

15 Jubilee Avenue, Warriewood (approx. 112 jobs)

Proposal Title : **15 Jubilee Avenue, Warriewood (approx. 112 jobs)**

Proposal Summary : **This planning proposal seeks to amend Pittwater Local Environmental Plan 2014, as it applies to the site at 15 Jubilee Avenue, Warriewood to rezone the site from IN2 Light Industrial to B7 Business Park.**

PP Number : **PP_2017_NBEAC_001_00**

Dop File No : **17/04456**

Proposal Details

Date Planning Proposal Received : **14-Mar-2017**

LGA covered : **Northern Beaches**

Region : **Metro(CBD)**

RPA : **Northern Beaches Council**

State Electorate : **PITTWATER**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **15 Jubilee Avenue**

Suburb : **Warriewood**

City :

Postcode : **2102**

Land Parcel : **Lot 202 DP 1019363**

DoP Planning Officer Contact Details

Contact Name : **Lauren Templeman**

Contact Number : **0292746590**

Contact Email : **lauren.templeman@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Cheryl Williamson**

Contact Number : **0299701638**

Contact Email : **cheryl.williamson@northernbeaches.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : **N/A**

Release Area Name : **N/A**

Regional / Sub Regional Strategy : **Metro North subregion**

Consistent with Strategy : **Yes**

15 Jubilee Avenue, Warriewood (approx. 112 jobs)

MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	112

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Supporting notes

Internal Supporting Notes :

The site is currently vacant with a number of small trees located around the perimeter of the site.

The area immediately surrounding the site is predominantly commercial and industrial, comprising the existing Blackmores site to the north, a second pharmaceutical business to the north west and the Pittwater RSL site to the north east. To the south are a range of manufacturing and warehouse uses.

Land to the south of the site is zoned IN2 Light Industrial and land to the north is zoned B7 Business Park.

The site has a maximum building height of 11 metres and floor space ratio of 1:1.

The proposal seeks to facilitate the development of the site as an ancillary office and light industrial facility for use in conjunction with the pharmaceutical business (Blackmores) at 20 Jubilee Avenue, Warriewood.

The applicant anticipates that redeveloping the site using the current height and FSR controls would generate an additional 112 jobs.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

External Supporting Notes :

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the planning proposal is to facilitate the development of the site as an**

15 Jubilee Avenue, Warriewood (approx. 112 jobs)

ancillary office and light industrial facility for use in conjunction with the pharmaceutical business (Blackmores) at 20 Jubilee Avenue, Warriewood.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal seeks to change the land use zone of 15 Jubilee Avenue, Warriewood from IN2 Light Industrial to B7 Business Park.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **1.1 Business and Industrial Zones
4.3 Flood Prone Land**

* May need the Director General's agreement

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **SECTION 117 DIRECTION 4.3 FLOOD PRONE LAND**

The planning proposal is potentially inconsistent with Section 117(2) Direction 4.3 Flood Prone Land.

The subject site is impacted by 'minor overland flow' affectation and as such Direction 4.3 applies. Council notes that the proposed change in zoning alone would not result in inconsistency with this Direction.

The planning proposal will not permit a significant increase in the use of the land because the building height and floor space ratio does not change, and therefore will not result in significant additional flood impacts to other properties.

SECTION 117 DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES

The proposal is inconsistent with Section 117(2) Direction 1.1 Business and Industrial zones as it will reduce the amount of land zoned for industrial purposes. However the proposal will increase the amount of land zoned for a wider range of employment generating uses, including commercial, retail and light industrial activities.

The Secretary can be satisfied that the inconsistency is of minor significance.

The planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs).

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping has been provided to Standard Instrument mapping standards.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council placed the planning proposal on a period of preliminary consultation from 10 December 2016 to 11 January 2017. During this consultation period, Council received 10 submissions from the community. Concerns regarding traffic congestion, building height, public benefits, and adjacent ecosystems were addressed by Council in the Council Report considered on 28 February 2017.

Council has suggested an exhibition period of 12 days, however, the Department considers a 28 day exhibition period to be more appropriate.

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of August 2017. The Department considers a 12 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **May 2014**

Comments in relation to Principal LEP : **Pittwater Local Environmental Plan 2014 was notified on 30 May 2014, and commenced on 27 June 2014.**

Assessment Criteria

Need for planning proposal : **The planning proposal is the best means of achieving Council's intended outcome of facilitating an ancillary office and light industrial facility on the subject site.**

Office premises are not permitted within the IN2 Light Industrial zone under Pittwater Local Environmental Plan 2014.

Both office premises and light industries are permitted under the B7 Business Park zone. Rezoning the site to B7 is therefore the best means of achieving Council's intended outcome.

Consistency with strategic planning framework :

A PLAN FOR GROWING SYDNEY

A Plan for growing Sydney does not make specific reference to the Warriewood Industrial area.

DRAFT NORTH DISTRICT PLAN

The draft North District Plan, released in November 2016, allows for employment lands which were previously zoned for industrial or similar purposes, to now include other business zones that permit a number of industrial and commercial uses.

Council states that the proposal will support and grow existing employment in the area by creating additional jobs on the site.

The proposed B7 Business Park zone is considered to be in keeping with the draft North District Plan.

SHOROC REGIONAL EMPLOYMENT STUDY

The SHOROC Regional Employment Study (March 2008), assessed the former Council areas of Mosman, Manly, Warringah, and Pittwater, and concluded that 'there is a growing demand for businesses to co-locate their industrial and commercial components within business parks across Sydney'.

Council argues that the change in land use zoning would support the existing light industrial pharmaceutical business located adjacent to the site, which is the proponent of this planning proposal, and is a key employer in the region.

PITTWATER LOCAL PLANNING STRATEGY

The Pittwater Local Planning Strategy indicates that the Warriewood Valley Employment Lands are a key employment precinct in the (former) Pittwater local government area (LGA), and that the area should be safeguarded from further encroachment of inappropriate retail uses.

Council states that as the proposed B7 Business Park zone will prohibit retail premises (except for kiosks and food and drink premises), it will protect the existing employment activities on site and is therefore consistent with the Pittwater Local Planning Strategy.

WARRIEWOOD VALLEY STRATEGIC REVIEW ADDENDUM

The Warriewood Valley Strategic Review Addendum identified the subject site as an Employment Sector. As such the proposed B7 zone is in keeping with this report.

Environmental social economic impacts :

ENVIRONMENTAL IMPACTS

The site is not identified as environmentally sensitive land, and does not contain any significant flora and fauna species, nor is it identified on the Biodiversity mapping in Pittwater Local Environmental Plan 2014.

Council notes that the most significant environmental issue is the potential for land contamination and has identified that further investigation should be made as part of any future development application on the site.

ECONOMIC AND SOCIAL IMPACTS

Council argues that the redevelopment of the site following the change in zone will stimulate redevelopment of the site as employment land. This will benefit the local economy, and generate additional employment.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Transport for NSW - Roads and Maritime Services
Sydney Water
Other**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **Existing infrastructure servicing the site has the capacity to accommodate future development. It is expected that these services would be upgraded by the developer, where required, to support the proposed development.**

Documents

Document File Name	DocumentType Name	Is Public
1 - Cover Letter - 15 Jubilee Avenue, Warriewood.pdf	Proposal Covering Letter	Yes
2 - Planning Proposal - 15 Jubilee Avenue, Warriewood.pdf	Proposal	Yes
3 - Council Report - 15 Jubilee Avenue, Warriewood - 28 February 2017.pdf	Proposal	Yes
4 - Council Resolution - 15 Jubilee Avenue, Warriewood - 28 February 2017.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones
4.3 Flood Prone Land**

Additional Information : **1. Community consultation is required under sections 56(2) and 57 of the Act as follows:**

- a) the planning proposal must be made publicly available for 28 days; and**
- b) the relevant planning authority must comply with the notice requirements for public**

exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of the Department's 'A Guide to Preparing Local Environmental Plans'.

2. Consultation is required with the following public authorities under section 56(2)(d) of the Act and / or to comply with the requirements of section 117 Directions and State Environmental Planning Policies:

- Roads and Maritime Services;
- Sydney Water;
- Environmental Protection Agency; and
- Ausgrid.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment.

Should the public authorities require any additional information, or specify any additional matters to be addressed, the planning proposal is to be updated to respond to any such submission, a copy of which is to be included with the updated planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the amending Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is supported as it is the best means of achieving Council's intended outcome of facilitating an ancillary office and light industrial facility on the subject site.

Signature:



Printed Name:

W. Williams

Date:

6/4/2017

