



31 January 2022

Economic Development Team
City of Parramatta
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

nte@cityofparramatta.nsw.gov.au

Submission to the draft Late Night Trading Development Control Plan Exhibition

Dear Economic Development Team,

Thank you for the opportunity to provide feedback on the draft Late Night Trading Development Control Plan (LNTCP) Exhibition.

The NSW Small Business Commissioner (the Commission) is an independent statutory office of the NSW Government. It provides strategic advice, advocacy and affordable dispute resolution services to small business across NSW. The Commission's role includes:

- encouraging government agencies and larger businesses to enter productive working relationships with small businesses
- facilitating and encouraging the fair treatment of small businesses
- promoting a fair operating environment in which small businesses can flourish.

The Commission has been a strong advocate for better planning conditions to make it easier for small businesses to operate, diversify and grow. Late night trading provides small businesses with increased opportunities to expand their business and diversify revenue streams. Optimised planning controls can facilitate the emergence of vibrant 24-hour destinations which have the potential to increase visitation and support the economic recovery of existing businesses affected by COVID-19.

The Commission supports the draft LNTCP planning controls noting improvements should help make it easier for businesses to participate in the night-time economy. In our view, the proposed approach balances the needs of small businesses and residents. The draft LNTCP planning controls provide small businesses and residents greater certainty around allowed activities, locations and operational requirements to mitigate impacts on residents.

The Commission also encourages the City of Parramatta to explore opportunities under planning legislation to further activate late night trading. This includes promoting and facilitating the potential for existing business premises to have a secondary use at a different time of day. For example, an owner-operated café opening at 5am and closing at 5pm may be unable to extend their business hours into the late night, but a second business operator could use the space to open a wine bar from 6pm to 3 am. This approach has several benefits, including:

- activating commercial spaces which would otherwise be closed and idle
- allowing business collaborators to share shop infrastructure and fixed costs
- contributing to the appeal and vibrancy of a 24-hour precinct.



Small
Business
Commissioner

I understand more than one consent can be assigned to a property, as long as consent operations do not overlap. Council has an opportunity to support local businesses by collaborating with small businesses, regulators and property owners to identify and resolve barriers to adoption in the Parramatta LGA.

If you wish to speak further to us regarding our comments please contact Mr Tyler Wakefield, Senior Advisor on 0426 523 493 or email tyler.wakefield@smallbusiness.nsw.gov.au.

Yours sincerely

Chris Lamont
Commissioner
NSW Small Business Commission