

Assessment under the Department of Planning and Environment Guidelines.

The Planning Proposal is considered to be generally in accordance with the requirements under Clause 55(2) of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's (August 2016) "*A guide to preparing planning proposals*". This document establishes six parts for consideration of a Planning Proposal:

PART 1 Objectives or Intended Outcomes

The objectives of the planning proposal are to recognise the potential role of the Gore Hill Technology Park in increasing business and employment opportunities in the Willoughby Local Government Area by reflecting the floor space of the existing building on Lot 5 and requiring large floor plate office development on Lot 5 DP 270714 known as 4 Broadcast Way.

PART 2 - EXPLANATION OF PROVISIONS

The outcome proposed in the planning proposal will be achieved by preparing an amendment to WLEP 2012, which will include:

- (a) Rezoning Lot 5 DP270714 from IN2 Light Industrial to B7 Business Park
- (b) Identifying Lot 5 as a new Area 19 on the Floor Space Ratio Map
- (c) Incorporating an amendment to clause 4.4A Exceptions to floor space ratio as follows:
 - (22) the maximum floor space ratio for a building on land identified as "Area 19" on the floor space ratio map may exceed 1;1 if:*
 - (a) the floor space ratio will not exceed 3.5, and*
 - (b) the site coverage will not exceed 60% of the site area.*
- (d) Incorporating a new clause in Part 6 of WLEP 2012 relating to the minimum size of floor plates for use as office and business premises as follows:
 - 6.2.0 (1) This clause applies to Lots 5 of DP 270714 known as 4 Broadcast Way, Artarmon zoned B7 Business Park.*
 - (2) Development consent for the purposes of Office or Business premises must not be granted unless the consent authority is satisfied that:*
 - a. The occupant requires and will solely occupy a minimum gross floor area of 1,200sqm;*
 - b. The applicant has demonstrated that owing to special building or floor plate requirements suitable land or premises is not available for development or occupation within any nearby business centre including Chatswood and St Leonards Central Business Districts; and*
 - c. The development would not detrimentally affect the viability of the Chatswood or St Leonards Central Business District office precincts.*

Plain English version of the intention of the new local clause proposed for Part 6 of Willoughby local Environmental Plan 2012

The purpose of the clause above is to require individual office space on Lots 5 DP 270714 to be a minimum of 1,200sqm gross floor area. The intention is to support employment generation on the Gore Hill Technology Park by permitting campus style office premises whilst limiting their impact on the competitiveness of the Chatswood and St Leonards centres which provide more traditional smaller office space.