



WESTERN SYDNEY



18th November 2015

Director, Policies and System Implementation
Department of Planning
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Sydney Business Chamber:
Helping Sydney maximise its potential as a leading global city.

Sydney Business Chamber is a division of NSW Business Chamber which represents 30,000 businesses across the state.

Dear Sir/Madam,

Submission on Proposed Standard Instrument (Local Environmental Plans) Amendment Order 2015

The Sydney Business Chamber – Western Sydney welcomes the opportunity to provide this submission, in support of the Proposed Standard Instrument (Local Environmental Plans) Amendment Order 2015, to better accommodate the development of hardware, building supplies and garden centres within industrial zones.

The Chamber advocates for the prosperity of Western Sydney by providing a voice for the business community on issues which impact the region. Our members include the CEOs, chairmen and leading executives of top global businesses and major Australian corporations who have a significant presence in Western Sydney.

The Chamber strongly supports adding “hardware and building supplies” and “garden centres” to the mandatory uses permitted with consent in IN1 General Industrial, IN2 Light Industrial and B7 Business Park zones, under the Standard Instrument Principal Local Environmental Plan. We also support the similar proposed amendments to other legislation, including the State Environmental Planning Policy (Three Ports) 2013, to ensure there is consistency across the State’s planning rules.

These are important amendments, which will reduce duplication and provide greater certainty for business to encourage development in industrial areas and create new jobs.

A number of reviews have supported the reform of state planning systems, including to land use zoning, which is acting as a disincentive to invest in NSW. For example, the Productivity Commission’s Report, *Relative Costs of Doing Business in Australia: Retail Trade September 2014* found that Australia would benefit from simplifying business zones and removing unnecessary restrictions on the allowable use of land within each zone.

These amendments would also bring NSW into line with other states such as Victoria and Queensland, which have recognised the economic importance of such activities and have actively encouraged such developments within their planning frameworks.



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Please feel free to contact Mr George Powell, Policy Adviser, Infrastructure, New South Wales Business Chamber on 02 9458 7559 or via email to george.powell@nswbc.com.au if you wish to discuss these matters further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Borger".

David Borger
Director - Western Sydney