

Assessment under the Department of Planning and Environment Guidelines.

The Planning Proposal is considered to be generally in accordance with the requirements under Clause 55(2) of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's (August 2016) "*A guide to preparing planning proposals*". This document establishes six parts for consideration of a Planning Proposal:

PART 1 Objectives or Intended Outcomes

The objectives of the planning proposal are to recognise the potential role of the Gore Hill Technology Park in increasing business and employment opportunities in the Willoughby Local Government Area by reflecting the floor space of the existing building on Lot 5 and requiring large floor plate office development on Lot 5 DP 270714 known as 4 Broadcast Way.

PART 2 - EXPLANATION OF PROVISIONS

The outcome proposed in the planning proposal will be achieved by preparing an amendment to WLEP 2012, which will include:

- (a) Rezoning Lot 5 DP270714 from IN2 Light Industrial to B7 Business Park
- (b) Identifying Lot 5 as a new Area 19 on the Floor Space Ratio Map
- (c) Incorporating an amendment to clause 4.4A Exceptions to floor space ratio as follows:
 - (22) *the maximum floor space ratio for a building on land identified as "Area 15" on the floor space ratio map may exceed 1;1 if:*
 - (a) *the floor space ratio will not exceed 3.5, and*
 - (b) *the site coverage will not exceed 60% of the site area.*
- (d) Incorporating a new clause in Part 6 of WLEP 2012 relating to the minimum size of floor plates for use as office and business premises as follows:
 - 6.2.0 (1) *This clause applies to Lots 5 of DP 270714 known as 4 Broadcast Way, Artarmon zoned B7 Business Park.*
 - (2) *Development consent for the purposes of Office or Business premises must not be granted unless the consent authority is satisfied that:*
 - a. *The occupant requires and will solely occupy a minimum gross floor area of 1,200sqm;*
 - b. *The applicant has demonstrated that owing to special building or floor plate requirements suitable land or premises is not available for development or occupation within any nearby business centre including Chatswood and St Leonards Central Business Districts; and*
 - c. *The development would not detrimentally affect the viability of the Chatswood or St Leonards Central Business District office precincts.*

Plain English version of the intention of the new local clause proposed for Part 6 of Willoughby Local Environmental Plan 2012

The purpose of the clause above is to require individual office space on Lots 5 and 6 DP 270714 to be a minimum of 1,200sqm gross floor area. The intention is to support employment generation on the Gore Hill Technology Park by permitting campus style office premises whilst limiting their impact on the competitiveness of the Chatswood and St Leonards centres which provide more traditional smaller office space.

PART 3 – JUSTIFICATION

Questions to consider when demonstrating the justification

Section A - Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal did not specifically result from a strategic study or report however the supporting documentation includes an economic viability analysis prepared by consultants, Knight Frank which has been reviewed by consultants Hill PDA on behalf of Council. They support office premises and additional floor space on the subject site. There is limited opportunity in the existing centres of Chatswood and St Leonards for large companies wanting to consolidate employees and activities in the one location.

Chatswood CBD and St Leonards cater for office premises with floor plates less than 1,000sqm and as such there are very limited options for tenants requiring large contiguous floor space. Knight Frank cites the example of Optus who moved to Macquarie Park in 2007 from traditional office space so it could expand and consolidate, reduce costs, provide same floor interaction, state of the art technology and onsite services for staff in corporate headquarters. Knight Frank's analysis concludes that currently there is a lack of this type of Business Park office accommodation within the Willoughby Local Government Area.

The planning proposal will assist to capture some of this lost opportunity by rezoning Lot 5 to B7-Business Park (making "office premises" permissible on Lot 5) adjacent to the Pacific Highway. This would be consistent with zoning of land adjacent to the Pacific Highway to the north of Campbell Street and would generate a net community benefit by providing more jobs for local residents and ratepayers and the full occupation of Building C on Lot 5.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best means. There is no better way.

The economic analysis provided in the Planning Proposal from Knight Frank is supported by the Hill PDA report which recommends that a B7 Business Park zone is the most appropriate zone for Lots 5.

The applicant maintains that the outcome of the Planning Proposal is to improve the market appeal of the site and accelerate the development cycle. "Office premises" are currently prohibited on Lot 5. The only way to permit "office premises" on Lot 5 is to amend the current planning controls in the manner requested in this planning proposal.

Section B – Relationship to Strategic Planning Framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The NSW State Government has introduced a new Strategy, titled “A Plan for Growing Sydney”. Sydney district planning will guide delivery of the Plan across the six Districts that form the metropolitan area. However, at the time of this report the north district plan (of which Willoughby is part) had not been prepared.

The Planning Proposal is consistent with the current Metropolitan Plan for Sydney “A Plan for Growing Sydney”.

“A Plan for Growing Sydney” (“the Metropolitan Plan”) is the blueprint for strategic planning within metropolitan Sydney. The Planning Proposal is consistent with the Metropolitan Plan in that:-

- the timely completion of the approved technology business park is consistent with the vision of the plan “a strong global city, a great place to live”;
- it builds on the goal of creating “a competitive economy with world class services and transport”;
- it will help to achieve the goal of “a great place to live with communities that are strong, healthy and well connected”;
- it will improve the prospects for employment generation on the site;
- it relates to a strategically well-located site which is readily accessible;
- it will grow Sydney’s economy;
- it promotes renewal; and
- it will provide jobs closer to the homes of Willoughby LGA residents.

The Metropolitan Plan discusses the importance of the Global Economic Corridor, which extends from Macquarie Park through the Sydney CBD (and includes the subject site) to Port Botany and Sydney Airport. The Global Economic Corridor generates over 41 per cent of the NSW Gross State Product (GSP).

The Metropolitan Plan states:-

“In the last decade, demand for office space has seen overflow activity from the CBD across the Global Economic Corridor, extending the corridor towards Parramatta and Norwest, and to Sydney Olympic Park and Rhodes. Successive improvements to transport connections in this corridor have supported this outward growth.

By 2030, there will be demand for around 190,000 new stand-alone office jobs: around 75 per cent of these will likely seek to locate in Sydney’s 10 major office markets. Many of these jobs will be outside Sydney CBD and North Sydney, in the eight suburban office markets of Chatswood, Macquarie Park, Norwest, Parramatta, Rhodes, St Leonards, Sydney Olympic Park and South Sydney, situated along the Global Economic Corridor. Amongst this group, Parramatta, Macquarie Park and Norwest are performing very strongly and are particularly important for Sydney’s continued growth.”

The Planning Proposal will not threaten any established centre but will augment the role of the Pacific Highway within Sydney’s Global Economic Corridor.

The Metropolitan Plan also states:-

"The Government will work in partnership with councils to:

- devise commercial core zonings in targeted locations and update planning controls to increase density, including changing floor space ratio allowances and building height controls to facilitate the expansion of these markets*
- help remove barriers to growth and promote more efficient land use outcomes, firstly, in Parramatta, Macquarie Park and Norwest."*

The Planning Proposal does not relate to a commercial core zoning but would allow for an expanded commercial market on Lot 5 if it was to be rezoned B7 Business Park.

The Planning Proposal will help meet the demand for around 190,000 new office jobs by 2030.

4. Is the proposal consistent with a council's local strategy or other local strategic plan?

Yes.

Willoughby City Strategy – 2013-2029

The Willoughby City Strategy is a long-term vision and plan for the future of the City to help guide decision making and planning up until 2029.

The Planning Proposal is consistent with the economic objectives of the Community Strategic Plan which are as follows:

"There are several key economic hubs in Willoughby providing over 50 000 jobs (Census 2006). Chatswood, St Leonard's, the East Chatswood industrial area and the Artarmon industrial area all form part of Sydney's "Global Arc", a business corridor anchored at Sydney Airport stretching through Sydney and Willoughby City and on to suburbs to our north and northwest.

The local business community comprises retail and commercial businesses that are owned and managed by local business people and national and international companies."

The proposal, to rezone Lot 5 to B7 Business Park will help Council to satisfy Direction 5.1.1, which states:-

"5.1.1 Local business

- a. Facilitate business and employment opportunities servicing local and regional needs.*
- b. Encourage a range of business, retail, office and industrial spaces.*
- c. Provide policies to limit commercial and retail activity in industrial areas and ensure long term availability of sites for alternative industrial uses.*
- d. Develop a strategy for regional business and economic development opportunities and funding in partnership with neighbouring councils.*
- e. Implement St Leonards Strategy as a specialist centre for health and education with neighbouring councils.*
- f. Implement strategy for the long term development of Chatswood CBD as a major regional employment, retail and entertainment destination.*
- g. Provide land use planning controls to support viability of local centres.*
- h. Investigate strategies to promote the establishment of small businesses."*

NSROC Subregional Plan

The NSROC group of Councils have produced a Sub-Regional Strategic Plan to guide each member council's planning to achieve the strategies of the group across the region.

The NSROC Structure Plan identifies an "industrial/business park" at Gore Hill. The planning proposal will facilitate the further growth of the business park, which is consistent with the subregional planning for the area.

5. Is the planning proposal consistent with applicable state environmental planning policies?

Yes. Relevant SEPP's will be further considered at the Development Application stage.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Table 1, below, identifies the proposal's consistency with the applicable Ministerial Directions:-

1.1 Business and Industrial Zones	The economic study prepared by Knight Frank and supported by the Hill PDA review justifies the proposal's inconsistencies as required by the Section 117 Direction and as discussed in this report. The Planning Proposal will support employment generation. The B7 zone does not prevent industrial uses.
2.3 Heritage Conservation	Yes. The proposal will not impact on any adjoining heritage items.
3.4 Integrating Land Use and Transport	Yes. The redevelopment of the former ABC site was master planned with a Deed of Agreement to secure an acceptable level of transport support with the provision of a shuttle bus service to connect to St Leonards Station, and additional cycle ways and pedestrian links.
6.1 Approval and Referral Requirements	Yes – the proposal does not include provisions requiring concurrence, consultation or referral of Development Applications to a Minister or public authority.
6.3 Site Specific Provisions	Provisions N/A - This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The subject site is existing industrial land. The Planning Proposal does not apply to land nor is it in the vicinity of land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The primary environmental effect arising out of the Planning Proposal is the traffic generation and demand for parking associated with the rezoning of Lot 5.

The traffic assessment concludes:-

"This assessment has considered the potential traffic and parking implications of a Planning Proposal to permit "office premises" use within the B7 Business Park zone for development on Lot 5 in the Gore Hill Business Park.

The assessment has demonstrated that the development use/s will not result in any unsatisfactory traffic implications, the proposed parking provision will be adequate for the use and the design of the vehicle access, parking, servicing and circulation areas complies with the relevant standards."

9. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects will be positive:-

- local employment will be created; and
- the economy of the Willoughby LGA will be strengthened and enhanced.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

The site was previously occupied by the ABC Gore Hill Television Studios. It is highly urbanised. It adjoins two busy roads. It is connected to St Leonards railway station by a shuttle bus service on business days. It is adjacent to a bus stop. All utilities and essential services are available.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

At this stage, the appropriate State and Commonwealth public authorities have not been consulted. It is proposed that consultation should take place with the following Government authorities, agencies and other stakeholders in regard to this Planning Proposal during exhibition following issue of a gateway determination:-

- Transport for NSW - Roads and Maritime Services;
- Broadcast Australia; and
- adjoining Local Government Area's.

PART 4 – MAPPING

As previously noted, this planning proposal involves amending the zoning and floor space map.

PART 5. COMMUNITY CONSULTATION

Should Council support the Planning Proposal for public exhibition, a Gateway Determination will be required. Public exhibition will be in accordance with the Department of Planning and Environment's Gateway Determination requirements and will include the

draft WLEP 2012 Amendment (written instrument and maps.) This would involve appropriate notification and receipt of submissions on the documents from relevant state agencies and the general community.

A timeline for the project is as follows:

Amended Planning Proposal Presented to Council.	10 October 2016
Referral to Department of Planning and Environment for Gateway Determination	17 October 2016
Community Consultation (28 days)	Mid November to Mid December 2016
Outcomes of Community Consultation presented to Council.	February 2017
Planning Proposal submitted to Department of Planning and Environment requesting notification on government website.	April 2016