

Appendix 1 – Recent Approvals History

1.1 DA 2008/42

Development consent (DA 2008/42) which became operational in December 2008 is for a mixed-use technology business park comprising high-technology industry, motor showroom/workshops, community facilities and ancillary retail use, with a floor space ratio of 1.65:1 (excluding community facilities) and on-site parking for 980 cars (excluding parking for the community facilities and parking storage) which equates to a parking rate of 1 space per 84.5m² of GFA (“the consent”). The consent has been implemented and has been modified on several occasions.

DA 2008/42 was approved pursuant to Willoughby LEP 1995 which contained a different definition of GFA to that which is in WLEP 2012. DA 2008/42, pursuant to the definition of WLEP 1995 was approved with a GFA of 82,837 and an FSR of 1.77:1.

Tables containing calculations and relevant notes on the site area, GFA, site coverage and deep soil planting, both as approved and as a result of this Planning Proposal, on each of the six lots which comprise the Gore Hill Technology Business Park, are provided in **Appendix 7**.

The approved business park, which is to comprise five buildings (A, B, B1, C and D, the latter comprising three structures over a common podium) either side of a central north-south spine road (Broadcast Way) and with a central landscaped park, is well-advanced. Prior buildings (except for one) have been demolished, and bulk earthworks, roads and drainage have been constructed. Building B1 (on Lot 4), which is used as a data centre, and Building C (on Lot 5) which is predominately used for television production are complete.

The site to which the consent to DA 2008/42 (as modified) applies has been subdivided into 6 lots in a community title scheme – see below for details.

Lot 1 includes Broadcast Way which has been completed and will eventually include a central park which is partially completed. It includes 20 on-street car spaces and is accessible from Campbell Street and from the Pacific Highway (the latter being left in, left out only).

Lot 2 is currently vacant and is owned by Hydrox Nominees. Lot 2 has an area of 1.063ha and a 75m frontage to Campbell Street. Pursuant to the original consent to DA 2008/42, this lot was to be occupied by Building A, containing 117 light industrial units with ancillary offices, and 18,180m² of GFA, with parking for 297 cars. Vehicular access, as originally approved, to Building A was from Campbell Street (to a car park containing 130 spaces) and from Broadcast Way to the balance of the approved spaces which were to be provided on each level of the approved building.

Lot 3 is the site subject of DA 2014/223, lodged with Council on 6 June 2014, seeks approval for preparatory site works, including excavation, and the erection of a 6-storey, high-technology industrial building to be used as a data centre, along with associated parking, landscaping, fencing, drainage and related works. This DA is under assessment by Council and will be determined by the JRPP.

Lot 3 is currently vacant. It was approved to be developed in the form of a community and sports facility as part of a Voluntary Planning Agreement and then dedicated to Council. As approved, Building B was to comprise:-

- one and one half basement levels containing 80 parking spaces;
- community centre and games room on the first floor;
- three sports courts on the second floor; and
- a futsal court on the third floor.

Lot 4 is owned by Securus and contains a high-technology industry building (Building B1). The building is fully leased as a data-centre to multiple tenants, the major tenant being the Australian Stock Exchange (ASX).

Lot 5 is occupied by a new high technology industrial building (Building C) which is owned by Growthpoint. Fox Sports currently occupy a large part of the building.

Lot 6, on the corner of Campbell St and the Pacific Highway, is presently vacant with the exception of an existing building (previous ABC offices which is now used as a site office) which must be demolished in due course, when Lot 6 is developed. Building D has not been built.

Pursuant to the original consent, separate DA's have to be lodged for fit-out and for use of the whole or part of each of the approved buildings.

Subsequent to the granting of the original consent by Willoughby Council in 2008, several Section 96 applications to modify the consent have been dealt with under delegation. These Section 96 applications are briefly outlined in the table below.

Consent No.	Modification Details (Summary)
DA2008/42/A	Modify Condition No. 56(a) to reduce driveway width on Pacific Highway
DA2008/42/B	Modify original consent by additional condition of consent requiring completion of Stage 7 prior to occupation of Building D
DA2008/42/C	Modify Condition No. 21 to provide tree species in balance of site from 400 Litres to 200 Litres and impose additional condition to ensure RTA road upgrades are completed prior to the issue of occupation certificate for any of the approved buildings
DA2008/42/D	Modification of approved landscape plan including removal of T28 and one street tree
DA/2008/42/E	Amendments to layout of Building B by dividing it into two separate buildings (B and B1), additional basement car parking and area into Building C; and consequential reduction of the footprint of Building A, and changes to associated voluntary

Consent No.	Modification Details (Summary)
	planning agreement
DA/2008/42/F	Modify the staging of the development and the approved stormwater management plan.
DA/2008/42/G	Minor changes (mainly internal) to the base building design of Building C to accommodate Fox Sports.
DA/2008/42/H	Modifications of approved plans for Building C including minor internal and external changes and reduction of parking spaces
DA/2008/42/I	Modify Condition 6A, pedestrian link approval
DA/2008/42/J	Modification to relocate a shared cycleway from the footpath to Broadcast Way

1.2 DA 2009/444 and DA 2011/163

DA2009/444 for community title subdivision of the Gore Hill Business Park into five lots was approved by Council on 4 January 2010. DA 2011/163 for six rather than five lots to reflect the approved development (as amended by DA 2008/42/E) was approved by Council on 23 August 2011.

1.3 DA 2010/654

Development Application DA2010/654 for the fit-out and occupation of Building B1 for the purposes of a data centre which was approved by Council (under delegation from the JRPP) on 22 December 2010.

1.4 Other DAs

Other DA's have been approved for the fit-out and use of parts of Building C for television production and related purposes (DA 2011/409 and DA 2013/180).