

East Chatswood Industrial Area Land Use Survey

East Chatswood Industrial Area is zoned IN2 Light Industrial under *Willoughby Local Environment Plan 2012*. The industrial area is bounded to the east by Eastern Valley Way, to the south by Victoria Avenue and Mann Street, to the west by Warrah Street and Barcoo Street and to the north by residential blocks on the southern side of Boundary Street. The site is surrounded predominantly by R2 Low Residential areas with areas of RE1 Public Recreation, see map attached.

On 23 March 2016, Department staff conducted a desktop survey to identify current uses within the IN2 Light Industrial zone. The desktop survey methodology used Google Maps, Google Street View and Google Earth to identify existing land uses within the industrial zone. The results of the survey were analysed using Microsoft Excel to generate a table (Table 1) and a graph (Figure 1) illustrating existing uses. Land uses within the zone were mapped using Google Earth (Figure 2).

Table 1 – Land uses within IN2 Light Industrial Zone in East Chatswood

Building/Land Use	Count	Percentage	Colour
Industrial	23	21	
Office / Commercial	41	38	
Office / Warehouse	21	19	
Commercial / Retail	15	14	
Community	6	6	
Vacant	2	2	
Total	108	100	

Figure 1 – Breakdown of current land uses within the East Chatswood Industrial Area



The desktop survey of East Chatswood's Light Industrial area shows that only 21% of land uses within the zone are being used for industrial purposes. There are currently a higher proportion of Office / Commercial (38%) uses within the zone than industrial uses.

The largest proportions of land uses within the IN2 Light Industrial zone are buildings with mainly commercial purposes. From the desktop survey analysis of East Chatswood Industrial Area it is evident that the area is currently in a transitional phase of development with purely industrial uses retreating and being replaced by predominantly commercial uses. With 38% of land use within the area commercial / Office uses form the majority, followed by industrial uses (21%) and Office / warehouse (19%) uses.

Office / warehouse uses within the site are buildings with ground floor warehouses and two or more storeys of office floor space above or office buildings with adjoining warehouse facilities.

Under the previous Local Environmental Plan, *Willoughby Local Environmental Plan 1995*, commercial uses such as office space were permissible within Zone 4 (b) – Light Industrial provided that they included warehouse facilities as part of the development.

A similar provision is included as one of the objectives of the in the IN2 Light Industrial zone under *Willoughby Local Environmental Plan 2012*, as follows ‘to protect the viability of business zones in Willoughby by enabling development for the purposes of offices if they are used in conjunction with industrial, manufacturing, warehousing or other permitted uses on the same land’.

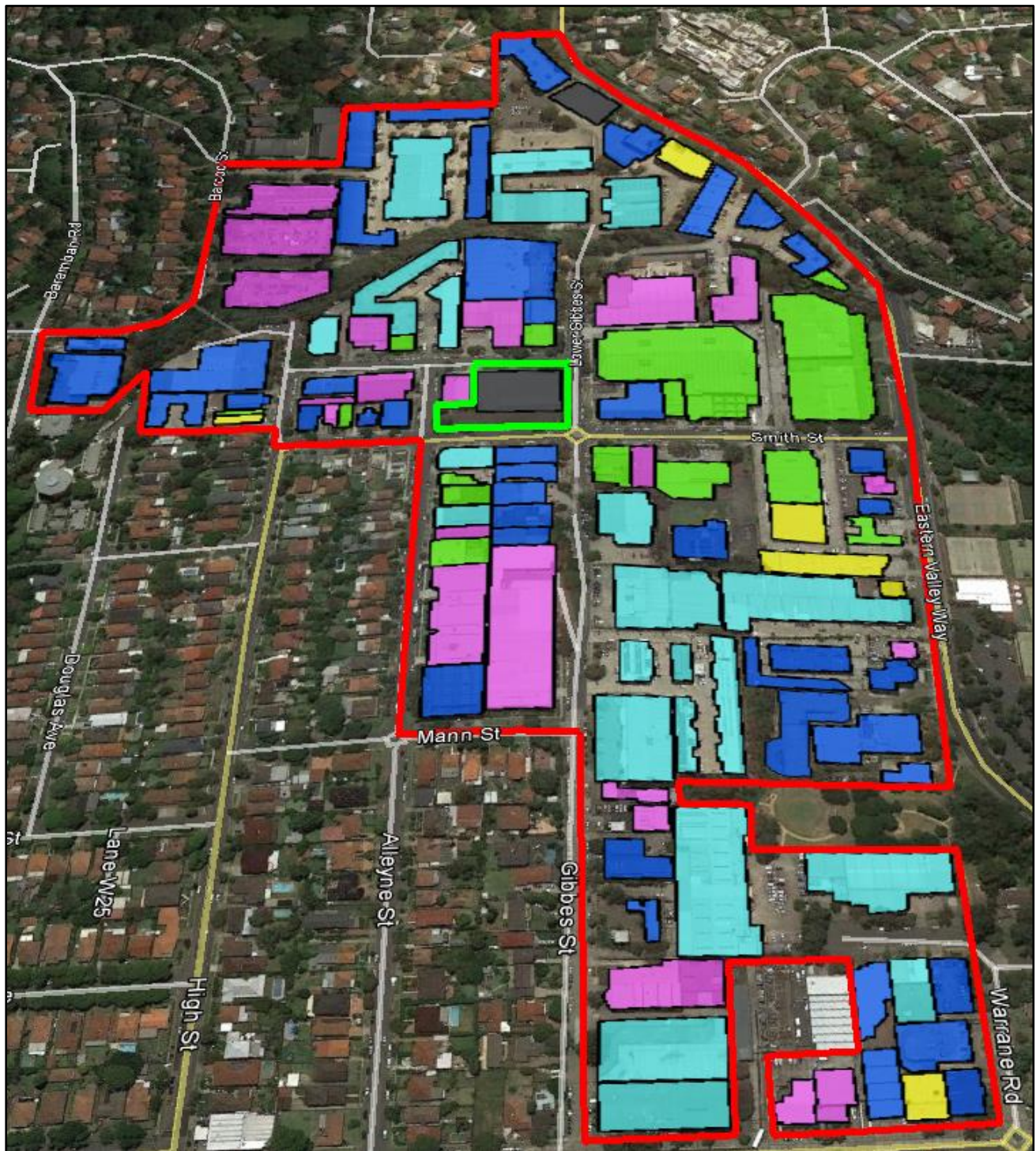
It would appear that as a result of market forces and permissibility under the previous Local Environmental Plan, offices and office / warehouses have become the dominant land use within the industrial area totalling 57% of total land uses within the zone.

Further evidence of the transitional nature of development within the industrial zone away from industrial uses is the proportion of commercial retail development (14%) within the area. Major bulky goods retailers Bunnings Warehouse and The Good Guys are present within the zone, as well as Pet Barn, Reece Plumbing, Repco, Party savers and a number of other commercial retailers and furniture rental businesses. Commercial / retail uses within the zone are clustered, with the majority of retailers fronting Smith Street (see Figure 2).

An example of a retail precinct within a similar industrial zone is Home HQ North Shore, within the Artarmon Industrial Area. The retail complex contains a mix of bulky goods retailers including Instyle Pools and Spas, Freedom, The Good Guys and Carpet Call. Not dissimilar to the existing commercial retail uses within East Chatswood Industrial Area. Commercial retail within the centre is supplemented by other retail uses within the development including JB-HI-FI, Crazy Fish Art Gallery, Howards Storage World, Petbiz, Pharmacy 4 Less, other small retailers and a café.

The evidence gathered through the desktop survey analysis suggests that East Chatswood Industrial Area is in a transitional stage of development with industrial uses retreating and commercial, office / warehouse and commercial / retail uses dominating the zone totalling 71% of land uses as opposed to industrial uses totalling 21%.

Figure 2 – Land use breakdown by site



Key					
Industrial Area		Industrial		Commercial / retail	
Subject Site		Office / Commercial		Community	
		Office / Warehouse		Vacant	

Figure 3 – Land Use breakdown by predominant type



Figure 3 could be used to inform a more appropriate mix of zones in the East Chatswood Industrial Area, which has been shown above to be an area which is in transition from a purely industrial area to more of a mixed use / business park precinct.