



# Newport Residents Association Inc.

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## **Submission to the NSW Department of Planning and Environment re Employment zones reform implementation.**

Of most concern in the translation of the Business and Industrial zones in the Pittwater Local Environment Plan is the increased risk of conflict between residents adjacent to these zones due to the expansion of land use permissibility. The increased permissible uses would result in increased development, traffic, noise, and diminished amenity for residents.

Concerns include:

- The impact of translating existing B1 Neighbourhood Centre zoning to E1 Local Centre zoning at 231 Whale Beach Road, Palm Beach, 24-26 Ocean Road, Palm Beach, 5-7 Careel Head Road, Avalon Beach, 2 Catalina Crescent, Avalon Beach, 34 Elvina Avenue, Avalon Beach, 25 Hudson Parade, Avalon Beach, 1 Bilambee Avenue, Bilgola Plateau, 5 Kalinya Street, Newport, 1858 Barrenjoey Road, Church Point, 9 Darley Street East, Mona Vale, 120-122 Narrabeen Park Parade, Warriewood and most existing B1 zoned areas further south. It is essential that all residences adjoining the zoning changes be individually notified due to the potential impacts.
- The translation from B4 Mixed Use to MU1 Mixed Use permitting light industry in the Mona Vale business centre
- The translation of the IN2 Light Industrial Zone in the Mona Vale and Warriewood areas to E4 General Industrial would permit more intense industrial uses. There already exists conflict between residents and the operation of light industry in Warriewood and this translation would exacerbate the situation.

We do not support the exhibited translations for the above.

Gavin Butler

President