

PLANNING & INFRASTRUCTURE DEPARTMENT
Planning Unit

21 October 2016

Karen Armstrong
Director, Sydney Region East
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Armstrong *Karen*

Re: Re: Planning Proposal for Lot 5 DP 270714 at Gore Hill Technology Park, 4 Broadcast Way Artarmon previously known as (Former ABC Site, 219 Pacific Highway)

I refer to Council's letter dated 7 October 2016 and to our recent discussion regarding a revised Planning Proposal and a request for the alteration of a Gateway Determination for Lots 1-6 DP 270714 at the Gore Hill Technology Park, Artarmon. As discussed, since Council considered the revised Planning Proposal the applicant, Lindsay Bennelong Developments (LBD) has submitted a separate Planning Proposal relating just to Lot 5.

The reason for lodging a separate Planning Proposal is because of the applicant's desire to expedite consideration of Lot 5 in response to keen interest from future occupiers regarding that site.

Council considered the Planning Proposal for Lot 5 at its meeting of 10 October 2016 and resolved:

That Council:

- 1) *Reconfirm its support of the Planning Proposal and draft amendments to Willoughby Local Environmental Plan 2012 in relation to Lot 5 DP 270714 by:*
 - i) *rezoning the land from IN2 Light Industrial to B7 Business Park;*
 - ii) *increasing the Floor Space Ratio from 1.5:1 to 3.5:1 subject to a site cover of 60%;*
 - iii) *including a clause requiring office and business premises to have a minimum floor plate of 1,200sqm.*
- 2) *Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979.*
- 3) *Advise the Department of Planning and Environment that the Planning Manager be nominated as delegate to process and finalise the Planning Proposal.*

Reference: PP2016/006
Enquiries: Jane Hosie
Phone: 9777 7673
Availability: Tues-Fri

Willoughby City Council

It is understood that it is possible for the Department to issue a separate Gateway Determination for the Planning Proposal relating to Lot 5 and another for the Planning Proposal relating to Lots 5 and 6 (advising that Lot 5 should be deleted).

As Council is hopeful that both matters can be progressed in a timely manner, their concurrent consideration would be appreciated.

It should also be noted that the relevant Additional Uses pursuant to Schedule 1 of WLEP 2012 will continue to apply to Lots 5 and 6 under both Planning Proposals.

A hard copy and USB comprising the Planning Proposal for Lot 5, Council report and relevant documentation is included with this letter.

Please contact Jane Hosie (Strategic Planner) on the number below should you have any enquiries regarding the matter.

Yours faithfully



Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER

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