

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_WILLO_002_00)

I, the Director, Sydney Region East at the Department of Planning and Environment as delegate of the Greater Sydney Commission for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 8 May 2014 for the proposed amendment to the Willoughby Local Environmental Plan 2012 as follows:

1. Change the name of the Planning Proposal

from Planning Proposal to Change Zoning, FSR and Height Controls at Gore Hill Technology Park, 1-5 Broadcast way, Artarmon

to Planning Proposal to Change Zoning, FSR and Height Controls at Gore Hill Technology Park, 1-5 Broadcast way, Artarmon – Lots 2-4 and Lot 6 DP 270714

2. Change the description of the Planning Proposal

from The proposal seeks to amend Willoughby Local Environmental Plan 2012 (WLEP 2012) by rezoning lots 5 and 6 which are part of the Gore Hill Technology Park from Light Industrial IN2 to Business Park B7 and to amend the height and FSR controls relating to the site to allow large floor plate office development in a business park setting.

to The proposal seeks to amend Willoughby Local Environmental Plan 2012 (WLEP 2012) by rezoning Lot 6 from Light Industrial IN2 to Business Park B7, increase the maximum FSR permitted on Lot 6 from 1.5:1 to 4.5:1 subject to a maximum site coverage of 60 per cent and a site area of 12,000 square metres, and increase the maximum site coverage for Lots 2, 3 and 4 from 45 per cent to 60 per cent at the Gore Hill Technology Park, Artarmon.

3. Delete:

"condition 1"

and replace with:

a new condition 1 "Prior to undertaking public exhibition, Council is to update the planning proposal to reflect the explanation of provisions regarding the inclusion in Clause 4.4A - Exceptions to floor space ratio of the Willoughby LEP 2012, outlining the requirements for "Area 18".

4. Delete:

"condition 2"

and replace with:

a new condition 2 "Prior to undertaking public exhibition, Council is to update the planning proposal to reflect the explanation of provisions regarding the inclusion in Clause 4.4A - Exceptions to floor space ratio of the Willoughby LEP 2012, outlining the requirements for "Area 20"

5. Delete:

“condition 7”

and replace with:

a new condition 7 “The timeframe for completing the LEP is by 15 February 2018”

6. Insert:

a new “condition 8” Prior to undertaking public exhibition, Council is to update the planning proposal to remove reference to Lot 5.

7. Insert:

a new “condition 9” Prior to undertaking public exhibition, Council is to update the planning proposal to reference the policies and actions outlined in the draft North District Plans that are relevant to this proposal.

8. Insert:

a new “condition 10” Prior to undertaking public exhibition, Council is to update the planning proposal to reference the explanation of provisions regarding the inclusion of new local clause in Part 6 relating to the minimum size of floor plates for use as office and business premises. This clause is to reference only Lot 6, in accordance with the changes to the planning proposal.

Dated 22ND day of NOVEMBER 2016



Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission