



## **APPENDIX 2**

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### **Proposed format of Pymble Business Park LEP**



**Amendments to the KPSO to facilitate the incorporation of the B7  
Business Park Zone**

[1] Insert at the end of PART IV new PART IV as follows:

**"PART IV – Pymble Business Park Provisions**

**XX Land to which this Part applies**

- (1) This Part applies to the land shown edged heavy black on sheet 1 of the map marked "*Ku-ring-gai Local Environmental Plan No. XXX (Pymble Business Park)*" deposited in the office of Ku-ring-gai Council.

**XX Interpretation**

- (1) For the purpose of this Part only, a word or expression used in this Part has the same meaning as it has in the *Standard Instrument—Principal Local Environmental Plan*.

**XX Zoning of land to which Plan applies**

- (1) For the purposes of this Ordinance, land to which this Part applies is within the zones shown on the map marked *Ku-ring-gai Local Environmental Plan No. XXX (Pymble Business Park) - Land Zoning Map*.

**XX Zone objectives and Land Use Table**

- (1) The Land Use Table under this clause specifies for each zone:
  - (a) the objectives for development, and
  - (b) development that may be carried out without development consent, and
  - (c) development that may be carried out only with development consent, and
  - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table under this clause:
  - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
  - (b) a reference to a type of building or other thing does not include (despite any definition in this Part) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this of the Ordinance.

## Land Use Table

### Zone B7 Business Park

#### 1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

#### 2 Permitted without consent

Nil

#### 3 Permitted with consent

Business premises; Child care centres; Food and drink premises; Light industries; General industries; Hotel or motel accommodation; Neighbourhood shops; Office premises; Passenger transport facilities; Respite day care centres; Warehouse or distribution centres; Water reticulation systems; Any other development not specified in item 2 or 4

#### 4 Prohibited

Agriculture; Air transport facilities; Airstrip; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipad; Highway service centres; Home-based child care; Home business; Home industry; Home occupations; Home occupation (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Tourist and visitor accommodation; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

### XX Height of buildings

- (1) The objectives of this clause are as follows:
  - (a) to ensure that height of development is appropriate for the scale of the different centres within the hierarchy of Ku-ring-gai town centres,
  - (b) to establish an interface between the centres and the adjoining lower density residential and open space zones,
  - (c) to enable development with a built form that is compatible with the size of the land to be developed.

- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the *Ku-ring-gai Local Environmental Plan No. XXX (Pymble Business Park)- Height of Buildings Map*.

**XX Floor space ratio**

- (1) The objectives of this clause are as follows:
- (a) to ensure that development density is appropriate for the scale of the different centres within the hierarchy of Ku-ring-gai town centres,
  - (b) to enable development with a built form that is compatible with the size of the land to be developed,
  - (c) to provide an appropriate correlation between the extent of any residential development and the environmental constraints of a site,
  - (d) to ensure that development density provides a balanced mix of uses in buildings in the business zones.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the *Ku-ring-gai Local Environmental Plan No. XXX (Pymble Business Park) - Floor Space Ratio Map*.

**[2] Schedule 7 Heritage items**

Insert in Part 2 "982 – 984 (Substation)" after "818 (Council Chambers)" in the matter relating to Pacific Highway.

