

PLANNING PROPOSAL

Gore Hill Technology Park
Artarmon

March 2014



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1.0 Introduction

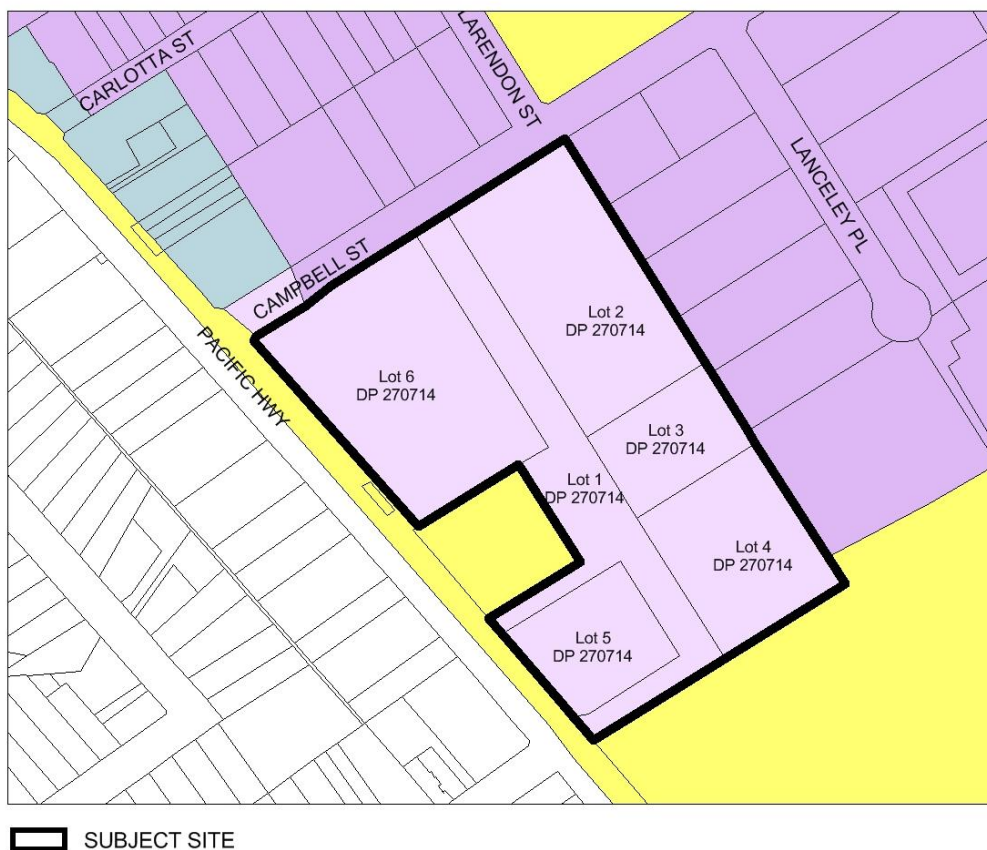
This Planning Proposal explains the intent of, and justification for, the proposed amendment to the zoning, floor space and height controls of Willoughby Local Environmental Plan 2012 as they relate to the Gore Hill Technology Park (former ABC site) at 219 Pacific Highway, Artarmon (now known as 1-5 Broadcast Way).

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning Guidelines, including “A Guide to Preparing Local Environmental Plans” and “A Guide to Preparing Planning Proposals”.

2.0 Site and Context

The Gore Hill Technology Park is identified as lots 1-6 in DP 270714 (Gore Hill Community Scheme.) It is located on the south eastern corner of Campbell Street and Pacific Highway. It is the redevelopment site of the former ABC television studios and was identified as the ABC Gore Hill site in WLEP 1995 (the planning instrument that preceded WLEP 2012). It has a total site area of 46,342m², with approximately 300m frontage to Pacific Highway, which excludes the Communication Tower (Lot B, DP 444493) currently owned and maintained by Broadcast Australia. The site's frontage to Campbell Street is approximately 200m.

The site is at a strategic location on the Pacific Highway, and is a key development site in close proximity to the Artarmon Industrial Area, adjoining North Shore TAFE and the Royal North Shore Hospital. Land located to the north of the site along the Pacific Highway is zoned B7 Business Park under WLEP 2012.



3.0 Relevant history of Planning Controls for the site (Former ABC site)

There is a long history of strategic planning for the subject site following its divestment by the Commonwealth government.

A Deed of Agreement was entered into in 2005 between the previous owners of the site, Gore Hill Industrial Park Pty Ltd and Council. The Agreement required the provision of sustainable transport solutions including the provision of a campus bus, the provision of a community facility to be dedicated to Council and the granting of a right of way providing pedestrian and cycle access between the site, Royal North Shore Hospital, TAFE and the nearest railway, St Leonards station, as well as a heritage installation.

WLEP 1995 (Amendment No 44) was gazetted in 2006 and Council adopted a new Development Control Plan No.33 for the former ABC site (now part I.7 of WDCP). This followed extensive community consultation and planning studies to establish controls that recognised the strategic importance of the site as a high technology park. A new 4(c) Business Park zone was created for the site, (later renamed to Industrial Park), with high technology industry permissible in the zone. Site specific development standards applying to the site were contained in Clause 46A of WLEP 1995 including a maximum 45% site cover, max 1 car space per 100sqm of gross floor area and height controls.

Council also undertook a major strategic review of the industrial areas at East Chatswood and Artarmon in 2003. The "Willoughby Industrial Areas Study" was completed by SGS Economics and Planning Pty Ltd in 2004 on behalf of Council and involved extensive consultation with land owners and occupiers of industrial land. Subsequent to the Study, Amendment No 60 of WLEP 1995 was gazetted in July 2007, which:

- introduced new objectives for the industrial areas;
- replaced the Business Park 4 (c) zone with the name Industrial Park 4 (c) zone;
- rezoned land in Herbert St and on the corner of Campbell Parade and Pacific Highway (previously a service station, next to the ABC site) from 4 (a) to 4(c);
- permitted high technology industry in the 4 (c) zone, originally introduced for the ABC site at Artarmon;
- amended the floor space ratios from 1:1 to 1.5:1 for sites greater than 1,000 sqm in the Artarmon industrial area;
- deleted the restrictions on the amount of ancillary office and showrooms permitted for all the industrial areas except for the area bounded by Campbell Street, Clegg St, Herbert St, the Gore Hill Freeway and Pacific Highway which was increased from 20% to 30% maximum for ancillary office and showrooms.

4.0 Statutory Context

The current instrument applying to the land is WLEP 2012 which zones the Gore Hill Technology Park site IN2 Light Industrial. Stand alone office premises are not permitted in the zone. An extract from the land use table of the IN2 Light Industrial zone which outlines the objectives and permissible uses is in Annexure 1. This zone was chosen as there is no Industrial Park zone in the Standard Instrument LEP which is equivalent to the WLEP 1995 4(c)- Industrial Park zone.

WLEP 2012 lists specific additional uses permitted with Council consent for the subject site in Schedule 1. They include: *food and drink premises, function centre, health services facilities, restaurants or cafes and telecommunications facilities.*

Earlier versions of the draft WLEP 2012 (WLEP 2009) transferred the existing special provisions for the former ABC site from WLEP 1995 into the standard instrument LEP however they were later removed by the Department of Planning and Infrastructure. Part I.7 of the WDCP retains the provisions previously included in WLEP 1995 such as design guidelines and car parking.

Heights prescribed by WLEP 1995 and retained in WLEP 2012 on the subject site are RL 118, RL 122 and RL131. These controls were imposed by the Minister for Planning in consultation with Broadcast Australia (who own the adjacent communication tower) when the site was originally rezoned in 2006.

The site is subject to Clause 4.4 A(5) of WLEP 2012 and is within (Area 6) which enables a floor space ratio of 1.5:1 for sites above 1,000 sqm provided the site coverage does not exceed 45%.

During exhibition of the draft WLEP 2012, submissions were received from the developer, Lindsay Bennelong Developments, objecting to the proposed IN2 – Light Industrial zoning of the site, and recommending that a business zone, B7 - Business Park would be more suitable. The request to change the zoning of the site was not supported. The site was considered important for providing innovative opportunities for high technology and employment activities in close proximity to the specialist centre of St Leonards. The potential loss of industrial land was also considered to be inconsistent with the Metropolitan Plan for Sydney, Section 117 Direction 1.1 Business and Industrial zones and the Employment Lands Development Program. There was also concern that allowing business premises and office premises on the site had the potential to compete with the established centres of Chatswood and St Leonards. Such a change is only appropriate to consider through a detailed Planning Proposal submitted with adequate justification and public exhibition.

Recently, Lindsay Bennelong Developments, has provided further economic study and analysis of the site's strategic function justifying a B7 zone for lots 5 and 6 as discussed in this Planning Proposal.

5.0 Development History

The redevelopment of the site was approved by Council with Development Consent DA2008/42 (as amended). The approved development is an industrial park comprising four distinct building areas, generally identified as A, B, C & D. Pod A predominantly contains industrial units of various sizes; Pod B comprises Building B, Council's Sports and Recreation centre (subject of a Voluntary Planning Agreement) and Building B1, an approved data centre; Building C is an approved high tech industrial building and Building D is approved for a mixed use building with combination of Motor Showrooms, light industrial warehouse, and high-tech industries.

The approved development prior to subdivision has a floor area of 82,837.68m² (FSR 1.79:1) and 980 car parking spaces (1 per 84.5m²). The WLEP 2012 controls permit 1.5:1 FSR.

Development consent DA2011/163 approved the subdivision of the development site into 6 lots (including one (lot 1) community lot for the approved serviced road, Broadcast Way and publicly accessible park/passive recreation area, and five (lots 2-6) development lots). The community subdivision scheme is identified as the Gore Hill Community Scheme.

The approved development has been under construction since 2008.

The required Campbell St/ Pacific Highway intersection upgrade as well as bulk earthworks and drainage have been completed.

Lot 1 comprises the spine road known as Broadcast Way which has been completed and will eventually include a central park. It includes 20 car spaces (which are not attached to a specific building) and is accessible from Campbell Street and the Pacific Highway at the southern end of the site.

Lot 2 is currently vacant and is owned by Hydrox nominees who submitted a planning proposal (2011/01) which was refused by Council in December 2011 for a Masters Home Improvement Centre. Lot 2 has an area of 1.063ha and approximately 75m frontage on Campbell Street (near the Clarendon Street roundabout). The basis for the refusal included that the use being classified as large floorplate bulky goods retail does not recognise the importance of the Gore Hill Technology Park in the metropolitan, sub regional and local strategic planning framework. It did not satisfy the net community benefit test, it was contrary to the specific master planning requirements for the site and encouraged car dependency on a site strategically located and designed to support green travel.

Since Council refused Planning Proposal 2011/01 the applicant for Masters requested that it be reviewed by the Planning and Assessment Panel (PAC) who also refused the proposal.

Under the current development approval Lot 3, the location of approved building B is to be dedicated to Council for a community and sports facility as part of a Voluntary Planning Agreement and is currently vacant.

Building B1 (lot 4) is owned by Securus and is occupied for the purposes of a datacentre by the Australian Stock Exchange (ASX).

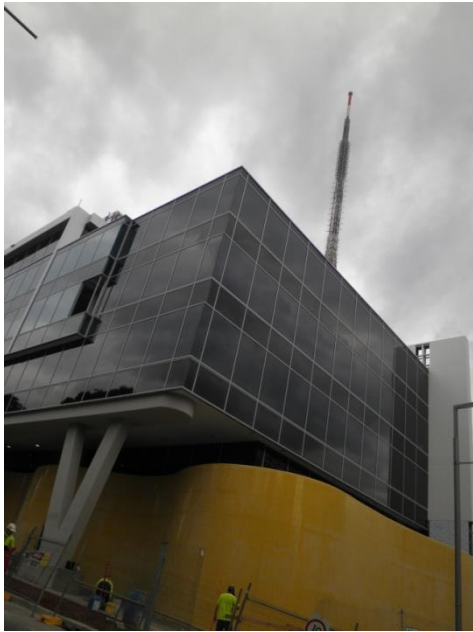
Building C (Lot 5) is an approved high tech industrial building nearing completion and is owned by Growthpoint. Fox Sports are approved to occupy 7,363sqm , 50% of the building for television production.

Lot 6 on the corner of Campbell St and the Pacific Highway is presently vacant with the exception of an existing building (previous ABC) used for a site office and which will be demolished in due course as the site is developed.

Since Development Consent DA 2008/42 (as amended) was granted, a draft Planning Proposal for the site was supported in principle by Council on 10 December 2012. It had similar strategic outcomes to this Planning Proposal however in May 2013, the applicant, Lindsay Bennelong Developments proposed to move the Council sports and community centre from lot 3 to lot 6. This was to allow a second Data Centre (similar to the ASX site) to be built on lot 3, following a request from the current data centre owner.

Since this time, Council's Property and Infrastructure Services Officers have been negotiating over design options and site operation details to ensure a suitable solution can be reached to satisfy Council's needs and the long term operation of a Sports and Community Centre that would be a stratum in a community lot, rather than on its own lot.

In November and December 2013, Lindsay Bennelong Developments submitted an amended Planning Proposal to Council, details of which are included in the report to Council dated 24 February 2014 at Annexure 2.



Photographs of recent development at the Gore Hill Technology Park

6.0 Planning Proposal

The Planning Proposal is based on concept plans that have been prepared by Lindsay Bennelong Developments and which are discussed in the report at Annexure 2. At its meeting of 10 March 2014 Council resolved to support the Planning Proposal and resolved the following:

1. The Planning Proposal for the amendment of WLEP 2012 for lots 3, 5 and 6 DP 270714 known as 2,3 and 4 Broadcast Way and clause 4.6, as outlined in this report be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act,1979.

2. Draft amendments to Willoughby Development Control Plan Part I.5 ABC Gore Hill Divestment Site Artarmon, be exhibited with the amendment to the WLEP 2012 for the Planning Proposal to reflect the changes to the WLEP 2012 relating to the site.

3. The proposed new draft VPA outlined in the Economic Director's report be advertised concurrently with the Planning Proposal.

There are a number of outstanding issues related to the actual concept design including access, traffic and parking as well as overshadowing of the central park. These issues would be subject to design and analysis as part of future development applications for the site.

6.1 Objectives or Intended Outcomes

The objective of the Planning Proposal is to recognise the potential role of the Gore Hill Technology Park in increasing business and employment opportunities in the Willoughby Local Government Area by allowing additional height, floor space and large floor plate office development on lots fronting the Pacific Highway.

6.2 Explanation of Provisions

The objective of this Planning Proposal will be achieved by making the following Amendments to WLEP 2012:

Lot 6

- rezone to B7 Business Park
- Include as a new Area 15 on the Floor Space Ratio Map to enable 3.5:1 FSR for sites over 12,000 sqm and a maximum site coverage of 60%.
- Amend the Height of Building Map by providing a height of RL 136 on lot 6 between its eastern boundary and a north/south line 40 metres to the west.
- Include a new local clause in Part 6 of WLEP 2012 relating to the minimum size of floor plates for use as office premises as follows:
 - (1) *This clause applies to Lots 5 and 6 of DP 270714 known as 2 and 4 Broadcast Way, Artarmon zoned B7 Business Park.*
 - (2) *Development consent for the purposes of Office Premises must not be granted unless the consent authority is satisfied that:*
 - a. *The occupant requires and will solely occupy a single floor plate of 1,200sqm as a minimum;*

- 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.*

Lot 5

- Rezone to B7 Business Park
- Include on FSR map as 3.5:1 to reflect the existing building now constructed on the site.

Lot 3

- The height increase from RL 118 to RL 120 for the whole of lot 3.

Clause 4.6

Amend Clause 4.6 by removing subclause 8 (ca) of draft WLEP 2012 which prohibits the use of clause 4.6 to vary the height on the Gore Hill Technology Park site lots 1-6 DP 270714.

6.3 Justification

6.3.1 Section A –Need for Planning Proposal

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 it is supported by an economic viability analysis prepared by consultants Knight Frank provided by Lindsay Bennelong Developments as well as an analysis prepared by consultants Hill PDA on behalf of Council (Annexure 3). These studies, whilst based on an earlier version of the planning proposal forms the basis for the justification for the subject amendments to WLEP 2012.

Proposed Zoning

Specifically, the Planning Proposal seeks to:

Allow office premises as a permissible use in the existing Building C (lot 5) which is 50% occupied by Fox Sports. Should the Planning Proposal be supported, the resulting potential office premises for the whole of building C would be in the order of 14,720 sqm and;

Allow office premises as a permissible use on lot 6. Lot 6 is presently approved for 37,050sqm GFA. The Planning Proposal seeks to increase the GFA to 45,520sqm in order to build three distinct buildings in a business park/ campus style as illustrated by the concept plan illustrated in the report at Annexure 2. This is an increase of 8,470sqm of office space.

The Planning Proposal could provide approximately 60,240 sqm of potential office premises.

The Planning Proposal arose following advice from the developer, Lindsay Bennelong Developments (LBD) that whilst lot 4 (known as building B1 owned by Securis and used as a data centre) and part of lot 5 (known as building C owned by Growth Point and occupied by Fox Sports for television production) have been developed for uses that are consistent with the current Light Industrial IN2 zone, the site has been unable to attract end users that are

permitted in the IN2 Light Industrial zone for the remaining part of lot 5 and all of lot 6. According to LBD there has been interest from organisations requiring offices with large floor plates who have located elsewhere outside the Willoughby Local Government Area such as Macquarie Park and Rhodes.

In support of a request for office premises to be permitted on lots 5 and 6 LBD prepared an economic analysis prepared by Knight Frank which supports the addition of large scale office premises on the site. The Knight Frank analysis has been peer reviewed by Hill PDA on behalf of Council. Hill PDA's report states that there is a case for permitting large scale office premises (greater than 1,200sqm) on lots 5 and 6.

Hill PDA supports the proposition by the developer, Lindsay Bennelong and Knight Frank that there is difficulty for the highway sites to attract tenants who satisfy the land use controls of the IN2 Light Industrial zone.

It states: "The issue raised by Knight Frank appears to be valid as our research indicates that high technology and light industrial users are increasingly seeking to co-locate office premises with industrial uses. The existing IN2 zoning of the site prevents office premises and therefore significantly limits the pool of potential tenants."

Although there is agreement from both Hill PDA and Knight Frank that attracting purely Light industrial uses to the site is difficult, Council must consider the impact on the existing centres particularly on Chatswood and St Leonards if office premises are permitted on lots 5 and 6 and the impact on their role as employment lands in the Metropolitan Plan 2036.

In this regard both Hill PDA and Knight Frank outline the following characteristics of the Chatswood and St Leonards markets which leads them to conclude that it is unlikely office premises on lots 5 and 6 would undermine the viability of the existing centres. They acknowledge that Chatswood and St Leonards are prestige markets (having 284,555sqm and 366,461sqm of office area respectively) and they have significant employment roles in the region. However they also note that both centres lack stocks of premises with over 1,000sqm floor plates and there are no significant applications recently approved or in the pipeline which will add to the supply. They also note that Chatswood is increasingly being regarded as a residential /retail centre which detracts from its key office attributes. Additionally, both Chatswood and St Leonards have high rents compared with areas like Macquarie Park, Ryde and Rhodes and organisations requiring large floor campus style accommodation are price sensitive.

Hill PDA states that should the subject sites be developed for large scale office use they are unlikely to have a significant impact on Chatswood and St Leonards as these sites represent only about 8-9% of the office market. Hill PDA agrees that there is a case for the provision of A grade, green-star rated, campus style commercial office floorspace to be provided on the subject sites. This is based on the research undertaken by Knight Frank (on behalf of LBD) which indicates that there is a lack of office facilities with floorplates of more than 1,000sqm within the existing Chatswood and St Leonards Centres.

Hill PDA explains that its independent analysis of the market and existing stock / opportunities presented within the Chatswood and St Leonards / Crow Nest office precincts supports this position.

Whilst supporting campus style office premises on the subject site, Hill PDA emphasises the need to ensure that it does not compete with the traditional scale office floor plates (less than 1,000sqm) currently available in Chatswood and St Leonards which are important employment centres.

Hill PDA advise that the proposed rezoning and development of the site, subject to the application of specified controls, would present an opportunity to increase business and employment opportunities in the LGA without adversely affecting the viability of the two strategic centres. To achieve this outcome, Hill PDA suggest that lots 5 and 6 be rezoned to B7 Business Park (consistent with the same zone as the nearby Pacific Highway sites in Artarmon) and that Council applies a new local clause in the WLEP 2012 that requires prospective tenants of office premises to demonstrate that they require and are committed to occupying contiguous floorspace of more than 1,200sqm.

According to Hill PDA “*the successful application of such an approach would create a competitive market for business parks in alternative locations within the Inner North whilst creating a point of difference between the type of commercial space located on the subject site and within the Chatswood and St Leonards Centres. This could in turn create a complementary investment opportunity for a major organisation in the economic corridor between the Centres thereby helping to reinforce and reinvigorate the attraction and proposition of the LGA as a place to invest.*”

Under WLEP 2012, the existing B7- Business Park zoned land in Artarmon is located north of the site along the Pacific Highway frontage. The B7 zoned land has a floor space ratio of 1:1 with sites greater than 1,000sqm able to achieve 2.5:1. The objectives and land use table of the B7 zone are outlined in the extract from WLEP 2012 at Annexure 1.

Hill PDA favour the B7 zone Business Park zone for lots 5 and 6 (rather than retaining the IN2 zone and including the addition of office premises use for lots 5 and 6) for the following reasons:

1. Light industrial and high technology uses would still be permitted with consent within the B7 zone. Accordingly any proposed changes to the zoning of lots 5 and 6 would not prevent the potential for these uses, nor undermine the objective of the Draft Inner North Sub Regional Strategy which states that “*development of the Gore Hill Technology Park will further support the development of high tech clusters within the Subregion.*”
2. Further, the B7 Business Park Zone would extend the range of permissible uses on the subject site and thereby improve the prospects for successfully tenanting existing and future buildings;
3. Lots 5 and 6 are located adjacent to the proposed ribbon of B7 Business Park zoned land along the Pacific Highway. The rezoning of the subject site would thereby create a logical extension of this zone along the Highway to the boundary with the TAFE Site;
4. The adjacent TAFE and North Shore Private Hospital sites could create an appropriate synergy with the subject site and its potential office tenants. The TAFE could act as an industry magnet reinforcing St Leonards’ role in accordance with the characteristics of a business park to “*Build on existing knowledge clusters such as universities and hospitals.*” (Draft Inner North Subregional Strategy.) Similar to specialised centres such as Westmead, campus style accommodation in this location could facilitate predominantly office based bio-medical and research tenants reinforcing the nature of the specialised centre.
5. The rezoning of lots 5 and 6 only would still allow for a transitional buffer of light industrial land / uses to the rear of the subject site (along the eastern boundary) with the IN1 General Industrial Zone of the Artarmon Employment Lands;

6. The Planning Proposal and the attraction of a major tenant would act as an investment stimulus and incentive for the redevelopment of the smaller lots located along the Pacific Highway within the proposed B7 Business Park corridor. This may be an important catalyst for the investment in and thereby amalgamation of these smaller sites to realize their development potential as a higher employment yield business park; and
7. The Planning Proposal would increase employment densities and business options within the Global Economic Arc consistent with the Actions of the draft Inner North Subregional Strategy.

As stated previously, whilst supporting a B7 zoning for lots 5 and 6, Hill PDA are concerned to ensure that there is limited impact on the competitiveness of Chatswood and St Leonards identified as a major centre and specialised centre and recommends that a local provision be included in draft WLEP 2012 for the subject lots 5 and 6 as follows:

- (1) *This clause applies to Lots 5 and 6 of 219-247 Pacific Highway, Artarmon Zoned B7 Business Park.*
- (2) *Development consent for the purposes of Office Premises must not be granted unless the consent authority is satisfied that:*
 - a. *The occupant requires and will solely occupy a single floor plate of 1,200sqm as a minimum;*
 - 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 CBDs; and*
 - c. *The development would not detrimentally affect the viability of the Chatswood or St Leonards office precincts.*

Hill PDA do not recommend this as a wholesale change to the objectives of the B7 Business Park Zone as it could preclude smaller scale uses that are already permissible within the Business Park Zone coming forward on smaller, more fragmented sites (such as those already proposed as B7 Business Park adjacent to the subject site along the Pacific Highway where Council is endeavouring to encourage consolidation of small sites to 1,000sqm with a floor space bonus).

From the analysis provided by Hill PDA, it is considered that the B7 zone is the most appropriate for lots 5 and 6 on the Pacific Highway and the retention of IN2- Light Industrial on the lots 2, 3 and 4.

(a) Floor Space

In order to attract tenancies looking for campus style development requiring large office floor plates, additional floor space is requested.

There are two aspects concerning the provision of floor space that are relevant to the assessment of the Planning Proposal. The first is the impact of an additional 60,240sqm from Lots 5 and 6 of potential office space on the existing centres of Chatswood and St Leonards and the loss of Light Industrial IN2 land as previously discussed in (a) above. The second aspect is whether 8,470sqm of extra floor space on lot 6 will be consistent with the objectives of the Master Planning for the site and the WDCP provisions in terms of its design including building envelope, setbacks, site cover and building articulation.

As previously stated, prior to the subdivision, the entire technology park was approved with 82,837sqm or a floor space ratio of 1.79:1. The approved floor space is not distributed evenly across the site with building D on lot 6 having a FSR of 3:1 and building C on lot 5 having a FSR of approximately 3.5:1 (3.43:1).

Now that the site has been subdivided it is more relevant to determine an appropriate FSR for the individual lots 5 and 6 particularly with the recommended B7 zoning for these sites for potential office development and large floor plates. A larger FSR will also ensure an economically viable development that can offset the provision of the proposed larger Council sport and community facility on lot 6 (discussed above) which is a community benefit. Preliminary assessment of the concept plans indicates that the design does not comply with the WDCP provisions. However, as already noted amendments to the concept plan will be required in terms of matters relating to car parking, access and overshadowing.

The site is subject to a floor space ratio control of 1:1 in WLEP 2012. It is also located in Area 6 of clause 4.4A of WLEP 2012 which allows development up to 1.5:1 for sites above 1,000sqm. The FSR required to allow the total floor space of 45,520 sqm on lot 6 with a site area of 12,510sqm is 3.64:1. However, as a Development Application and amended concept design is still to be prepared it is considered that an appropriate FSR control for the Planning Proposal is 3.5:1(which may be varied if necessary by clause 4.6 when a Development Application is considered.)

(c) Height

The Planning Proposal seeks to amend the WLEP 2012 Height of Buildings Map to allow a height of RL136 for part of lot 6 so the courts of the Sports and Community centre can have a floor to floor height of 10.5m. This requires amending the Height of Buildings Map by moving the height limit line from the eastern boundary of lot 6 a distance of 40 metres to the west (a line about halfway north/south through the site) and increasing the height for this section of the site to RL 136 as shown in Annexure 2. This would allow netting to enclose the two roof top outdoor courts. The two other proposed buildings on lot 6 indicated on the concept plan comply with the existing height control of RL122.

The Planning Proposal also amends the Height of Building Map to allow a height increase of 2m from RL 118 to RL 120 on lot 3 (to allow a lift overrun) for the proposed data centre.

The site is currently subject to the provisions of clause 4.6 (8) (ca) of WLEP 2012. This means that a variation to the height controls under clause 4.6 of the WLEP 2012 (previously State Environmental Planning Policy 1) cannot be approved for a development application by Council.

The Planning Proposal requests the removal of the prohibition of the use of clause 4.6 of WLEP 2012 to vary the height controls on this site.

Broadcast Australia (owner of the transmission tower) has previously advised that it will not support a change to the current controls. It advised:

"As you would be aware, the taller the height of the development on the former ABC site, the greater the impact on the strategic value of the tower situated on our land. The height limits incorporated in the Willoughby Local Environmental Plan reflect a compromise (agreed to by the Council, BA, the previous owners and the Department of Planning) between the competing objectives for the adjoining site and the protection of this strategic value. Nothing has changed which changes this situation. BA is unable to support any change to the current controls".

The response from Broadcast Australia does not give supporting evidence for their position. The existing height measurements (and the inability to use SEPP 1/ clause 4.6 to vary them) were imposed by the previous Minister for Planning ,Mr Frank Sartor, at the time the former ABC site was rezoned, after the plan was exhibited and sent by Council to the Minister for making. Council was not part of the decision making on this matter.

Other than this site, Council's industrial areas do not have height limits. With the exception of those mandated by the Standard Instrument LEP, this site is the only one in the City that is subject to the restriction under clause 4.6. An applicant for the variation of a development standard under clause 4.6 is required to demonstrate that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. Hence, should this site no longer be excluded from the use of clause 4.6, any variation to the height development standard will need to consider the impact on the surrounding development including the communications tower and the views of neighbouring properties, including Broadcast Australia. Such an application would be notified to neighbouring properties, including Broadcast Australia.

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

The economic analysis provided in the Planning Proposal from Knight Frank is supported by the Hill PDA report (as discussed in this report) which recommends that a B7 Business Park zone is the most appropriate zone for lots 5 and 6. The proposed amendments to the existing height and FSR controls are also considered the best method of achieving a business park campus style of development on lot 6, with a local clause to ensure large office floor plates. Similarly a change to the height control is required to enable the sports facility on lot 6 to be constructed satisfactorily. A change in the height for lot 3 to allow a lift over run is also required so that a data centre can be constructed.

Is there a net community benefit?

The Department of Planning's, *A Guide to Preparing Planning Proposals*, recommends that the Net Community Benefit Test from the Draft Centres Policy should be followed when assessing a Planning Proposal. The Planning Proposal has therefore been considered against the applicable criteria as set down in the guide.

As supported by both the Knight Frank and the Hill PDA studies, permitting office premises on Lots 5 and 6 has the potential to increase business and high tech employment opportunities in the LGA without adversely affecting the viability of St Leonards and Chatswood subject to the provisions outlined earlier that are recommended to be included in the WLEP 2012 as a local clause. A B7 Business zone would also retain the site's importance as Employment land as light industry (including high technology) is permitted in the zone.

A larger sporting complex on lot 6 would provide a material benefit to the community and assist Council's overall planning for and provision of recreational facilities in the City and the lower North Shore area.

Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800 metres of a transit node)?

Under the draft Inner North Subregional Strategy, the Artarmon industrial area is identified as Category 1 Strategic Employment lands to be retained. The Draft Strategy has an employment target of an additional 16,000 jobs for the Willoughby LGA. The Planning Proposal will increase the flexibility of employment uses permitted. A B7 Business Park zone as recommended in this report will retain light industry as a permissible use and the additional floor space will enable additional employment to be provided on the two lots.

The amendments to floor space and zoning of lots 5 and 6 will not undermine the integrity of the employment lands themselves nor will they threaten the strength and role of other centres in the sub region (Chatswood and St Leonards) as identified in the findings by Hill PDA and Knight Frank.

The Planning Proposal is also consistent with the Employment Lands Development Program (ELDP) as discussed in section B below.

Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?

The subject site is part of the Global and Economic Corridor proposed in the Metropolitan Plan 2036 which extends north and south from the Sydney CBD. The corridor to the north of the CBD extends through North Sydney, St Leonards and Chatswood to Macquarie Park.

It is identified to be “*substantial corridor, clustering jobs and economic activity in finance and business services, information intensive industries, global and national transport and multimedia.*” (pp129)

The Inner North Subregional Strategy identifies the Artarmon industrial area as strategic employment land. It notes that employment land has been under pressure for conversion to higher order employment or residential uses, with significant rezoning over the last two decades and land constraints and high values are likely to limit future provision of employment land in the Inner North.

It states “*The Artarmon, East Chatswood and Lane Cove West Employment lands play an especially significant and contributory role to the Global Economic Corridor and have been identified as being of sub regional importance.*”

As discussed above, it is considered that the proposal will increase employment opportunities on a site identified for high tech industrial. Discussion of the site’s relationship with the Sub Regional and local strategic plans is discussed in section B of this report.

Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?

A B7 Business Park zone for lots 5 and 6 would be consistent with the zoning under draft WLEP 2012 for properties fronting the Pacific Highway immediately to the north that are adjacent to the Artarmon Industrial Area. It would allow for a transitional buffer of light industrial land / uses to the rear of the subject site with the IN1 General Industrial Zone of the Artarmon Employment Lands.

It is a unique site in the City having the opportunity for large floor plates and being located on the Pacific Highway close to other B7 Business Park zone sites, the adjacent TAFE and hospitals. As such it would not provide a precedent for other landowners outside the Gore Hill Technology Park. However it may set a precedent for lot 2, currently owned by Hydrox nominees who separately sought a zone change through a review by the Planning and Assessment Commission to allow a Masters hardware outlet. This proposal was not

supported. IN2 is considered most appropriate for lot 2 as it provides a buffer between IN1 and B7 land uses.

Have the cumulative effects of other spot rezoning proposals in the locality been considered?

As noted earlier in this report Hydrox nominees submitted a planning proposal (2011/01) which was refused by Council in December 2011 for a Masters Home Improvement Centre. The basis for the refusal included that the use being classified as large floor plate bulky goods retail does not recognise the importance of the Gore Hill Technology Park in the metropolitan, sub regional and local strategic planning framework. It did not satisfy the net community benefit test, it was contrary to the specific master planning requirements for the site, encouraged car dependency on a site strategically located and designed to support green travel and did not provide the higher skilled employment, campus style development sought. Suitable large floor plate retail areas are available elsewhere in the Artarmon and East Chastwood industrial areas for such uses.

What was the outcome of these considerations?

The Planning and Assessment Commission review of Planning Proposal 2011/01 for a Masters store was refused.

Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?

As acknowledged elsewhere in this report Hill PDA advises that the Planning Proposal has the potential to attract a major organisation and job generator to the LGA provided measures are put in place to restrict the nature of tenancies to those genuinely requiring large floor plates by including a local provision in WLEP 2012 so that the traditional office market of Chatswood, St Leonards and Crows Nest remain viable.

The developer argues that the site will accommodate large floor space users and companies looking to consolidate their operations, whilst the existing centres of Chatswood and St Leonards, due to current restrictions on these areas, cannot accommodate such companies that require large floor plates.

The Planning Proposal has the potential for higher employment capacity than the current IN2- Light industrial zoning.

Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

This question is not applicable to the subject Planning Proposal.

Is the existing infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?

A Deed of Agreement titled "Deed of Agreement – Gore Hill Site Master Plan" dated 2005 was entered into between Gore Hill Industrial Park Pty Ltd and the Willoughby City Council, when the former ABC site was sold by the Australian Broadcast Corporation. The intent of the Deed is to secure certain planning outcomes for the site such as a right of way across the site providing pedestrian, cycle and certain other access between the site, RNS Hospital, North Sydney TAFE and the St Leonards railway station. The Deed includes provisions for a

community shuttle bus service, community centre, rights-of-ways and the heritage installation.

The shuttle Bus Service contained in the VPA with LBD for the approved development, DA2008/42 must at least operate between St Leonards Station and 2 stops within the development site from 7 am to 10 pm on week days. The intention of the shuttle bus service is to better integrate transport and land use. It supports high intensity industries at the site, and reduces car dependency. The recent development consent for the occupation of Building B1 on lot 4 also includes Green Travel Plan requirements to ensure the on-going sustainability goals for the redevelopment of the Former ABC site can be achieved, together with on-site cycle ways and pedestrian links.

The site is serviced by existing road infrastructure, with access to the Pacific Highway, a major arterial road and is proximate to the access to the Gore Hill Freeway, Lane Cove Tunnel and M2 Motorway.

Will the proposal result in changes to car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?

No. There will be additional parking for 177 vehicles to service the sports and community facility on lot 6 which will largely be utilised on weekends and after hours. This will not increase travel distances by users as the facility is a subregional one (accessed from North Sydney, Lane Cove and Willoughby Local Government Areas). It replaces facilities at the Willoughby Leisure Centre which has poor public transport and to which car access is the major form of transport due to the nature of the activity.

The concept plans discussed in the report at Annexure 2 also indicates 88 car parking spaces for the additional office floor space on lot 6 however this is not supported as it would result in a higher car parking rate than has been approved for the site and would not be consistent with the sustainable objectives for the site. Car parking provision for office development on lot 6 would be subject to assessment of a future Development Application.

Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?

The site is located in an established area with existing road infrastructure and services. The proposal is unlikely to have significant impact on any existing government infrastructure or services in the area.

Will the LEP be compatible/ complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?

The proposal is compatible/ complementary with surrounding land uses, which includes the planned clustering of high technology industries in conjunction with the adjoining existing education asset, North Sydney TAFE, and major hospital, Royal North Shore Hospital. It is possible that the site could attract tenancies such as predominantly office based bio-medical and research tenants who complement the specialised centre.

The proposal for three buildings in a campus style development with landscaped podium and less site coverage than the existing development consent for lot 6 will improve the public domain.

Will the proposal increase choice and competition by increasing the number of commercial premises operating in the area?

As discussed in this report there is currently a lack of A Grade large campus style office space in the City which impedes the ability for new employment generating businesses locating to the area. The planning proposal will therefore increase choice and provide competition to neighbouring areas such as Macquarie Park, Ryde and Rhodes.

If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

The proposal is part of an existing high technology park area and the proposal will increase the viability of this area.

What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

There are potential benefits to the LGA from supporting a campus style business park on the site as indicated in the economic analysis submitted with the planning proposal and supported by a review by Council's consultants Hill PDA. Should it not be supported the Willoughby LGA may lose certain businesses that require large floor plates where they can consolidate their activity. The proposal will benefit the two new buildings and uses (ASX, Securis and Fox Sports) on lots 4 and 5, assisting to create a "critical mass" of high level employment on the site.

6.3.2 Section B - Relationship to Strategic Planning Framework.

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan strategy and exhibited draft Strategies?)

- Metropolitan Plan for Sydney 2036

The *Metropolitan Plan For Sydney 2036* was released in December 2010. The plan supersedes the *Metropolitan Strategy—City of Cities: A Plan for Sydney's Future 2005* and provides broad strategic directions as "*an integrated, long-term planning framework that will sustainably manage Sydney's growth and strengthen its economic development to 2036 while enhancing its unique lifestyle, heritage and environment*". The proposal has been reviewed against the relevant objectives/direction of the Metropolitan Plan for Sydney 2036 as outlined below.

Strengthening the city of cities

A2.1 Consider consistency with the city of cities structure when assessing alternative land use, infrastructure and service delivery investment decisions.

A4.1 Protect commercial core areas in key Strategic Centres to ensure capacity for companies engaged in global trade, services and investment, and to ensure employment targets can be met.

Growing & Renewing Centres

B1 To focus activity in accessible centres

B1.1 Plan for centres to grow and change over time

B1.2 Establish appropriate mechanisms in Subregional Strategies to provide Sufficient capacity for commercial development in centres, taking into account identified demand

Comment

The economic studies outline the potential benefits that the Planning Proposal could have in growing, renewing and enhancing centres particular Chatswood and St Leonards. This report specifically discussed the benefits of the B7 Business Park zone.

Transport for a Connected City

C2 To Build on Sydney's strengths by further integrating transport and land use planning and decision-making to support increased public transport mode share.

C2.1 Ensure subregional housing and employment targets are informed by analysis of current and planned public transport capacity availability.

C2.2 Develop modal strategies including rail, bus, walking and roads to respond to growth in demand.

Comment

The redevelopment of the former ABC site was master planned with a Deed of Agreement to secure an acceptable level of transport integration with the provision of shuttle bus service to connect to St Leonards Station, and additional cycle ways and pedestrian links. In addition, the Voluntary Planning Agreement accompanying the approved development, DA2008/42 at the site further strengthened the transport arrangements and cycle and pedestrian facilities for the redevelopment of the former ABC site.

Growing Sydney's Economy

E1 To ensure adequate land supply for economic activity, investment and jobs in the right locations.

E1.1 Reflect new subregional employment capacity targets in Subregional Strategies and Local Environmental Plans.

E1.2 Establish an Employment Lands Task Force to promote and ensure the orderly development of Employment Lands.

The comments made in the economic review of the Planning Proposal by Hill PDA in relation to employment are supported. Refer to further discussion below regarding the Employment Lands Development Program (ELDP) and Draft Inner North subregional strategy.

Tackling Climate Change & Protecting Sydney's Natural Environment

G3 To integrate environmental targets into land use planning

G3.1 Integrate environmental targets into infrastructure and land use planning

G3.2 Develop and adopt Sustainability Guidelines to guide major project Assessment.

Comment

The Plan encourages the integration of sustainable targets into the land use planning and the design of major developments. Sustainable goals and objectives have been key elements in the master planning of the redevelopment of the former ABC site as well as the assessment of the approved development, DA2008/42. These are in terms of facilities to support alternative modes of transport, co-generation of energy and water reuse, which will not change as a result of the Planning Proposal.

- Employment Lands Development Program (ELDP) 2010- Report 5- Inner North Subregion (May 2011)

The Metropolitan Plan for Sydney 2036 refers to the ELDP which is the State Government's program for managing supply of Employment Lands. According to the Department of Planning, Employment Lands are defined as those zoned for industrial or similar purposes and generally include "lower density employment areas containing concentrations of businesses involved in: manufacturing; transforming and warehousing of goods; service and

repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.”

According to the ELDP report, Artarmon supports a job density rate of 148 and East Chatswood, 145 jobs per hectare compared with the Sydney region of 43 jobs per hectare. In the Inner North Subregion, Willoughby LGA has the highest number of people working in Employment Lands (14,000) jobs. This accounts for approximately 23 percent of the LGA’s workforce and illustrates the importance of employment lands for job creation within the LGA and wider subregion.

The planning proposal is consistent with the ELDP report which states:

“No potential future Employment Lands have been identified for the Inner North Subregion. Consequently, additional space for Employment Lands in the inner North subregion would come in the form of land regeneration. Development of a new office/industrial project at Gore Hill Technology Park is an example of this.

As discussed throughout this report there is potential for the planning proposal to generate increased employment opportunities both in the Artarmon industrial area, St Leonards (Specialist Centre) and Chatswood (Major Centre).

- Draft Inner North Subregional Strategy

The draft Inner North Sub Regional Strategy provides the framework to implement the Metropolitan Plan for Sydney 2036. It cites a target of 16,000 jobs for Willoughby by 2031. The draft Strategy identifies Artarmon as one of 7 Employment Lands within the Inner North Subregion as being of strategic importance to be retained for industrial purposes. It states that in order to accommodate future demand there may be some intensification of Employment Lands in select precincts. However, this must not undermine the integrity of Employment Lands in servicing the local and broader needs of Sydney or threaten the strength and role of centres, particularly the Strategic Centres.

Specific Actions of the draft Inner North Subregional Strategy that relate to the Planning Proposal include:

A1.8 Establish a framework for the Development of Business Parks

The subject site meets the criteria for new business parks as identified in the draft Inner North Subregional strategy in that it is located on an existing major public transport route having access to a site bus providing transport to St Leonards railway station; it can support the existing Chatswood and St Leonards centres (provided the site is developed for large scale offices as discussed in this report); it can achieve high quality design outcomes; reduce environmental impacts and build on existing concentrations and clusters of knowledge- based activities, such as universities and hospitals.

A1.9 Willoughby Council and the Department of Planning to implement its review of planning controls for the Artarmon Industrial area to enable higher intensity employment uses in areas with good public transport access

A2.1 The Department of State and Regional Development will participate in programs to better understand the drivers of and opportunities for business clustering.

The Planning Proposal is consistent with the statement in the Inner North Sub Regional Strategy that “the development of Gore Hill technology Park support the development of high tech clusters within the subregion” and the aims A1.9 and A2.1.

Is the planning proposal consistent with the local council's Community Strategic Plan or other local Strategic Plan?

The Willoughby City Strategy 2012 -2025 includes six strategic directions for Willoughby. They are Community and Cultural Life; Natural Environment; Homes; Transport, Mobility and Infrastructure; Economic Activity and Civic Leadership. Each strategic direction includes goals and related outcomes.

The main strategies in the City Strategy to which the Planning Proposal relates can be summarised as:

5.1.1 Prosperous business and industry precincts that attract customers and support jobs

5.1.5 Local employment that meets the needs of the changing economy and environment

5.1.6 Local business and industry implement sustainability practices

5.1.7 Integrity of local industrial areas is maintained

The Planning Proposal has been assessed in relation to the above themes. Although it requests the addition of office premises land use on two sites in the industrial area as outlined in this report, large scale campus style office sites (over 1,200sqm) are not available elsewhere in the two CBDs and have the potential to increase the viability of the industrial area. This will occur by locating the types of office uses that support high technology such as research and could reinforce or supporting the medical and education related activities in the adjacent area. As argued in the economic report by Hill PDA the types of office users that could be attracted to the site could be large organisations such as telecommunications companies which would be unlikely to find appropriately sized space in Chatswood or St Leonards and therefore would be unlikely to compete with those existing centres.

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

SEPP 55- Land Remediation would be considered with the assessment of a detailed development application. Site remediation is required consistent with earlier development consents.

Is the planning proposal consistent with applicable Ministerial Directions (s 117 Directions)

Direction 1.1 Business and Industrial Zones

Direction 1.1 is most relevant to the Planning Proposal and is copied in full for Council's consideration.

Objectives

- (1) *The objectives of this direction are to:*
- (a) *encourage employment growth in suitable locations,*
 - (b) *protect employment land in business and industrial zones, and*
 - (c) *support the viability of identified strategic centres.*

Where this direction applies:

- (2) *This direction applies to all relevant planning authorities.*

When this direction applies

- (3) *This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).*

What a relevant planning authority must do if this direction applies

- (4) *A planning proposal must:*
- (a) *give effect to the objectives of this direction,*
 - (b) *retain the areas and locations of existing business and industrial zones,*
 - (c) *not reduce the total potential floor space area for employment uses and related public services in business zones,*
 - (d) *not reduce the total potential floor space area for industrial uses in industrial zones, and*
 - (e) *ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director General of the Department of Planning.*

Consistency

- (5) *A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director- General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are:*
- a) *justified by a strategy which:*
 - i) *gives consideration to the objective of this direction, and*
 - ii) *identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
 - iii) *is approved by the Director General of the Department of Planning, or*
 - b) *justified by a study (prepared in support of the planning proposal) which gives consideration to the objective of this direction, or*
 - c) *in accordance with the relevant Regional strategy or Sub-Regional strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*
 - d) *of minor significance.*

The economic study prepared by Knight Frank and supported by the Hill PDA review justifies the Planning Proposal's inconsistencies, as required by the Section 117 Direction as discussed in this report.

Direction 3.4 Integrating Land Use and Transport

As discussed under the relevant objectives of the Metropolitan Plan for Sydney 2036, 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.

Direction 7.1 Implementation of the Metropolitan Plan for Sydney

The objective of this direction is to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.

The Planning Proposal is consistent with the Metropolitan Plan for Sydney as discussed elsewhere in this report particularly Strategic Direction B “Growing and Renewing Centres” and Direction E “Sydney’s Growing Economy. “

6.3.3 Section C - Environmental, Social and Economic Impact

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?

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.

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

As advised above, compliance with SEPP 55- Land Remediation is required for the site under an existing development consent. Future development applications for the site will be assessed against the environmental provisions of the applicable planning instruments.

How has the planning proposal adequately addressed any social and economic effects?

The potential economic and social benefits of the Planning Proposal are discussed throughout this report.

6.3.4 Section D - State and Commonwealth Interests

Is there adequate public infrastructure for the Planning Proposal?

The subject site is located within an established industrial area serviced by existing utilities infrastructure. Future infrastructure needs were examined when the site was originally rezoned from its previous use by the ABC to 4(c) Business Park under WLEP 1995. Road and intersection upgrades have been undertaken as a consequence of approved development applications for the site.

What are the views of State and commonwealth public authorities consulted with the gateway determination?

Relevant public authorities will be consulted following the gateway determination. These include the Roads and Maritime Services, Lane Cove Council. Broadcast Australia although not a public authority will also be consulted as an adjoining land owner.

6.4 Community Consultation

Public exhibition will be in accordance with the Department of Planning and Infrastructure’s Gateway Determination requirements. This would involve appropriate notification and receipt of submissions on the Planning Proposal and proposed amendments to WLEP 2012 from relevant state agencies and the general community. A 28 day exhibition period would be carried out with notice given in the North Shore Times, on Council’s website and in writing to adjoining landowners.

The exhibition of the Planning Proposal would be accompanied by exhibition of the proposed revision to the existing Voluntary Planning Agreement for the site between Council and

Lindsay Bennelong Developments and the proposed content of a new VPA for the construction, use of and payment for the sport and community facility on lot 6. Draft amendments to the provisions of Section 1.5 (ABC Gore Hill Divestment Site Artarmon) of the Willoughby Development Control Plan will also be exhibited to reflect the changes to WLEP 2012 relating to the site.

6.5 Mapping

Sheet 5 maps of WLEP 2012 relating to Land Zoning, Height of Building and Floor Space Ratio will be required to be amended.

6.6 Project Time Line

Planning Proposal Presented to Council	24 February 2014
Planning Proposal submitted to Gateway	21 March 2014
Gateway Determination received by Council	20 April 2014
Community Consultation (28 days)	Mid May 2014- mid June 2014
Outcomes of Community Consultation presented to Council	July 2014
Planning Proposal submitted to DoPI requesting notification on Government website	August 2014

7.0 Summary

In summary, the Planning Proposal should receive favourable consideration because:

1. It is consistent with both Local and State Government strategies as it supports the provision of employment land on the site.
2. The Economic studies prepared by Hill PDA and Knight Frank conclude that the B7 Business Park zone for lots 5 and 6, the increase in office floor space and allowance for large office floor plates will encourage knowledge related industries in the Willoughby Local Government area.
3. The Economic studies also confirm that the introduction of an appropriate control regarding large office floor space plates of at least 1200sqm on lots 5 and 6 will limit impacts on the existing commercial centres of Chatswood and St Leonards.
4. There are demonstrated social benefits resulting from the proposed amendment that include the provision of sports and community facilities through a Voluntary Planning Agreement.
5. A net community benefit test demonstrates a net community benefit arises from the Planning Proposal.