

To NSW Department of Planning
17th May 2018

Re: Proposed Amendments to the Standard Instrument LEP

I would like to submit the following points for consideration in regard to the proposed amendments to the Standard Instrument LEP and the proposed new definition and the potential use of ARTISAN PREMISES within regional areas.

The Wingecarribee Shire generally known as the Southern Highlands region, I am very pleased that the NSW government is addressing the need for planning reform and in particular the current planning deficiencies for agri-tourism operators in regional areas.

In relation to the new proposed definition of artisan premises I believe this a step forward in the right direction but as it is proposed it may not provide enough clarity and scope for regional councils to accommodate the growing agri-tourism sector which is so important for regional economies in business development and employment.

While I agree with the proposed definition of an artisan premise, I feel that NSW planning is missing a critical point about potential artisan premises, that being, they are more likely to be a mix of agricultural produce industries (ie; small rural producers) and retailers, which are more often than not, plying their trade or business on rural properties which have rural zonings.

Therefore I strongly believe that the most compatible locations for this new definition of artisan premises are in fact rural zones. We formally request that NSW planning through the Standard Instrument LEP allow local councils to have the option to determine that rural zones may be appropriate for artisan premises and not prohibit this new definition in any rural zoning.

I believe that the following zones are compatible with an artisan premises;

RU1- primary production

RU2 - rural landscape

RU4 - rural small holdings

E3 – environmental management

E4 – environmental living

SP3 – tourist

I thank the NSW Department of Planning for the opportunity to submit my views and comments for consideration and trust it will be considered with urgency and importance.

Kind Regards

John Scott

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