

Planning Proposal to Change Zoning, FSR and Height Controls at 1 - 5 Broadcast way, Artarmon

Proposal Title :	Planning Proposal to Change Zoning, FSR and Height Controls at 1 - 5 Broadcast way, Artarmon		
Proposal Summary :	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.		
PP Number :	PP_2014_WILLO_002_00	Dop File No :	14/06180

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the planning proposal proceed subject to the following conditions:**

- planning proposal is exhibited for 14 days;
- planning proposal is completed within 9 months;
- a public hearing is not required to be held;
- maps clearly identifying the subject site and showing both the current and proposed zoning, height and FSR for Lots 3, 5 & 6 DP 270714 are to be exhibited with the planning proposal.
- external consultation is undertaken with Broadcast Australia, Transport for NSW and adjoining LGAs.

Supporting Reasons : **The planning proposal should be supported as seeks to realise the potential role of the Gore Hill Technology Park by increasing business and employment opportunities in the Willoughby LGA whilst limiting impacts on existing commercial centres in the inner north subregion.**

Panel Recommendation

Recommendation Date : **24-Apr-2014** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

1. Prior to undertaking public exhibition, Council is to amend the 'explanation of provisions' within the planning proposal to remove the draft clause regarding minimum size of floor plates for office premises and instead provide a plain English explanation of the intention of the proposed clause. The term 'floor plate', used in the clause, is not defined and the means to achieve Council's desired outcome is to be further considered.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to include existing and proposed land zoning, lot size and height of buildings maps, which are at an appropriate scale and clearly identify the subject land.
3. Prior to undertaking public exhibition, Council is to update the planning proposal to ensure that it correctly refers to the notified Willoughby LEP 2012.

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4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act, or organisations:

- Transport for NSW – Roads and Maritime Services
- Broadcast Australia
- Adjoining LGAs

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has now accepted this delegation. Council should be issued with plan making delegations for this planning proposal.

Signature:



Printed Name:

Sabine Miller

Date:

2 May 2014