

Employment Rezone Form – Council Zone Fact Sheet

NSW Department of Planning and Environment (DPE) is currently exhibiting the translation of existing Business (B) and Industrial (IN) zones into the new Employment zones. This translation proposes a number of changes to all B and IN zones across NSW.

Have a look at what's proposed to change for each specific zone and provide your feedback to DPE.

How does this affect property and/or business in the B1 Neighbourhood Centre zone?

If you are located in an existing B1 Neighbourhood Centre zone, your property will be transitioned to a E1 Local Centre zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B1 Neighbourhood zone, but will become permitted in the E1 Local Centre zone include:

- Educational Establishments
- Exhibition homes
- Function centres
- Home Businesses
- Home occupations (permitted without consent)
- Home industries
- Hostels
- Local distribution premises
- Passenger transport facilities
- Public administration buildings
- Recreation facilities (outdoor)
- Restricted premises
- Self-storage units
- Sex service premises
- Wholesale supplies

The new E1 Local Centre zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

How does this affect property and/or business in the B2 Local Centre zone?

If you are located in an existing B2 Local Centre zone, your property will be transitioned to a E1 Local Centre zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B2 Neighbourhood zone, but will become permitted in the E1 Local Centre zone include:

- Home-based childcare
- Home industries
- Local distribution premises
- Public administration buildings

The new E1 Local Centre zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

What has Wollongong Council done to retain the character of our smaller villages (B1 zoned land)?

Council is proposing a new local provision which will provide further considerations for development assessment for proposals in centres. These considerations seek 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 established for the local government area.

Council have also sought to remove residential flat buildings in the new E1 Local Centre zone to ensure our villages and centres continue to be encourage commercial, business and retail land uses.

Residential development as part of shop top housing will continue to be a permissible land use in the E1 Local Centre zone.

How does this affect property and/or business in the B3 Commercial Core zone?

If you are located in an existing B3 Commercial Core zone, your property will be transitioned to a E2 Commercial Centre zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B3 Commercial Core, but will become permitted in the E2 Commercial Centre zone include:

- Artisan food and drink industries
- Backpackers' accommodation
- Home industries
- Local distribution premises
- Mortuaries
- Vehicle repair stations

The new E2 Commercial Centre zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

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How does this affect property and/or business in the B4 Mixed Use zone?

If you are located in an existing B4 Mixed Use zone, your property will be transitioned to a MU1 Mixed Use zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B4 Mixed Use, but will become permitted in the MU1 Mixed Use zone include:

- Home industries
- Local distribution premises

The new MU1 Mixed Use Zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

How does this affect property and/or business in the B6 Enterprise Corridor zone?

If you are located in an existing B6 Enterprise Corridor zone, your property will be transitioned to a E3 Productivity Support zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B6 Enterprise Corridor zone, but will become permitted in the E3 Productivity Support zone include:

- Animal boarding or training establishments
- Boat building and repair facilities
- Function centres
- Helipads
- Information and education facilities
- Kiosks
- Markets
- Mortuaries
- Neighbourhood Shops
- Recreation facilities (major)
- Research stations
- Rural supplies
- Vehicle body repair workshops
- Vehicle repair stations
- Wholesale supplies

To ensure consistency with the objectives of the zone, Council have proposed to remove shop top housing and serviced apartments as permissible uses with consent in the existing B6 Enterprise Corridor zone, except for the Flinders Street B6 Corridor in North Wollongong.

The new E3 Productivity Support zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

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How does this affect property and/or business in the B7 Business Park zone?

If you are located in an existing B7 Business Park zone, your property will be transitioned to a E3 Productivity Support zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the B7 Business Park zone, but will become permitted in the E3 Productivity Support zone include:

- Animal boarding or training establishments
- Boat building and repair facilities
- Car parks
- Entertainment facilities
- Environmental facilities
- Function centres
- Depots
- Heavy industrial storage establishments
- Home businesses
- Industrial retail outlets
- Industrial training facilities
- Information and education facilities
- Landscaping material supplies
- Markets
- Mortuaries
- Places of public worship
- Plant nurseries
- Recreation areas
- Recreation facilities (outdoor)
- Recreation facilities (major)
- Registered clubs
- Research stations
- Rural supplies
- Service stations
- Sex service premises
- Specialised retail premises
- Storage premises
- Take away food and drink premises
- Timberyards
- Transport depots
- Truck depots
- Vehicle body repair workshops
- Vehicle repair stations
- Vehicle sales or hire premises
- Veterinary hospitals
- Wholesale supplies

The new E3 Productivity Support zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

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Why are shop-top housing and serviced apartments no longer permitted in the existing B6 Enterprise Corridor and B7 Business Park zones?

Shop-top housing and serviced apartments are now prohibited in the E3 Productivity Zone (previously B6 Enterprise Corridor and B7 Business Park zone), with the exception of the existing B6 zoned Flinders Street Corridor. These particular land uses are not compatible with the land use objectives of the new E3 Productivity, Support zone, which seek to provide for land uses that meet the needs of the community, businesses and industries, but that are not suited to locations in other employment

Shop top housing and serviced apartments are more suited to locations in other employment / centre-based locations.

Why has the Flinders Street B6 zone been permitted to retain shop-top housing as an additional use?

Land zoned B6 Enterprise Corridor along Flinders Street, North Wollongong currently allow shop-top housing and serviced apartments as permissible land uses (with consent), with:

- A maximum building height ranging between 24 and 32m.
- Maximum floor space ratios of 1.5:1 and above (dependent on land use).

Due to the height and floor space ratio controls, this Precinct is now functioning more like a mixed-use zone, made up of shop-top housing ranging between six and nine storeys.

Whilst shop-top housing and serviced apartments are no longer seen to be compatible land uses with the new E3 Productivity zone, Council have decided to continue to allow these uses through Schedule 1 Additional Permitted Uses of Wollongong LEP 2009.

We may then look to undertake future strategic study of the Flinders Street area to determine if this area is suitable for rezoning. Such changes would need to follow the normal planning proposal investigation, consultation, Council endorsement and exhibition process.

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How does this affect property and/or business in the IN1 General Industrial zone?

If you are located in an existing IN1 General Industrial zone, your property will be transitioned to a E4 General Industrial zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the IN1 General Industrial zone, but will become permitted in the E4 General Industrial zone include:

- Agricultural produce industries
- Animal boarding or training establishments
- Boat building and repair facilities
- Goods repair and reuse premises (Note. This a new land use definition)
- Plant nurseries
- Self-storage units
- Sex services premises
- Veterinary hospitals
- Waste or resource management facilities
- Water treatment facilities

Council have also proposed to remove heavy industry, which is currently a permissible use with consent in the existing IN1 General Industrial zone.

The new E4 General Industrial zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

How does this affect property and/or business in the IN2 Light Industrial zone?

If you are located in an existing IN2 Light Industrial zone, your property will be transitioned to a E4 General Industrial zone which will result in some changes to land use objectives and land uses.

The only new land use that is not currently permitted in the IN2 Light Industrial zone, but will become permitted in the E4 General Industrial zone is:

- Liquid fuel depots

The new E4 General Industrial zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

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How does this affect property and/or business in the IN3 Heavy Industrial zone?

If you are located in an existing IN3 Heavy Industrial zone, your property will be transitioned to a E5 Heavy Industrial zone which will result in some changes to land use objectives and land uses.

New land uses that are not currently permitted in the IN3 Heavy Industrial zone, but will become permitted in the E5 Heavy Industrial zone include:

- Data centres; and
- Industrial training facilities

Council have also proposed to remove recreation facilities (indoor) and takeaway food and drink premises, which are currently permissible uses with consent in the existing IN3 Heavy Industrial zone.

The new E5 Heavy Industrial zone will also include new land use objectives, which you can find outlined in the Explanation of Intended Effect.

How does this affect property and/or business in the IN4 Working Waterfront zone?

If you are located in an existing IN4 Working Waterfront zone, your property will be transitioned to a W4 Working Waterfront zone which will result in some changes to land use objectives, which you can find outlined in the Explanation of Intended Effect.

There are no new land uses proposed to the W4 Working Waterfront zone.

Join the conversation

You can view the exhibition documents and make a submission to Department of Planning and Environment via:

Online www.planningportal.nsw.gov.au Email employment.zones@planning.nsw.gov.au

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