The new draft Willoughby Comprehensive LEP and DCP

Willoughby Industrial Lands

17 May 2022

On behalf of Willoughby City Council, I wish to acknowledge the traditional inhabitants of the land on which we stand, the Aboriginal People, their spirits and ancestors. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

Short video:
Overview in relation to this exhibition from Mayor Tanya Taylor and Dr Deborah Dearing, the North District Commissioner for the Greater Sydney Commission (GSC)

https://youtu.be/7S4FKqdhIOo

How the webinar will run

- Presenters this evening introduced
- Welcome to all Councillors in attendance
- Numbers registered tonight for Webinar and in person in the Chamber- the ‘hybrid’ webinar approach
- QUESTIONS can be submitted any time in the Q&A function of the Zoom
- Staff will respond to these if straightforward – if not within the next 10 working days on HYS
- Take QUESTIONS at the end alternating between Chamber and on line
- FEEDBACK / COMMENTS in the ‘CHAT’ area of Zoom
- Cameras switched off and microphones muted to reduce background noise.
- Webinar is being recorded and will be available on HYS by the end of the following day. Those asking questions in the Chamber to note. Your image and voice may be recorded, publicly broadcast and archived. By attending this evening this should be understood

AGENDA

6.00 – 6.40pm **Introduction**

- **Strategic Planning background overview**
- **Artarmon**
- **East Chatswood**
- **Lane Cove North**

6.40 pm-7.00pm **State Employment Zones Reforms**

- **New zones proposed**

7.00-7.10 **GCC review of North District Plan and Policy settings**

7.10 pm **QUESTIONS**

7.30 **Thank you and next steps**

Process for New Council Initiated Comprehensive LEP

Specific Strategies prepared to guide future LEP and DCP preparation
CBD; Housing; Local Centres; Industrial Lands; Affordable Housing; Integrated Transport; St Leonards/Crows Nest and North District Plan (GSC)

→ Local Strategic Planning Statement (Adopted by Council 10 February 2020)

→ Draft LEP (Planning Proposal)

→ To WLPP for advice

→ Reported to Council

→ Referred to DPE for 'Gateway' determination

→ 'Gateway' granted Dec 2021 specifying requirements to proceed to exhibition

→ Satisfy 'Gateway' requirements

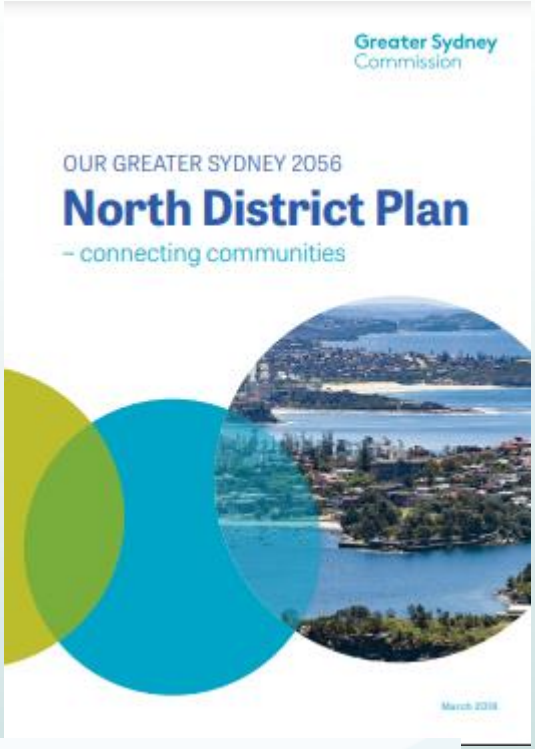
→ Exhibit minimum 28 days (3 months)

→ Report to Council

→ Refer to DPE for LEP to be made/gazetted

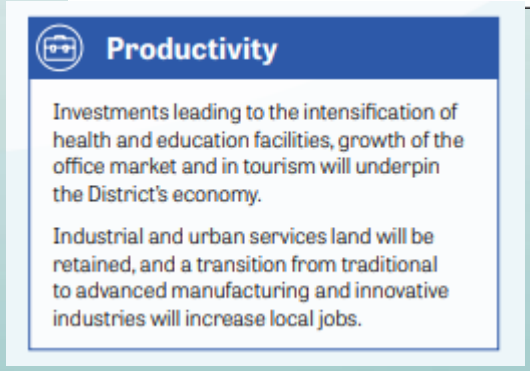
→ LEP takes effect from the date of notification on NSW Legislation website

North District Plan March 2018



10 Directions - **Jobs and skills for the City**
Indictor: increased jobs in metro and strategic centres. (Chatswood/St Leonards)

These 20-year plans are a bridge between regional and local planning. They inform local environmental plans, community strategic plans and the assessment of planning proposals.



6 Planning Priorities in NDP

N9 Growing and investing in health and education precincts (RNSH)

N11 Retaining and managing industrial and urban services land

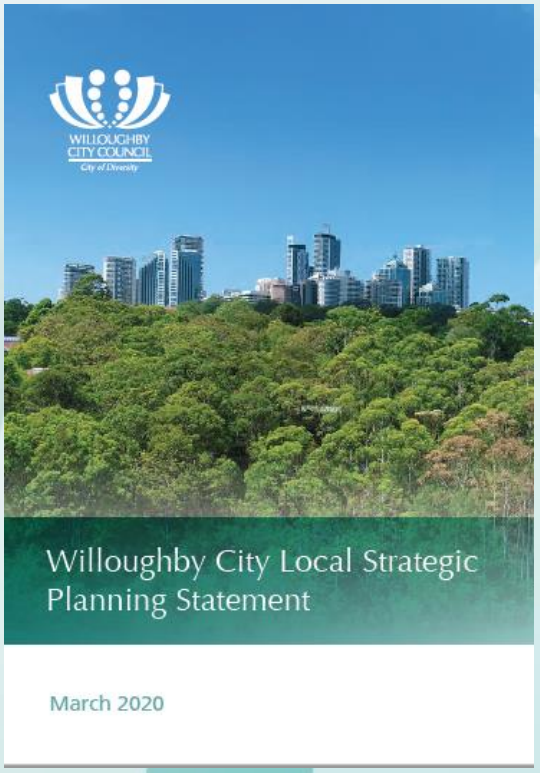
Willoughby Industrial Lands Strategy 2020

- Delivers on Directions of the North District Plan
- Reinforces Council commitment to recognising the important role of these lands
- Provide local employment and urban services for Willoughby and the Region
- Contribute to a 30 minute city ambition in the Sydney Region Plan
- Underpinned by NDP ‘Retain and Manage‘ principle
- Strategy seeks to prohibit uses that undermine this productive urban services role such as stand alone offices or residential.
- Strives for a flexible mix of uses- recognises the need for innovation and to be responsive to future needs of the city.



Willoughby Local Strategic Planning Statement (LSPS)

- Following issue of District Plans across Sydney (GSC) in 2018 by the Greater Sydney Commission all Councils required to prepare an Local Strategic Planning Statement (LSPS)
- This sets a 20 year vision with priorities and actions for the entire LGA
- Comprehensive LEP gives statutory effect to LSPS actions by:
  - implementing the planning controls provided in the local strategies prepared by Council
  - providing land use controls to achieve the outcomes sought in terms of housing, transport, heritage, health and liveability, **economy and employment,** waterways, biodiversity, climate change, resilience, social infrastructure and collaboration.

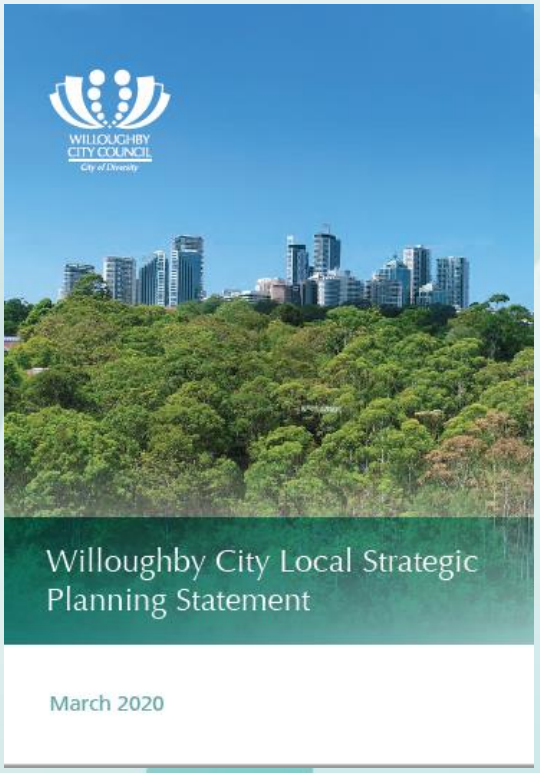


Willoughby Local Strategic Planning Statement (LSPS)

Key priorities :

- **10-**
  Protecting the role of Willoughby's industrial Lands as urban service hubs for the Lower North Shore
  Target: no net loss of industrial zoned land (94ha)

- **11**-
  Supporting St Leonards to develop as a commercial and Health and Education precinct
  Target baseline jobs of 58,500 in 2016 to 79,000 in 2036



Willoughby's Industrial Lands

3 Main industrial areas (94ha)

Artarmon industrial Area (64 ha)

- approximately 64 Ha of Industrially zoned lands
- close to major freight transport infrastructure including the Pacific Highway; Lane Cove tunnel and Gore Hill Freeway; and the North Shore Rail Line.

East Chatswood (26 ha)

- approximately half the size of the Artarmon industrial area with around 26 Ha of land.
- located around 1.5 kms from Chatswood CBD close to Eastern Valley Way, a north/south arterial road.

Epping Road, Lane Cove North (Approx 4 ha)

- 63 Epping Rd consists of two lots (over 5,000sqm).
- 170 Epping Rd (approx 3 ha) is bisected by the walking track known as the Great North Walk and a Sydney Water pipeline easement





Willoughby's Industrial Lands



Location of Willoughby industrial areas.

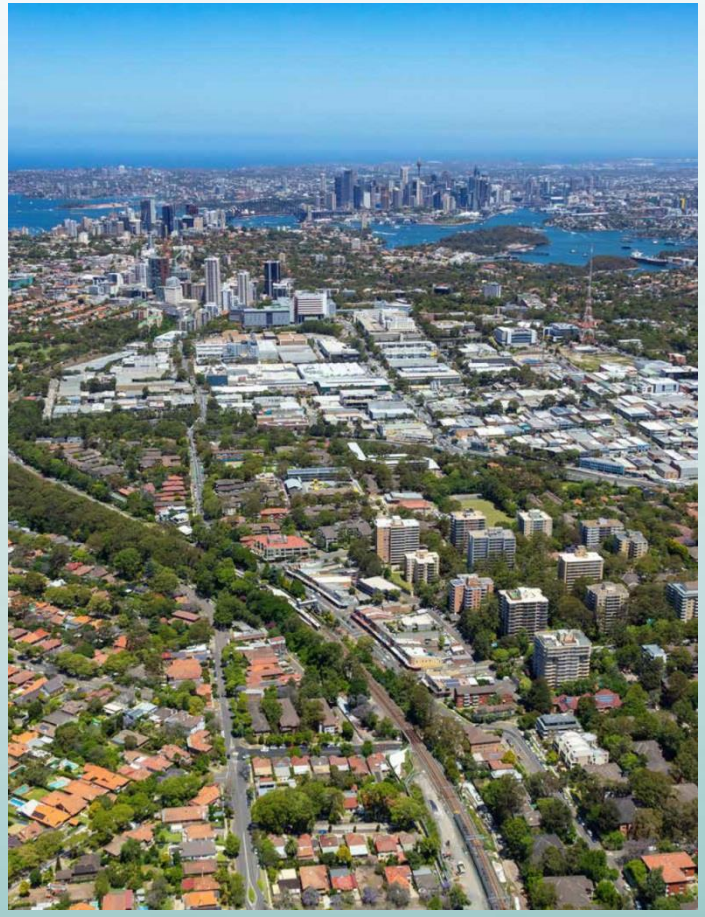
- Artarmon
- East Chatswood
- Epping Road, Lane Cove North

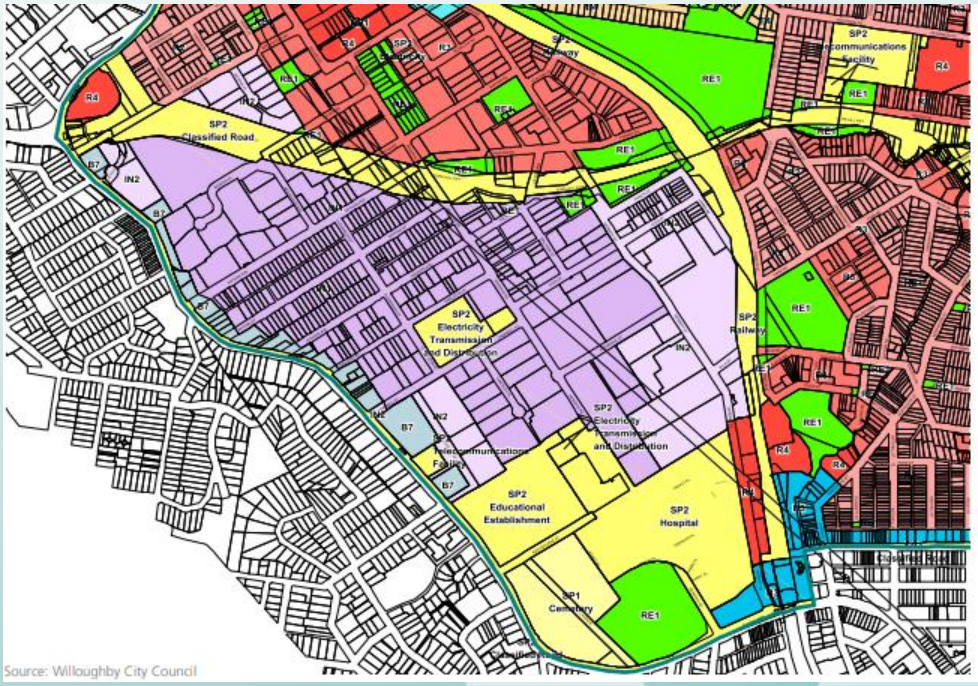
Willoughby's Industrial Lands

Key changes proposed in draft LEP:

- Increasing the FSR from 1.5:1 to 2:1 in all Light Industrial IN2 sites greater than 1,000m².
- Prohibit inappropriate uses such as child care centres.
- Allow "pet day care" in East Chatswood Industrial area located away from the residential areas to avoid impacting amenity.
- Partial rezoning at Lane Cove North to Environmental Conservation along the Lane Cove River.

Artarmon Industrial Area





Source: Willoughby City Council

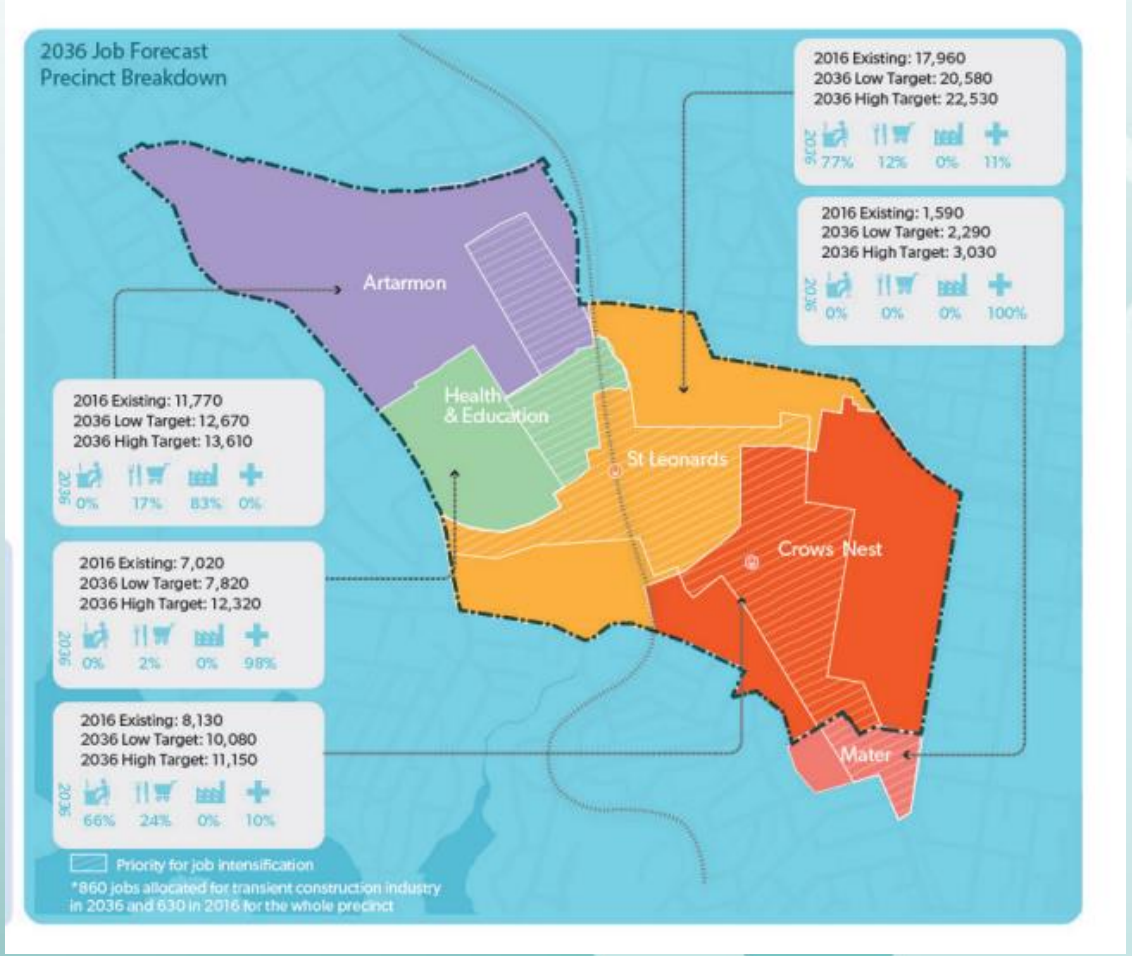
Artarmon Industrial Area



Existing employment lands are to be protected and retain their current industrial zoning providing jobs in essential trades and services.

Increase jobs by additional 900 to 1840 jobs by 2036

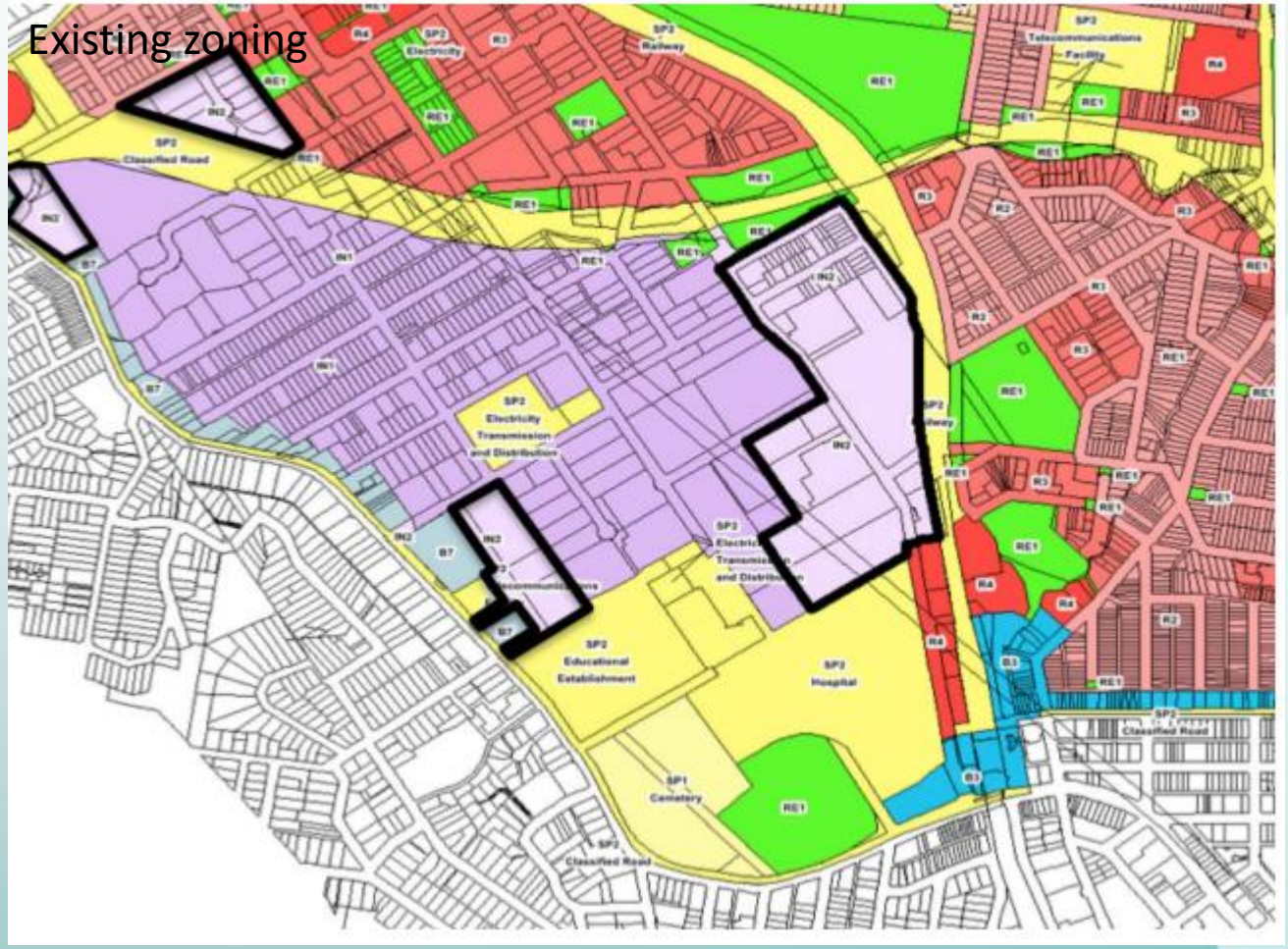
(11,770 jobs in 2016)



Artarmon Industrial Area

WILLOUGHBY CITY COUNCIL

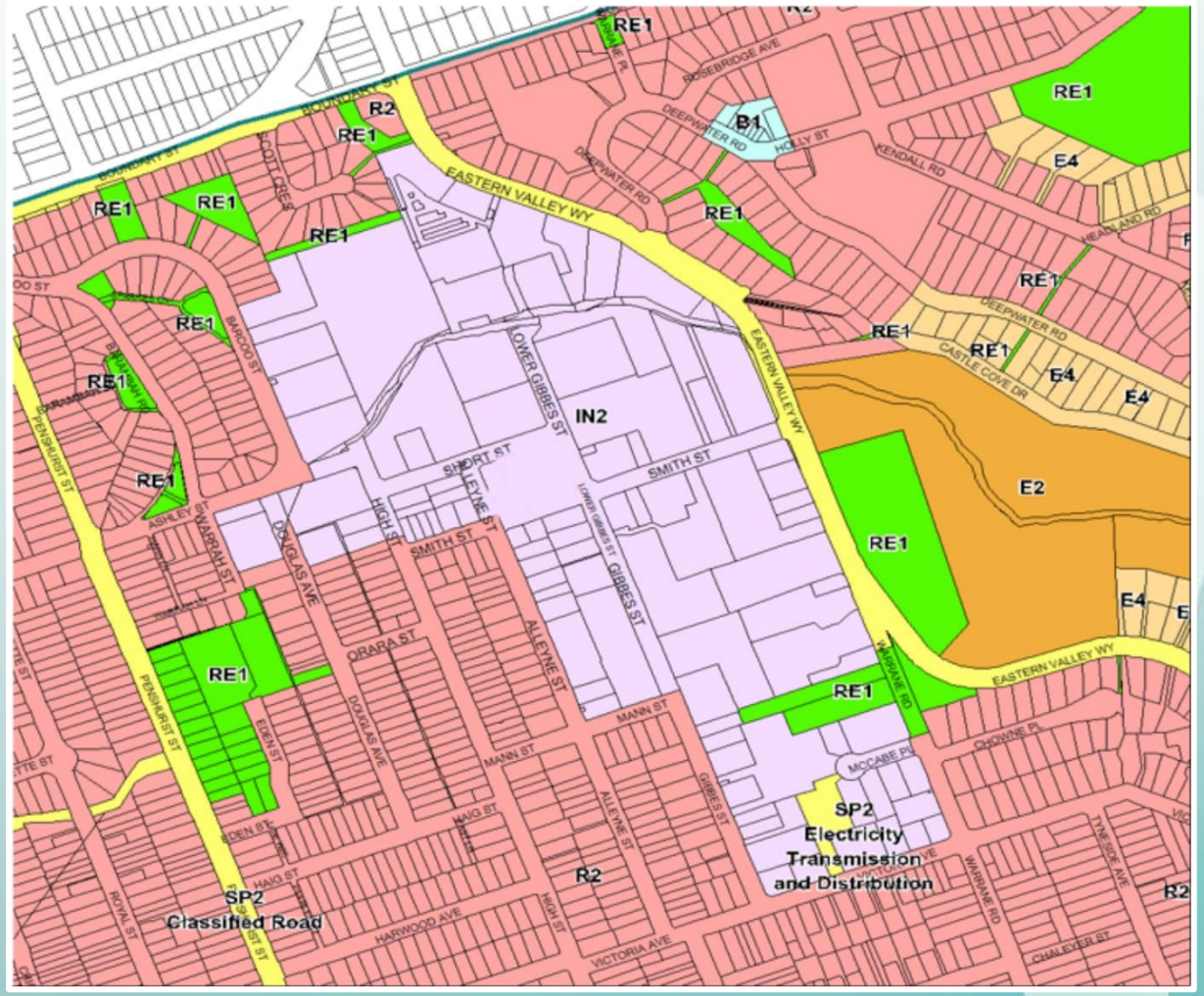
Existing zoning



Artarmon Industrial Area

Zone	Current	Proposed
IN1 General industrial zone	No height control. FSR 1:1 with sites greater than 1,000m² permitted 1.5:1	Retain current controls
IN2 Light Industrial zone	Generally no height control (except Broadcast Way) FSR 1:1 with sites greater than 1,000m² permitted 1.5:1	Increase FSR to 2:1 across all IN2 areas for sites greater than 1,000m²
IN1 and IN2	Centre based child care centres **permitted**	Centre based child care centre **prohibited.** (Child care centre with existing consents will remain).

East Chatswood Industrial Area



East Chatswood Industrial Area

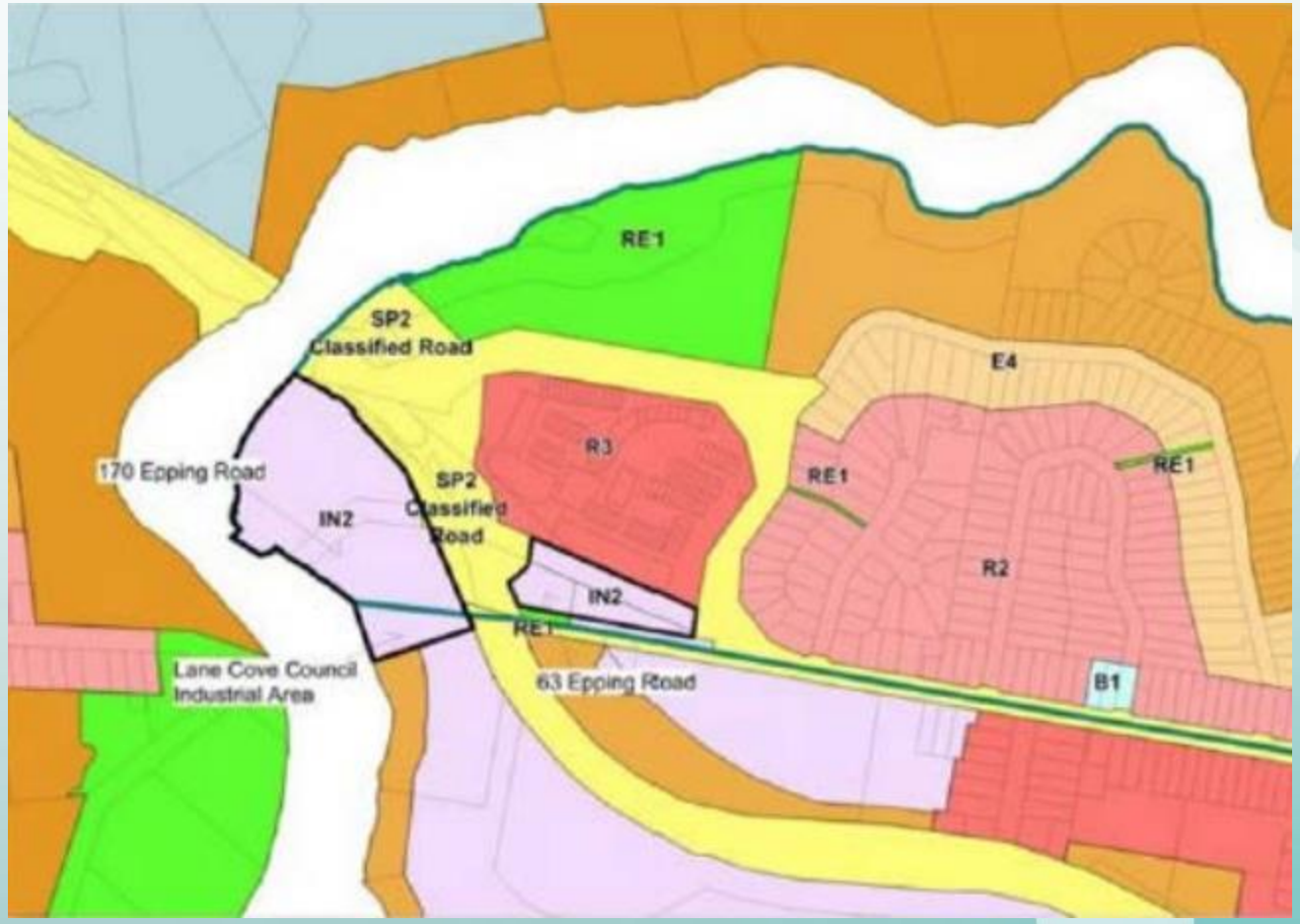


WILLOUGHBY CITY COUNCIL

East Chatswood Industrial Area

Zone	Current	Proposed
IN2 Light Industrial zone	No height control FSR 1:1 with sites greater than 1,000m² permitted 1.5:1	Increase FSR to 2:1 across all IN2 areas for sites greater than 1,000m²
IN2	Centre based child care centres **permitted**	Centre based child care centre **prohibited.** (Child care centre with existing consents will remain).
IN2	Doggy day care **prohibited**	Doggy day care permitted

Lane Cove North Industrial Area



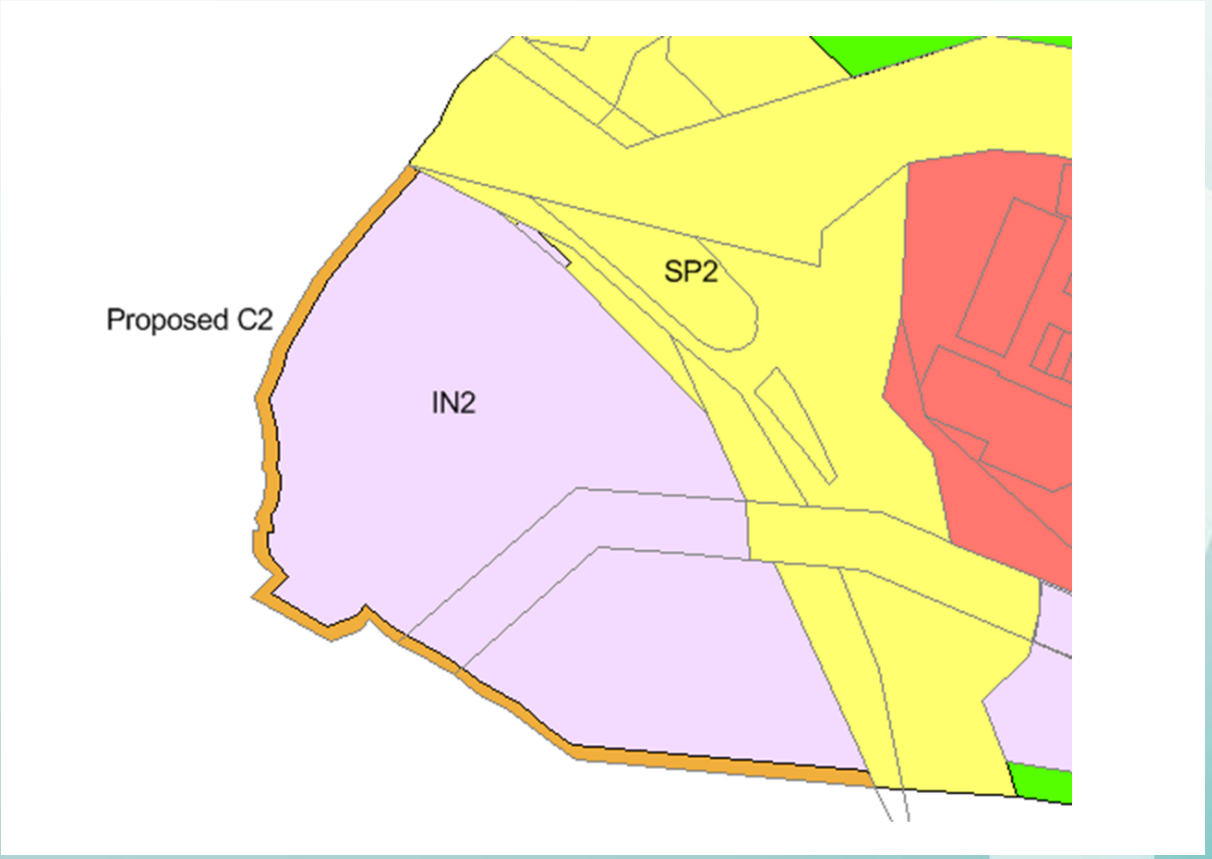
Lane Cove North Industrial Area



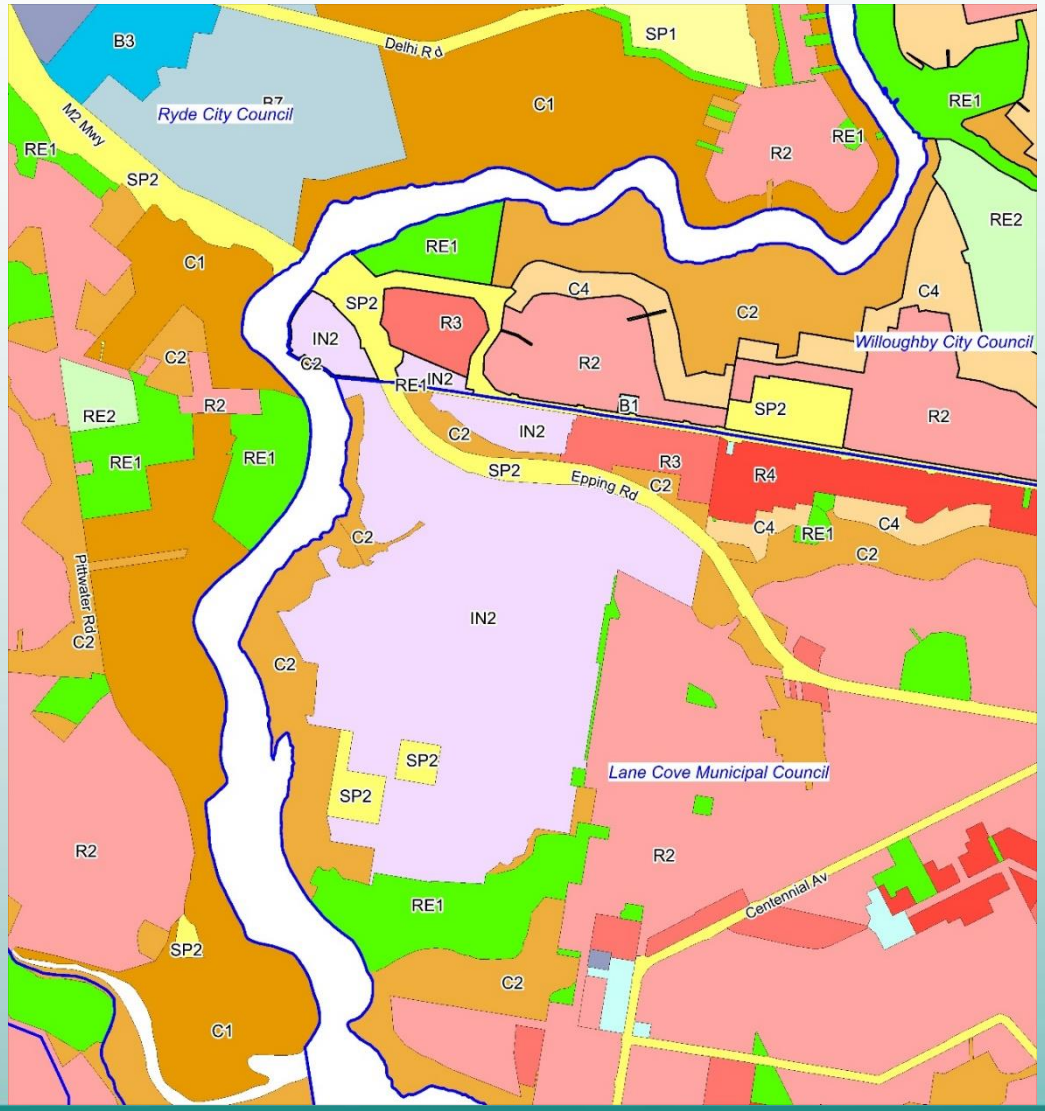
Lane Cove North Industrial Area

Zone	Current	Proposed
IN2 Light Industrial zone	No height control FSR 1:1 with sites greater than 1,000m² permitted 1.5:1	Increase FSR to 2:1 across all IN2 areas for sites greater than 1,000m²
IN2	Centre based child care centres **permitted**	Centre based child care centre **prohibited.** (Child care centre with existing consents will remain).
Zoning around perimeter of site adjacent to Lane Cove River	IN2 Light Industrial	C2 Environmental Conservation

Lane Cove North Industrial Area



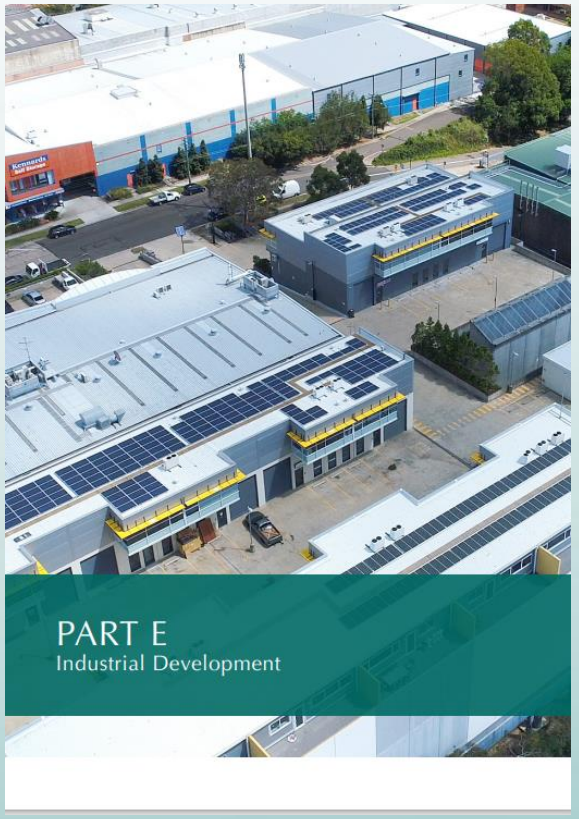
Wider overview of Lane Cove North



Lane Cove North Industrial Area



Draft DCP controls for industrial lands



- Change to existing format
- Brings together industrial controls into one location – **Part E**
- 18 pages that covers design, setbacks, landscaping, waste & recycling, stormwater, parking and loading, sustainability and signage.

State changes to Employment (IN and B)Zones

- The NSW Government states these reforms demonstrate its commitment to supporting a productive economy by enabling business and jobs in the locations where they are needed and delivering on the vision for an area outlined with local and state strategic plans.

- This includes the delivery of a **simplified employment zones framework** that suits the future of work, is fit for purpose, supports productivity and jobs growth while facilitating delivery of strategic plans and planning priorities.

- It is stated that a key outcome of the project is to ensure employment zones provide clear strategic intent, include clarity around their application and increase flexibility around land uses.

State changes to Employment (IN and B)Zones

The existing Business (B) and Industrial (IN) zones will be replaced with **five new employment zones and three supporting zones** under Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order).

- These are:

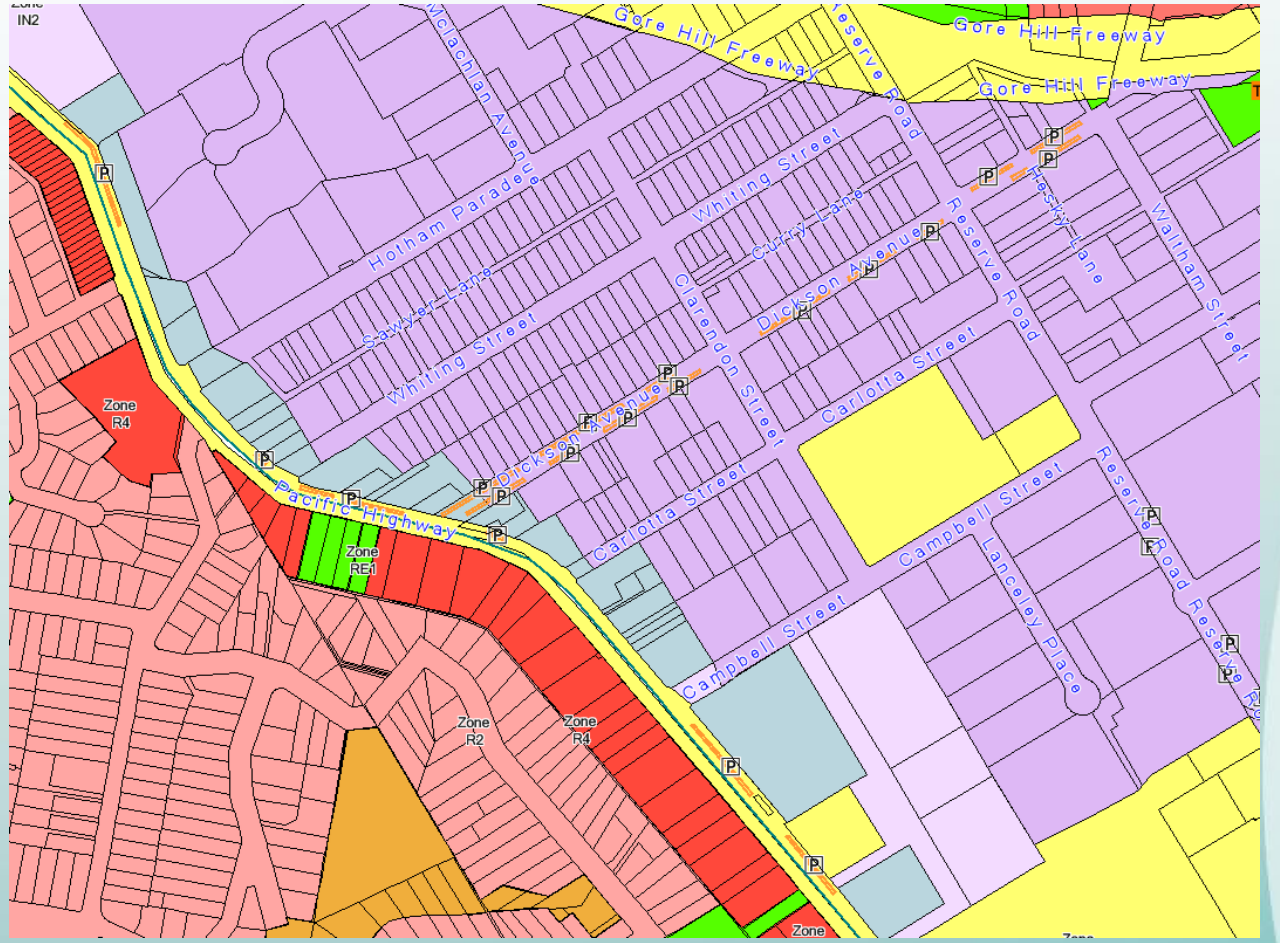
New zones	*Existing zones*
• E1 Local Centre	(B1 and B2)
• E2 Commercial Centre	(B3)
• **E3 Productivity Support**	(B5 and **B7**)
• **E4 General Industrial**	**(IN1 and IN2)**
• E5 Heavy Industrial	(IN3) (NA)

The 3 new supporting Zones are:

• MU 1	(B4)
• W4	(IN 4) Working waterfront (NA)
• SP4	local enterprise zone (new precincts) (NA)

- The transition details are on exhibition with Council's dLEP at the request of the State government - the outcomes of exhibition will be reflected in the final LEP

B7 zoned Land - Artarmon only



State Employment Zones Reforms

E3 (B7)

- Council put forward changes to State proposals.
- These include stipulating certain uses to be prohibited in E3 such as Cemeteries; Eco-tourist facilities; Heavy industrial storage establishments; Residential accommodation; Sex services premises; Signage; Tourist and visitor accommodation; Residential accommodation.

E4 (IN1 and IN2)

- Council also suggests adding a series of new objectives including:
  - To identify and preserve industrial land to meet the current and future general industrial needs of Willoughby and the wider region.
  - To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.
- Unsuccessfully opposed industrial retail as a permitted use as will be mandatory and seek to prohibit centre- based childcare, while also seeking to include 'doggy daycare' a new definition specific to East Chatswood.

On exhibition for comment with dLEP/dDCP

Greater Cities Commission (GCC) Review of Industrial Lands Policy

- Since mid-2021, the Commission leading a multi-agency review of the Industrial and Urban Services Lands ***Retain and Manage*** policy (the Policy) under the Greater Sydney Region Plan. The Policy applies to 159 industrial areas in Greater Sydney.
- **The review of the Policy (the Review) responds to NSW Productivity Commission's 2021 White Paper: which recommended:**

  "Evaluate the retain-and-manage approach to managing industrial and urban services land in Greater Sydney against alternative approaches, to identify what would maximise net benefits to the State. Adopt the approach that maximises the State's welfare in the next update to the Greater Sydney Region Plan."

- The Review is being delivered in consultation with the NSW Productivity Commission, Investment NSW, Transport for NSW and the Department of Planning and Environment.
- The Review process to date has considered stakeholder perspectives advice from international experts, business insights and technical analysis

Greater Cities Commission (GCC) Review of Industrial Lands Policy

- The Review identified need to evolve the Policy to respond to the changing nature of land use needs in Greater Sydney.
- highlighted importance of a policy that considers the future needs of the city - that ensures a connected, productive, and effective network of industrial lands.
- The current Policy successful in providing certainty and a clear market signal for landowners to invest in industrial development, while reducing **unproductive land speculation** that was at odds with the strategic vision for Greater Sydney.
- An update to the Policy will enable the continued protection of industrial lands, while maximising the productivity of these lands for the State's welfare.

The Review has highlighted:

•The value of, and need to secure, industrial capacity to ensure there is sufficient land and allowable floor area, of the right types, to meet the State's industrial needs now and in the future.

•The importance of supporting economic resilience and future business investment, especially at a time when there is increased demand for industrial lands.

•Encroachment from competing uses can be detrimental to industrial lands and that some safeguarding is necessary to ensure that productivity of Greater Sydney and economic functionality is not compromised.

Greater Cities Commission (GCC) Review of Industrial Lands Policy

Next Steps

- Finalise the Review
- Publish a Findings paper, including Policy recommendations, in mid-2022.
- This paper will be supported by a final engagement report and technical analysis.
- Continue to work closely with stakeholders on the Policy design and approach to implementation of any Policy changes

Questions ?

How to find out more:

All webinars held are available for reviewing on;
www.haveyoursaywilloughby.com.au

Submissions on the new draft LEP and draft DCP can be made by visiting the above address or the NSW Planning Portal.

A submission can also be made in writing to:
The Chief Executive Officer, PO Box 57, Chatswood 2057 and may be published on line.

Contact our Strategic Planning Team on 9777 1000 or email to:
email@ willoughby.nsw.gov.au.

The planning proposal for the draft LEP is available on the NSW Planning Portal
www.planning.nsw.gov.au/About-Us/NSW-Planning-Portal

Thank you and next steps

- The dLEP and dDCP on exhibition until 7 June (a total period of 12 weeks)
- Your feedback today will be included in a feedback report.
- Report to Council with any suggested amendments for finalisation is anticipated around October.
- Referral to DPE to make the new WLEP and for Council to endorse new DCP could occur later this year unless a further exhibition period is determined necessary in which case finalisation is expected to be during 2023.