



Australia's property industry

Creating for Generations

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30 July 2020

Ms Debra Just
Chief Executive Officer
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

Dear Ms Just

Willoughby Draft Industrial Lands Strategy 2036

The Property Council of Australia welcomes the opportunity to provide comments to Council on its draft Industrial Lands Strategy 2036 (draft strategy).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

We acknowledge the draft strategy in response to the directions contained in the Greater Sydney Commission's North District Plan which required Council to conduct a strategic review of its industrial lands. The District Plan requires that industrial land within the North District to be retained and managed.

The draft Strategy relates to three industrial precincts at Artarmon (64 hectares), East Chatswood (26 hectares) and Lane Cove North (3.5 hectares) that are either zoned IN1 General Industrial and IN2 Light Industrial under Willoughby Local Environmental Plan 2012.

These precincts play an important role providing jobs and urban services to Willoughby City and the wider North District and the current position to protect these areas from inappropriate land uses is supported. It is important that this is monitored and reviewed on a regular basis.

Council must ensure that the planning controls applying to these zones are appropriate and will support the upgrading of older buildings to modern industrial buildings. The proposal to increase FSR for the IN2 light industrial zones are appropriate and supported.

Strategic Directions

Artarmon

We support the thirteen strategic directions identified for the Artarmon industrial area, particularly the recommendation to increase FSRs throughout the IN2 area from 1:1 to 2:1 on sites greater than 1000m². Intensification of employment uses in the IN2 Light Industrial area close to St Leonards Station including high technology and ancillary health uses is also supported.

Chatswood East

We support the fifteen strategic directions identified for the East Chatswood industrial area. This includes the retention of the flexible IN2 Light Industrial zoning and recommendation to increase the FSR to 2:1 for sites with an area greater than 1000m². Action aimed towards increasing accessibility such as public transport changes and managing car parking are also supported.

Lane Cove North

We support the six strategic directions identified for the Lane Cove North industrial area including retaining the current IN2 Light Industrial zoning to protect it from inappropriate non-employment land uses and increasing the maximum FSR to 2:1. Action aimed at improving accessibility and managing car parking are also supported.

We look forward to Council finalising the draft strategy and commence the process of implementing its recommendations.

Should you have any questions concerning the content of this submission, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely



Belinda Ngo
Acting NSW Executive Director
Property Council of Australia