

## Memo

Community Engagement & Communications

**To:** Paula Moretti

**Cc:** Nikki Griffith  
Manager, Place & Economic Development

**From:** Deb Kempe  
Team Leader, Economic Development & Tourism

**Date:** 3 November 2020

**Subject:** FINAL Place & Economic Development Response - Planning  
Proposal 114-120 Old Pittwater Road

**Record Number:** 2020/495355

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Dear Paula

Thank you for the opportunity for the Place & Economic Development team to comment on the Planning Proposal for 114-120 Old Pittwater Road.

I have reviewed the material provided by the proponent, including the Economic Need & Impact Assessment.

My comments regarding the stand-alone office within the IN1 Zone, as an additional permitted use on the proposed site, can be summarised as:

- Impact on the longer-term integrity of the industrial precinct. Brookvale 1N1 zone represents the largest industrial precinct in the North District, which has been identified as having the lowest ratio of industrial zoned land per capita across all of the metropolitan region, and a clear State Government directive to 'retain and manage'. It is the manufacturing hub for the region, and has a rich manufacturing history. Today, Brookvale houses around 2,200 manufacturing jobs and 180 registered manufacturing businesses.
- Whilst the subject site is currently ancillary office, the conversion to stand alone office not related to any warehouse/manufacturing, could represent a 'potential' loss of industrial floorspace capacity, as this would prevent the site from being re-purposed for industrial uses.
- However, it is noted that the proponent intend to revert the site back to industrial uses in the future and are proposing only a temporary use of the existing structure for office space. It is envisaged in the future that the site would be used for Life Sciences that support manufacturing, R&D and office.
- The IN1 zone does permit uses that would support Life Sciences (namely high technology industry), which is permitted under the IN1 zone (sub-categories 'Light industry'). There is an existing cluster of technology-based businesses

within the Brookvale precinct (film production and software design). Interest in an advanced manufacturing hub in Brookvale's industrial lands, has been expressed by a local State Member for Parliament, and could be explored under existing planning provisions.

- There continues to be demand for flexible industrial land which can accommodate integration of manufacturing, warehouse and ancillary office uses. Council recently commissioned a Northern Beaches wide Employment Study. This found that whilst jobs in 'Manufacturing' are projected to decline locally over the next 20 years (-30%), increased floorspace required per worker (i.e. automation), higher office component and demand for wholesale trade and logistics (e-commerce), is estimated to result in continued additional demand for industrial floorspace on the Northern Beaches, with an additional 51,652 sqm required by 2036 across key industrial precincts (9% of existing 636,714 sqm).
- The continued demand for industrial land is acknowledged in the Economic Need and Impact Assessment, as is the recognition that a transition to advanced manufacturing is underway in Brookvale. Maintaining the IN1 zone that permits high-technology, would enable this transition when market conditions are right.
- If the site was to continue to provide office space over the longer-term, this could impact on recommendations of the draft Employment Study for a new commercial core/civic precinct within the wider Brookvale precinct, by absorbing demand for office space. This commercial precinct is proposed to be located along the more accessible Pittwater Road, in close proximity to the B-line to support connections to economic activity in the City and encourage use of public transport, and create a town centre "heart" for Brookvale area.
- However, as this is only proposed as a temporary permitted use, the proposed site could be a test for demand for office space in the Brookvale area in planning for a new commercial precinct.
- In view of temporary nature of the proposal to allow stand alone office at the subject site (i.e until the building is ready for redevelopment), the impact on the longer-term integrity of the Brookvale industrial precinct is less significant. The intent to convert the site back to industrial land uses (such as Life Science or high-technology), in the future would contribute to establishment of Brookvale as an advanced manufacturing hub. In the interim, the take-up of the existing office space would contribute towards addressing skills mismatch on the Northern Beaches and attracting knowledge-based jobs.