited during May 2021. The framework that was proposed in the paper was supported by the Property Council's submission dated July 2021.

The current Explanation of Intended Effects (EIE) sets out the detail of the translation of the policy position through to the local environmental plans for each council area. To date, the Standard Instrument Local Environmental Plan Order 2006 was amended in December 2021 to introduce the new employment zones to replace the existing business and industrial zones. The final stage of the process involves the making of a self-repealing State Environmental Planning Policy (SEPP) in December 2022 to give effect to the employment zone changes across NSW.

## 2.0 Translating existing local environmental plans

The EIE indicates the following:

- Each land use table on exhibition has been prepared combining the mandated components of the land use table from the SI LEP Order with the land use table of the in-force Business or Industrial Zone being translated.
- The Department's preferred approach was to capture the land uses of the more expansive zone. Where a conflict arose a productivity focus was adopted.
- Councils have reviewed the preliminary translation and where necessary revised them to ensure consistency with the strategic intent of their existing zones and the direction set by recent strategic planning.
- Councils have provided specific feedback and requested some modifications to the land use tables including objectives and land use permissibility.

The Property Council notes the above process and recognises the need for the Department to work collaboratively with local councils through this process to achieve a positive outcome. The Property Council supports the translation process for local environmental plans that has been led by the Department. Where possible the new employment zones should provide for a broad number of land uses as permissible uses with a limited number of prohibited land uses. Identification of prohibited land uses should ultimately be determined based on land use conflicts and Council's strategic planning.

Considerable benefit has been gained from the development of Standard Instrument LEPs in 2006. The creation of standard zones, mandated land uses and standard definitions has provided significant economic benefits to the State's economy. The reform of the employment zones should maintain and reinforce the rationale behind creation of the standard instrument LEP.

### 3.0 Land Use Tables

Land use tables for each of the five employment zones and the mixed-use zone were provided in the *Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021* published on 5 November 2021 and which commenced on 1 December 2021.

The Order included the objectives for each zone and the mandated land uses for permissible and prohibited development. The Property Council supports the implementation of the reduced number of employment zones as set out in the Order published in November 2021.

#### Local & Commercial Centres

The Order consolidated the three business zones (B1, B2 and B3) into two new employment zones (E1 Local Centre and E2 Commercial Centre) which is supported. The objectives provided in the SI LEP Order amendment for both of these zones provide clear direction regarding the current and future roles of these centres.

These zones are essential for the provision of local retailing activity and professional services through many of the State's suburban and regional centres. The employment zones reforms must ensure that the land use tables for these zones maintain the permissibility of core retail and service functions.

Many of these centres also allow for housing as shop top housing and mixed-use developments. It is vital that there is no net loss of potential for residential development through the translation of these land use zones into LEPS.

#### Productivity Support

The Order consolidated the three business zones (B5, B6 and B7) into one new employment zone (E3 Productivity Support) which is supported. These three zones have served a similar function since the introduction of the Standard Instrument LEP in 2006. The types of land uses found within these zones included office and retail developments, bulky goods retailing and campus-style business parks often in locations outside of traditional centres such as on main roads and highways on the periphery of centres.

This zone is essential for the economic productivity within urban and regional areas of the State. The land use table provides a list of appropriate objectives for the E3 zone including providing for a range of facilities and services, light industries, warehouses and offices. The Order has identified a wide range of mandated land uses for this is zone.

#### Industrial Zones

The Order has consolidated the three industrial zones (IN1, IN2 and IN3) into two new industrial zones (E4 General Industrial and E5 Heavy Industrial) which is supported. The existing industrial zones have supported a range of industrial uses ranging from small factories to large heavy industry and manufacturing activity.

These industrial zones are very important to ensure that there is adequate supply of employment land to satisfy the needs of industry and related services. Although these changes do not apply to

the industrial land under State Environmental Planning Policies (WSEA or around Port Botany), other industrial land around Sydney and regional parts of NSW should be appropriately zoned to encourage flexibility regarding the development of compatible industrial and other employment generating land uses.

### **Mixed Use Zone**

The creation of a MU1 Mixed Use zone to replace the current B4 zone is supported. The Order provides for a range of mandated permissible land uses including commercial premises, light industries and shop top housing. Mandating child care centres, medical centres, educational establishments and places of public worship is also appropriate for this zone. Consideration should be given to also requiring residential development as a mandated use in the MU1 zone to ensure that housing supply across metropolitan and regional NSW is not jeopardised. There should be no net loss of residential development potential from the change from B4 zones to MU1 zone.

## **4.0 Local Provisions and Additional Permitted Uses**

### **Local Provisions**

The EIE indicates that a number of councils have proposed local provisions to manage land use conflicts or to align to strategic planning resulting from the reduction in the number of land use zones. The Property Council has noted that some councils are relying on the use of local provisions to address consequential changes arising from the consolidation of employment zones.

The Property Council recommends these should only be allowed where it can be demonstrated there is no other alternative mechanism to achieve the same outcome. It is recognised that the translation of existing LEP provisions into a new framework is not always a simple process and that a site-specific LEP provision is required. However, the use of local provisions can add complexity to a LEP and their use should generally be discouraged to achieve a simpler and easier to understand planning framework.

### **Additional Permitted Uses**

A number of councils have sought to use additional permitted uses to respond to permissibility issues where a change to a land use zone affects a specific existing use of land under a LEP.

The Property Council recommends that these should only be allowed where it can be demonstrated that there is no alternative mechanism to achieve the same outcome. It is recognised that the translation of existing LEP provisions into a new framework is not always a simple process and that additional permitted uses is required. However, the use of additional permitted uses can add complexity to a LEP and their use should generally be discouraged to achieve a simpler and easier to understand planning framework.

The Table attached to this submission responds to a number of specific examples of how councils have translated the employment zone reforms through their LEP.

## **5.0 Implementation Process**

Supplementary to the EIE is information relevant to individual sites and local government areas that is available on the “searchable web tool”. The Property Council has considered the key changes outlined for following fifteen (15) local government areas containing State’s major economic centres:

- City of Sydney (Sydney LEP 2012)
- City of Parramatta (Parramatta LEP 2011)
- North Sydney (North Sydney LEP 2013)
- Liverpool (Liverpool LEP 2008)
- Campbelltown (Campbelltown LEP 2015)
- Penrith (Penrith LEP 2010)
- Ryde (Ryde LEP 2014)
- Blacktown (Blacktown LEP 2015)
- Georges River (Georges River LEP 2021)
- Bayside (Bayside LEP 2021)
- Hornsby (Hornsby LEP 2013)
- The Hills Shire (The Hills LEP 2019)
- Sutherland (Sutherland Shire LEP 2015)
- Newcastle (Newcastle LEP 2012)
- Wollongong (Wollongong LEP 2009)

The attached table provides commentary about the proposed translation of employment zones in those 15 local environmental plans.

Furthermore, the EIE provides explanatory information concerning:

- Self-repealing State Environmental Planning Policy,
- Planning proposals and development applications (including savings and transitional arrangements),
- Consequential amendments of other environmental planning instruments, and
- Future amendments to the SI LEP Order.

The Property Council supports the Department’s proposed implementation process for the employment zones reforms.

## 6.0 Conclusion

The Property Council supports the implementation of the employment zones reforms that were announced in the 2020 Budget and recommended by the NSW Productivity Commission. It is important the reforms are delivered as proposed to achieve the intended economic benefits for retail, commercial and industrial businesses.

The proposed vehicle for implementing the reforms, being a self-repealing SEPP, is supported and will ensure that the reforms occur as close as possible to the timeframes announced for the project. The Property Council would be concerned if these reforms were to be implemented by each council individually through planning proposals due to the uncertainty such a mechanism would have on project timeframes.

The Property Council recommends the Department ensure that the outcome from the translation of the current employment zones into the proposed employment zones avoids the use of local provisions and additional permitted uses wherever as possible to reduce complexity and maintain simplicity.

Local Government Area	Translation Summary	PCA Comment
City of Sydney (Sydney LEP 2012)	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions;</b></li> <li>• Areas currently zoned B8 Metropolitan Centre are deferred from this process</li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• Amend Local Provision Clause 6.28 - to identify where it is to be applied under the new zones - provision is to be confined to boundary of existing Zone B6 Enterprise Corridor land</li> <li>• New Local Provision - 70 Bourke Rd and 15 O'Riordan St, Alexandria - to enable performance measures for depots currently applying to Additional Permitted Use in Schedule 1, Cl.1AB to continue to apply</li> <li>• Amend Local Provision Clause 7.13A - to allow residential flat buildings/shop top housing in current B7 Business Park zone if for the purpose of affordable housing and subject to meeting development requirements</li> <li>• Amend Local Provision Clause 7.20 - certain development to refer to a site specific DCP in existing B6 Enterprise Corridor</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Retention of B8 Metropolitan Centre or similar zone for the Sydney CBD is essential to recognise the economic importance of the CBD.</p>



	<p>and B7 Business Park zones. Provision is not appropriate to apply to all E3 Productivity Support land (refer mapping)</p> <ul style="list-style-type: none"> <li>• Amend Schedule 1 Clause 1AB 70 Bourke Road and 15 O’Riordan Street, Alexandria - Amend clause that allows depot subject to access requirements (land zoned B7 Business Park). As depots are a permitted use in E3 Productivity Support, Council is proposing to introduce a new clause (cl. 6.59) in main Local Environmental Plan to ensure specific performance measures continue to be applied</li> <li>• Amend Schedule 1 - Clause 4.3A Certain land in South Dowling Street Moore Park - Amend clause that allows shops with limited GFA (land zoned B5 Business Development). Council proposing to permit shops in E3 Productivity Support but wants to retain limitation on GFA. ‘Special Character Areas Map, Retail Premises Map’ will be amended</li> <li>• Amend clause that allows depot subject to access requirements (land zoned B7) . As depots are a permitted use in E3, Council is proposing to introduce a new clause (cl. 6.59) to ensure specific performance measures continue to be applied</li> <li>• New Local Provision - Clause 11, Use of certain land at Alexandria and Rosebery - - to allow truck depots on land identified as an Enterprise Area in the Locality and Site Identification Map, Key Sites Map, Foreshore Building Line Map.</li> </ul>	
<p><b>City of Parramatta</b> <b>(Parramatta LEP 2011)</b></p>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE)</b></li> <li>• Please note that there is a Comprehensive Local Environmental Plan that has yet to be finalised applying to this LGA. The translation detail as mapped in the spatial</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p>

	<p>viewer is based on the “in force” Local Environmental Plans not the proposed Local Environmental Plan. This means that some sites identified to be rezoned under the proposed Local Environmental Plan may not be reflected in this translation detail</p> <ul style="list-style-type: none"> <li>• Draft Melrose Park (North Precinct) Local Environmental Plan is anticipated to come into effect at time that crosses over with the Employment Zones Reform implementation process. The proposed B2 Local Centre zone in the draft Local Environmental Plan will be translated to the E1 Local Centre zone</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> </ul>	<p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p>
<b>North Sydney (North District)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception;</b></li> <li>• Existing IN2 Light Industrial zone applying to land at McMahons Point proposed to be zoned to E3 Productivity Support to better reflect land uses on site</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p>
<b>Liverpool (Liverpool LEP 2008)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exception;</b></li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p>

	<ul style="list-style-type: none"> <li>Land at Chipping Norton currently zoned IN3 Heavy Industrial proposed to be zoned E3 Productivity Support</li> <li><b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>Objectives amended to reflect strategic intent of zones with some changes to local objective</li> <li>Amend Local Provision - Clause 7.26 - Delete sub-clause (2) as 'centre-based child care' and 'hotel or motel accommodation' will not be permissible in E4 General Industrial</li> <li>Amend Local Provision - Clause 7.30 - Max floor area for certain retail in E1 Local Centre (currently B1 Neighbourhood Centre) at Hoxton Park. Incorrect map reference.</li> </ul>	<p>Expansion of land use permissibility is supported.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p>
<b>Campbelltown</b> <b>(Campbelltown LEP 2015)</b>	<ul style="list-style-type: none"> <li><b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions;</b></li> <li>Part of Leumeah Town Centre zoned B2 Local Centre and bounded by O'Sullivan Rd, Pembroke Road and Old Leumeah Rd proposed to be zoned MU1 Mixed Use</li> <li>Land at Minto zoned B1 Neighbourhood Centre and bounded by Minto Rd, Stafford St, Redfern Rd and Surrey St proposed to be zoned MU1 Mixed Use</li> <li><b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>Objectives amended to reflect strategic intent of zones with some minor changes to local objectives</li> <li>New Local Provision - restricts the size of certain land uses (pubs and small bars, and places of public worship) (to be mapped).</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support translation of Zone B1 Neighbourhood Centre to Zone MU1 Mixed Use.</p>
<b>Penrith</b> <b>(Penrith LEP 2010)</b>	<ul style="list-style-type: none"> <li><b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions</b></li> <li>Western Sydney University land currently zoned B7 Business Park proposed to be zoned SP4 Enterprise. SP4 Enterprise</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p>

	<p>land use table added to Local Environmental Plan and reflects the previous B7 Business Park zone land use permissibility</p> <ul style="list-style-type: none"> <li>• Land at St Marys currently zoned IN2 Light Industrial proposed to be zoned E3 Productivity Support</li> <li>• Land use permissibility expanded consistent with intent of the reform</li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• Delete Local Provision - Clause 7.24. 'Sydney Science Park'. Clause no longer applies as superseded by Western Sydney Aerotropolis SEPP</li> <li>• New Schedule 1 - Additional Permitted Uses - 144 Henry Lawson Avenue, Werrington County - permits registered clubs</li> <li>• New Schedule 1 - Additional Permitted Uses - Chapman Street, Water Street, Gipps Street and Great Western Highway, Werrington. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent</li> <li>• New Schedule 1 - Additional Permitted Uses - Morley Avenue and Great Western Highway, Kingswood. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent</li> <li>• New Schedule 1 - Additional Permitted Uses - Coreen Avenue, Coombes Drive and Thornton Drive Penrith. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent</li> <li>• New Schedule 1 - Additional Permitted Uses - Salmon Close, Johnson Place, Renshaw Street, Willett Close and Andrews Road, Cranebrook. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent</li> </ul>	<p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>
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	<ul style="list-style-type: none"> <li>• New Schedule 1 - Additional Permitted Uses - 1 – 4 Old Bathurst Road, Emu Plains. Allows for wide range of uses previously allowed under IN2 Light Industrial zone to continue on the site as permitted with consent.</li> </ul>	
<b>Ryde (Ryde LEP 2014)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE)</b></li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>
<b>Blacktown (Blacktown LEP 2015)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with exceptions;</b></li> <li>• Land at Rooty Hill currently zoned B2 Local Centre proposed to be zoned MU1 Mixed Use</li> <li>• Land at Doonside currently zoned B2 Local Centre proposed to be zoned MU1 Mixed Use</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support translation of Zone B2 Local Centre to Zone MU1 Mixed Use.</p>
<b>Georges River (Georges River LEP 2021)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with one exception;</b></li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p>

	<ul style="list-style-type: none"> <li>• B6 Enterprise Corridor area on Princes Highway adjacent to E1 Local Centre zoned centre</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones</li> <li>• New Schedule 1 - Additional Permitted Uses to manage existing use rights for E1 Local Centre previously zones B6 Enterprise Corridor.</li> </ul>	<p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>
<b>Bayside (Bayside LEP 2021)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE)</b></li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• More specific land use changes in zones with a move towards targeting specific sites or zones through Additional Permitted Uses</li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - 32 Bay Street, Rockdale - permit registered clubs</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - to permit the continuation of permissibility across land currently zoned B2 Local Centre and B5 Business Development within the Mascot Strategic Centre Design Excellence Area, in acknowledgement of potential future uses, while prohibiting the use elsewhere in Zones E1 Local Centre and E3 Productivity Support</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - 471 Princes Highway, Rockdale - to permit restricted premises.</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - 17 The Seven Ways, Rockdale - to permit sex services.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework. It is noted that these are used for special categories of employment uses such as child care centres, pubs, bars, restricted premises and, sex services (brothels).</p> <p>Support the expansion of land use permissibility.</p>

	<ul style="list-style-type: none"> <li>• New Schedule 1 Additional Permitted Uses (APU) - for mapped land currently zoned B5 Business Development and B7 Business Park - permit waste or resource transfer stations.</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - 55 Kent Road, Mascot and 293 Coward Street, Mascot - permit restaurants or cafes</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - for newly mapped land currently zoned IN2 Light Industrial - to permit recreation facilities (indoor)</li> <li>• New Schedule 1 Additional Permitted Uses (APU) - at 12 Production Avenue and 13 Production Avenue, Kogarah - to permit restricted premises.</li> </ul>	
<b>Hornsby (Hornsby LEP 2013)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE).</b></li> <li>• <b>Land use permissibility expanded consistent with intent of the reform.</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• New Local Provision - sets a maximum non-residential floor area in E1 Local Centre zone to encourage commercial premises within the zone</li> <li>• New Local Provision - Centres hierarchy - to support the character of the centre, the amenity of neighbouring residences and to have regard to the role of the centre within the centres hierarchy</li> <li>• New Schedule 1 Additional Permitted Uses - to permit shop top housing in certain land previously zoned B6 Enterprise Corridor.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility</p>
<b>The Hills Shire (Hills LEP 2019)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions;</b></li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p>

	<ul style="list-style-type: none"> <li>• A number of smaller centres (rural villages) will be translated to RU5 Village rather than E1 Local Centre - Annagrove, Glenorie, Kenthurst, Dural and Maralyla villages</li> <li>• Norwest Business park currently zoned B7 Business Park will be translation to SP4 Enterprise zone. New SP4 land use table created</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some minor changes to local objectives</li> <li>• New Local Provision to allow residential flat buildings within areas currently zoned B2 Local Centre proposed to be zoned E1 Local Centre</li> <li>• Changes to Part 5 Miscellaneous provisions to reflect inclusion of RU5 Village zone.</li> </ul>	<p>Support expansion of land use permissibility.</p> <p>Support Norwest Business Park being zoned SP4 Enterprise.</p> <p>Support inclusion of Residential Flat Buildings in B2 zone transitioned to E1 zone.</p>
<b>Sutherland Shire (Sutherland LEP 2015)</b>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE) with the following exceptions</b></li> <li>• 13 Endeavour Rd Caringbah proposed to be zoned SP4 Enterprise. SP4 Enterprise zone land use table created</li> <li>• A number of sites at Taren Point currently zoned B7 Business Park proposed to be zoned E4 General Industrial (refer map)</li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• New Local Provision - Centres hierarchy - will provide further considerations for development assessment for proposals in smaller centres zoned E1 Local Centre.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>



<p><b>Newcastle</b> <b>(Newcastle LEP 2012)</b></p>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE)</b></li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• New Local Provision for smaller centres zoned E1 Local Centre. Seeks to support council's existing retail hierarchy and to maintain the character of existing centres</li> <li>• New Local Provision - development consent must not be granted for a service station if access to the service station is from a local road.</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>
<p><b>Wollongong</b> <b>(Wollongong LEP 2009)</b></p>	<ul style="list-style-type: none"> <li>• <b>Zone translation generally reflects intent of reform outlined in the Explanation of Intended Effect (EIE)</b></li> <li>• <b>Land use permissibility expanded consistent with intent of the reform</b></li> <li>• Objectives amended to reflect strategic intent of zones with some changes to local objectives</li> <li>• Amend Local Provision - Clause 7.11 Location of sex services - to include restricted premises</li> <li>• New Local Provision - Centres hierarchy - to support the character of the centre, the amenity of neighbouring residences and to have regard to the role of the centre within the centres hierarchy</li> <li>• Schedule 1 Additional Permitted Uses - New Clause - Certain land at Flinders St, North Wollongong - to permit shop top housing and serviced apartments with development consent on certain land in the Flinders St Precinct proposed to be zoned E3 Productivity Support</li> </ul>	<p>No objection to the proposed translation of zones where they reflect the intent of the reforms outlined in the EIE.</p> <p>The use of local provisions and additional permitted uses should be avoided where possible to reduce complexity and provide an easier to use planning land use planning framework.</p> <p>Support the expansion of land use permissibility.</p>