

TO: Ordinary Meeting - 20 April 2015
REPORT: Environmental Services Division Report No. 13
SUBJECT: Proposed Rezoning of Manly Industrial Estate, Balgowlah, from Zone IN2 Light Industrial, to Zone B6 Enterprise Corridor.
FILE NO: MC/15/44571

SUMMARY

This report proposes to prepare a planning proposal to rezone land from Zone IN2 Light Industrial to Zone B6 Enterprise Corridor at the Manly Industrial Estate, Balgowlah. The proposed rezoning follows from preliminary investigations into the viability of the IN2 Light Industrial Zone and the benefits rezoning to Zone B6 Enterprise Corridor could bring to Manly's business and residential community, and provide new employment opportunities.

REPORT

This report seeks to address the viability of commercial and industrial land at the Manly Industrial Estate in Balgowlah, and finds that a proposal to amend Zone IN2 Light Industrial to Zone B6 would be beneficial to the Manly LGA.

The subject land is known as the 'Manly Industrial Estate' and is shown in Attachment 1 of this report. This is the only area in Manly where currently Zone IN2 Light Industrial is located.

The proposed rezoning is a result of preliminary investigation into the following:

- A review of existing strategic studies (*Manly Industrial Zone Masterplan 2011*)
- Known site constraints within the area,
- An up to date, on-site survey of land uses (April 2015), and
- Previous development application analysis.

The findings of the preliminary investigation are summarised below:

- Many of the existing uses in the IN2 Zone area are also found in the B6 Zone.
- Poor traffic function within and around the precinct
- Existing uses within the IN2 precinct means that many of the existing land uses generate truck movement along the internal roads of the precinct as well as the perimeter roads
- Compromised pedestrian and cycle function and safety with the IN2 precinct.
- Poor streetscape appearance and impenetrable urban realm due to older building stock with long blank walls and poor articulation, lacking in an active street frontage.

Advantages of rezoning from IN2 Light Industrial to B6 Enterprise Corridor

The proposed rezoning has several benefits.

- Recognising the changing nature of businesses on the existing industrial land, which are leading to sterilising the viability of land for light industrial use.
- Recognising the potential to reduce current and future land use conflicts on the surrounding residential dwellings, including the neighbouring LGA, Warringah.
- Aiding Manly LGA to meet regional and sub-regional employment targets by growing the existing B6 Enterprise Corridor, increasing its critical mass to ensure its viability as a commercial centre.

Environmental Services Division Report No. 13 (Cont'd)**New Employment Opportunities**

Employment targets are set out by the Sydney Metropolitan Strategy "A Plan for Growing Sydney" (published December 2014). The Plan identifies that by 2031, 689,000 new jobs will be required to service the Metropolitan economy. For the North Subregion (where Manly is allocated under), employment targets are to be distributed by the forthcoming sub-regional plan. As Manly is heavily reliant on its local centres (Zone B2) and neighbourhood centres (Zone B1) for employment within the LGA, it needs to maximise the viability of existing commercial centres, ensuring their continued use and expanding them to meet commercial demand and increase employment opportunities within the LGA. However the expansion of existing commercial centres is limited by the high land values of surrounding residential land.

It is considered locating commercial activity already in a related commercial zone will better reduce the pressure faced by businesses to find commercial accommodation in existing centres while being compatible with the surrounding land uses. The surrounding residential land uses at the Manly Industrial Estate are separated by roads and are already impacted on by existing uses. By rezoning to B6 Enterprise Corridor it is anticipated land use conflicts will be minimised, being controlled by existing Manly LEP 2013 and Manly DCP 2013 provisions.

Existing Uses and Tenants

It is recognised that it is important to protect the existing businesses in the industrial zone land that benefit from the current zoning of the land. The proposed rezoning to Zone B6 Enterprise Corridor will facilitate the viability of the area as a commercial precinct and is a long-term strategy, allowing existing businesses to adapt, benefit and continue to operate unhindered by any new rezoning.

Existing use rights will protect the existing businesses and land uses already on the site, whilst also allowing for the opportunity to incrementally redevelop the area over time to encourage the slow regeneration of it by the uses permitted in B6. If/when existing businesses decide to vacate the premises, or change use to a new commercial venture, they will have the benefit of existing use rights but also the opportunity to take advantage of the new commercial uses permitted in Zone B6. However, it is to be noted that almost all of the existing land uses (as surveyed) are permissible land uses within Zone B6 Enterprise Corridor. The only non-conforming uses are a Veterinary hospital (at 14 Roseberry Street) and Council's Depot.

CONCLUSION

Preliminary investigations into the viability of the IN2 Light Industrial Zone and the benefits rezoning to Zone B6 Enterprise Corridor at the Manly Industrial Estate have identified several advantages. These include an increase in Manly's commercial and economic viability, increasing employment opportunities within the LGA, and reducing land use conflicts. Existing tenants and uses of the Estate are protected by existing use rights. It is recommended that a planning proposal be drafted to rezone land at the Manly Industrial Estate and submit to Council to make an amendment to the Manly LEP 2013.

RECOMMENDATION

THAT Council

1. Prepare to make a Planning Proposal to amend the Manly LEP 2013 to rezone land from Zone IN2 Light Industrial to Zone B6 Enterprise Corridor at the Manly Industrial Estate, Balgowlah.

ATTACHMENTS

- AT- 1** Map of Current Land Zoning 1 Page
AT- 2 Map of Proposed Land Zoning 1 Page

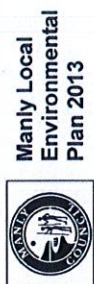
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***** End of Environmental Services Division Report No. 13 *****

ATTACHMENT 1

Environmental Services Division Report No. 13.DOC - Proposed Rezoning of Manly Industrial Estate, Balgowlah, from Zone IN2 Light Industrial, to Zone B6 Enterprise Corridor.

Map of Current Land Zoning



Land Zoning Map - Current

Zone	Description
B6	Enterprise Corridor
IN2	Light Industrial
RT	General Residential
REZ	Public Recreation
REZ	Private Recreation
SPZ	Infrastructure
SPZ	Subject Site
SPZ	Cadastral

Cadastral - Base Data 16/12/2008
© Land and Property Information (LPI)
Addendum Data 16/06/2014
© Manly Council



Scale: 1:1000@A3

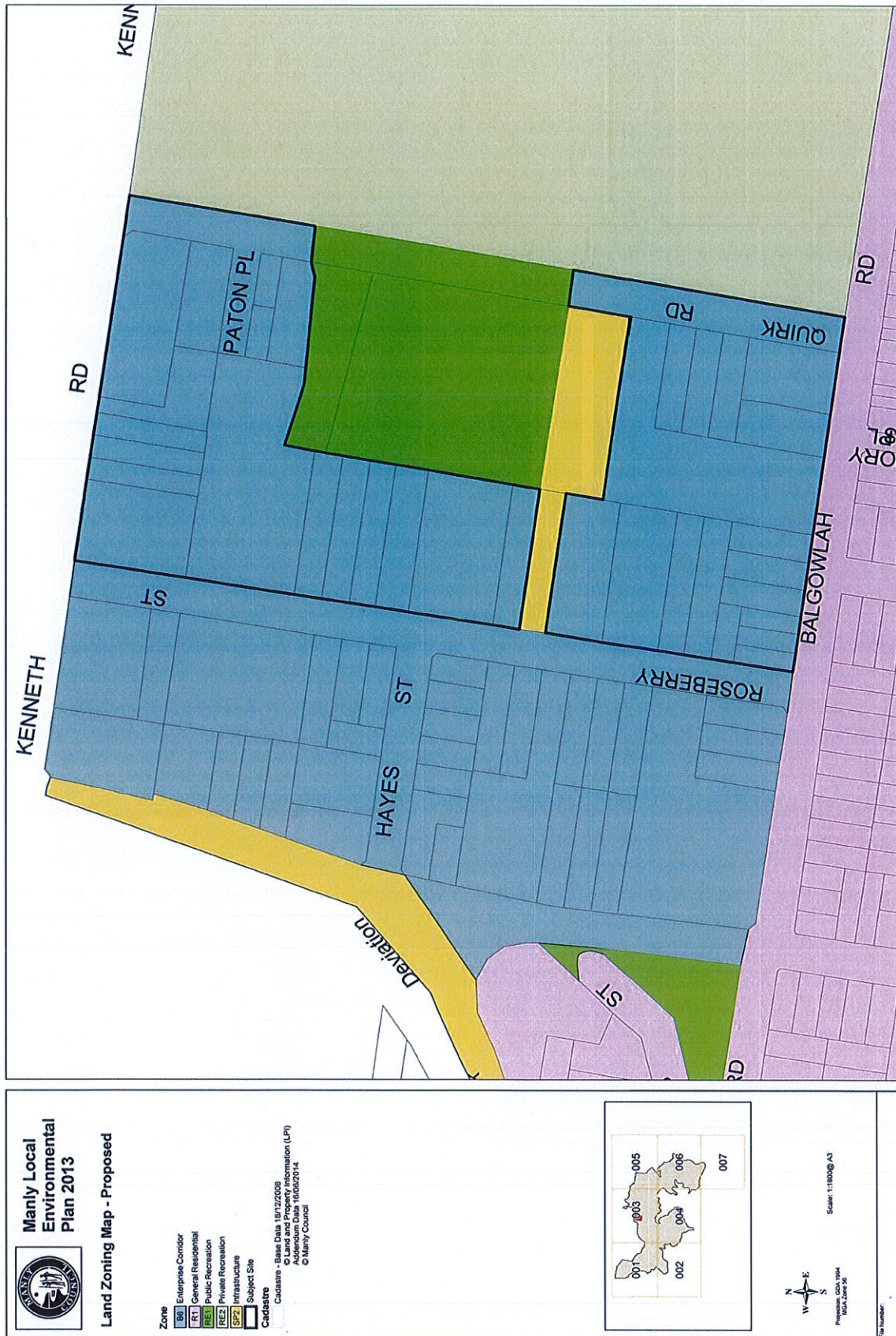
Projection: GDA 1984
MGA Zone 56

File Number:

ATTACHMENT 2

Environmental Services Division Report No. 13.DOC - Proposed Rezoning of Manly Industrial Estate, Balgowlah, from Zone IN2 Light Industrial, to Zone B6 Enterprise Corridor.

Map of Proposed Land Zoning



44/15 RESOLVED: (Heasman / Burns)

THAT Council proceed to prepare and make the Draft Amendment to the Manly Local Environmental Plan in relation to Manly Hospital and Dalwood Children's' Home, as exhibited.

Environmental Services Division Report No. 12

Proposed Amendment to Manly LEP 2013 Regarding Noise Mitigation Measures for Licensed Premises (MC/15/42271)**MOTION (Le Surf / J Griffin)**

That:

1. Council adopt the Planning Proposal to amend the Manly LEP 2013 to insert a specific LEP noise provision regarding noise mitigation measures for licensed premises; and
2. Council Submit the Planning Proposal to the Department of Planning and Environment's LEP Gateway Determination Panel for determination and making of the Amending Manly LEP 2013 under delegation.

For the Motion: Councillors Aird, Burns, Heasman, Bingham, Pickering, Le Surf, J Griffin, C Griffin and Hay AM

Against the Motion: Nil.

45/15 RESOLVED: (Le Surf / J Griffin)

That:

1. Council adopt the Planning Proposal to amend the Manly LEP 2013 to insert a specific LEP noise provision regarding noise mitigation measures for licensed premises; and
2. Council Submit the Planning Proposal to the Department of Planning and Environment's LEP Gateway Determination Panel for determination and making of the Amending Manly LEP 2013 under delegation.

Environmental Services Division Report No. 13

Proposed Rezoning of Manly Industrial Estate, Balgowlah, from Zone IN2 Light Industrial, to Zone B6 Enterprise Corridor. (MC/15/44571)**MOTION (Le Surf / Pickering)**

That:

Council prepare to make a Planning Proposal to amend the Manly LEP 2013 to rezone land from Zone IN2 Light Industrial to Zone B6 Enterprise Corridor at the Manly Industrial Estate, Balgowlah.

For the Motion: Councillors Aird, Burns, Heasman, Bingham, Pickering, Le Surf, J Griffin, C Griffin and Hay AM

Against the Motion: Nil.

46/15 **RESOLVED:** (Le Surf / Pickering)

That:

Council prepare to make a Planning Proposal to amend the Manly LEP 2013 to rezone land from Zone IN2 Light Industrial to Zone B6 Enterprise Corridor at the Manly Industrial Estate, Balgowlah.

CORPORATE SERVICES DIVISION

Corporate Services Division Report No. 4

Report on Council Investments as at 31 March 2015 (MC/15/5204)

MOTION (Le Surf / J Griffin)

That the statement of Bank Balances and Investment Holdings as at 31 March 2015 be received and noted.

For the Motion: Councillors Aird, Burns, Heasman, Bingham, Pickering, Le Surf,
J Griffin, C Griffin and Hay AM

Against the Motion: Nil.

47/15 **RESOLVED:** (Le Surf / J Griffin)

That the statement of Bank Balances and Investment Holdings as at 31 March 2015 be received and noted.

QUESTIONS WITHOUT NOTICE

QWN12/15 Councillor Bingham - Wishing Well Shelter

What is Council planning to do about the vandalism of the historic Wishing Well building which has been painted pink by the homeless occupants?

At the request of the Mayor the General Manager advised the area had been secured due to unfinished police investigations. Council will repaint the building to the correct colour scheme when the weather permits.

QWN13/15 Councillor Bingham - List of Hearings or Court Cases

Would the General Manager provide a list of any Hearings or Court Cases in relation to matters other than DA's in future Planning & Strategy Reports?

At the request of the Mayor the General Manager advised he would take this question on notice. The reason for that is we conduct prosecutions and insurance matters so these are matters that need discretion to protect Council's interest.