



Our ref: EF18/71

Your ref:

Contact: Paula Newman

17 May 2018

Director, Employment Policy and Systems  
Department of Planning and Environment  
GPO BOX 39  
SYDNEY NSW 2001

Dear Sir/Madam

**Proposed amendments to the Standard Instrument LEP: Better planning for the NSW retail sector**

Thank you for the opportunity to comment on the proposed amendments to the Standard Instrument Local Environmental Plan.

Council acknowledges the need for the NSW planning system to respond to a rapidly changing retail sector and generally supports the proposed new and revised LEP land use definitions, particularly the new definition of artisan premises. Nonetheless, Council seeks greater certainty regarding the new definition of specialised retail premises (including bulky goods premises) in relation to the development of a recently approved Homemaker's Centre in Lismore.

Artisan premises

Council strongly supports the introduction of the new LEP definition of artisan premises. The Lismore LGA is in a unique position to benefit from the increasing popularity and demand for artisan premises, particularly microbreweries (and associated restaurant/cafe, sales, workshops etc) given its accessibility and proximity to locally produced farm products and craft food/drink markets in the Northern Rivers region.

Council is in favour of artisan premises being permissible with consent wherever light industry is permitted as outlined in the discussion paper. This would allow artisan premises to be developed in Lismore's villages of Nimbin, Clunes, Wyrallah, and Dunoon which could benefit from enhanced local tourism and employment opportunities.

In addition, Council also supports artisan premises being permitted with consent in Zone B3 Commercial Core which applies to the main Central Business District area of Lismore. Council has been approached by a developer interested in establishing a microbrewery in the CBD and foresees numerous benefits from this development including CBD revitalisation and increased activity in Lismore's night time economy.

Specialised retail premises (including bulky goods premises)

The definition of specialised retail premises requires clarification with regard to a maximum numeric restriction on 'large' in the context of a 'large area for handling display and storage of goods'. This maximum could be for the total floor area for the conglomerate or a total floor area per tenancy; however, it needs to be definitive for the development assessment process. If this

numeric total is not specified in this definition, Council may need to introduce a new LEP Clause or performance criteria in the Lismore Development Control Plan.

Council would like to highlight a current local example that suggests the new definition of specialised retail premises may be problematic and ambiguous in practice. A development approval for a Homemakers centre at Lismore has recently been determined and is currently under construction. The tenancies have not yet been finalised; however the expansion of the new definition to permit large format retailing will allow for a greater number of potential businesses to operate from the site than that which are explicitly sanctioned by the current LEP definition of bulky goods premises.

Attached to this submission are the approved floor plans and a link to the website advertising for tenancies (<http://www.home-co.com.au/location/nsw/>) for your review. Council would like to know if this development falls within the new definition because certainty is required to articulate the impact this new definition may have on the local business and retail sector.

In addition to the above, with regard to the wording of the definition, could explanation be provided as to the meaning of 'goods and accessories' or can these words be removed as they are ambiguous and probably superfluous. It is also requested that a minor change be made to move the word 'which' where it appears beside '*n) goods and accessories which:*' to the next line to improve clarity.

Please contact me by email [paula.newman@lismore.nsw.gov.au](mailto:paula.newman@lismore.nsw.gov.au) or telephone 1300 87 83 87 if you would like to discuss this submission in further detail.

Yours sincerely



Paula Newman  
**Strategic Planning Co-ordinator**  
**Sustainable Development**

Encl. Stamped Approved DA Plans for Homemakers Centre