

Employment Lands Team Response:

Gore Hill Technology Park, Artarmon - Planning Proposal

The subsequent comments explain why the proposal to rezone the subject site from IN2 – Light Industry to B7 – Business Park is appropriate for the Willoughby local government area and broader Inner North Subregional area.

- B7 zoned land:

It is noted that B7 Business Park zoned land is located along the Pacific Highway north of the subject site. Therefore the rezoning of the subject site to B7 will not be isolated in the area.

- Surrounding Land Uses:

The proposed B7 Business Park zone on the subject site will complement the building characteristics of the adjacent TAFE and Royal North Shore Hospital. It will also provide a visual buffer from the Pacific Highway to the IN1 – General Industrial zoned land located behind the site.

- Permitted Land Uses:

The B7 – Business Park zone would permit the “office premises” land use which is considered to be appropriate for this location within the LGA and broader subregional area. It would also permit “light industrial” and “high technology industry” which are significant land uses already permitted in the current IN2 – Light Industrial zone that applies to the site.

The proposal to also include an additional clause to restrict the type of office premises permitted on the site is warranted. This will ensure that the strategic vision for the site is achieved, including that any future development would not detract from the economic viability of nearby centres such as Chatswood and St Leonards.

- Industrial land stocks in Inner North Subregional Area:

The Artarmon industrial precinct is the biggest Employment Lands Area (64 ha) in the Willoughby local government area, followed by East Chatswood (26 ha). It is also the largest industrial precinct in the Inner North Subregional Area. The second largest is Lane Cove West (50 ha) which is in the Lane Cove local government area. Therefore the subject site is considered to be part of a significant industrial cluster within the Inner North Subregion.

The combined land size of Lot 6 (1.24 ha) and Lot 5 (0.42 ha) is 1.66 ha. Rezoning the site from IN2 – Light Industrial to B7 – Business Park will not have a detrimental impact on the effectiveness of this industrial precinct and will not significantly impact on employment lands in the subregion. Impacts from future proposed office premise developments on the subject sites will be mitigated through the introduction of the site-specific land use clause into WLEP 2012. Additionally the rezoning reflects the transition of the area to support high tech industries associated with the Hospital and TAFE.

- Job Densities in Employment Lands:

The 2010 Employment Lands Development Program Report stated that across all of the ‘developed’ Employment Lands in the Sydney Region, there is an average of 46 jobs per

hectare. More specifically it noted the Inner North subregion has a job density of 149 persons/ha which is the highest density of jobs in Employment Lands in the Sydney Region. This reflects the nature of industrial activity within this subregion which tends to have a greater high-tech, high-office component, and a more intensive nature due to land values and supply constraints and earlier periods of development. This reinforces the proposal to rezone the site to B7 – Business Park.

- Proximity to Critical Infrastructure:

The Artarmon industrial precinct is considered to be well located in close proximity to critical infrastructure. The subject site fronts the Pacific Highway which is a major arterial road in the subregion. Access to the M2 Motorway is less than 2 kilometres north which provides access out to Western Sydney. The M2 also links with the M1 that provides direct links south towards Sydney Airport and Sydney Ports area. Two stations are located less than 5km of the subject site being St Leonards station (2 km east) and Artarmon station (4 km north). As such, any future development on the proposed B7 – Business Park site would benefit from the variety of infrastructure provided in the area.

- Monitoring Sydney Employment Lands:

It is important to note that of this year, the ELDP Report will continue to include IN (i.e. industrial) zones which transition to B7 zones in recognition of the evolving nature of these lands and the continuation of industry as a permitted use. Therefore the new definition of employment land precincts will correctly reflect relevant land uses permitted on any particular site in the Sydney Region.