

PLANNING PROPOSAL FOR GORE HILL TECHNOLOGY PARK (PREVIOUS ABC SITE), PACIFIC HIGHWAY, ARTARMON

ATTACHMENTS:	1. COUNCIL REPORT AND RESOLUTION DATED 24 FEBRUARY 2014
RESPONSIBLE OFFICER:	LINDA MCCLURE, STRATEGIC PLANNING MANAGER
AUTHOR:	JANE HOSIE, STRATEGIC PLANNER
CITY STRATEGY LINK:	5.1.1 LOCAL BUSINESS
MEETING DATE:	10 MARCH 2014

Purpose of Report

The purpose of this report is to correct the wording of a previous Council resolution relating to the Planning Proposal for the Gore Hill Technology Park at 219 Pacific Highway (now known as 1-5 Broadcast Way).

Background

At its meeting of 24 February 2014 Council considered the attached report which outlined the features of the November 2013 Planning Proposal which were recommended for Council's support to proceed to the Gateway and for public exhibition and which are summarised below:

On lot 6

- A campus style large floor plate development with three buildings (each facing a street frontage) in which office premises will be permissible. The Council Sports and Community Centre will be one of the buildings.
- The Floor space ratio will be 3.5:1.
- There will be a height increase from the eastern boundary of lot 6 for 40m west (currently part RL 122 and part RL 131 under WLEP 2012) to RL 136.

On lot 3

- A Data Centre with 21 car parking spaces, similar to the ASX development on the adjacent lot 4.
- The height increase from RL 118 to RL 120 for the whole of lot 3.

On lot 5

Permit office premises in the existing building on the site and allow additional FSR of 3.5:1 to reflect the existing building on the site.

Draft WLEP 2012 Amendments Required

In order to facilitate the above outcomes it is necessary to amend WLEP 2012 in the following way:

Lot 6

- rezone to B7 Business Park

- Include as a new Area 15 on the Floor Space Ratio Map to enable 3.5:1 FSR for sites over 12,000 sqm and a maximum site coverage of 60%.
 - Amend the Height of Building Map by providing a height of RL 136 on lot 6 between its eastern boundary and a north/south line 40 metres to the west.
 - Include a new local clause in Part 6 of WLEP 2012 relating to the minimum size of floor plates for use as office premises as follows:
- (1) *This clause applies to Lots 5 and 6 of DP 270714 known as 2 and 4 Broadcast Way, Artarmon zoned B7 Business Park.*
 - (2) *Development consent for the purposes of Office Premises must not be granted unless the consent authority is satisfied that:*
 - a. *The occupant requires and will solely occupy a single floor plate of 1,200sqm as a minimum;*
 - 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.*

Lot 5

- Rezone to B7 Business Park
- Include on FSR map as 3.5:1 to reflect the existing building now constructed on the site.

Lot 3

Amend the Height of Building Map by providing a height of RL 120 for the whole of lot 3.

Clause 4.6

Amend Clause 4.6 by removing subclause 8 (ca) of draft WLEP 2012 which prohibits the use of clause 4.6 to vary the height on the Gore Hill Technology Park site lots 1-6 DP 270714.

At its meeting of 24 February 2014 Council resolved

That:

1. *The Planning Proposal for the amendment of WLEP 2012 for **lots 5 and 6 DP 270714** known as 2-4 Broadcast Way and clause 4.6, as outlined in this report be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act, 1979.*
2. *Draft amendments to Willoughby Development Control Plan Part 1.5 ABC Gore Hill Divestment Site Artarmon, be exhibited with the amendment to the WLEP 2012 for the Planning Proposal to reflect the changes to the WLEP 2012 relating to the site.*
3. *The proposed new draft VPA outlined in the Economic Director's report be advertised concurrently with the Planning Proposal.*

This resolution did not include the proposed amendment to the height control on lot 3. It is therefore recommended that Council amend its resolution of 24 February 2014 to include the amendment to the WLEP 2012 height control for lot 3 as outlined in the Environmental Services Director's report.

OFFICER'S RECOMMENDATION

That:

- 1. The Planning Proposal for the amendment of WLEP 2012 for lots 3, 5 and 6 DP 270714 known as 2,3 and 4 Broadcast Way and clause 4.6, as outlined in this report be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act,1979.**
- 2. Draft amendments to Willoughby Development Control Plan Part I.5 ABC Gore Hill Divestment Site Artarmon, be exhibited with the amendment to the WLEP 2012 for the Planning Proposal to reflect the changes to the WLEP 2012 relating to the site.**
- 3. The proposed new draft VPA outlined in the Economic Director's report be advertised concurrently with the Planning Proposal.**

[Council Report and Resolution of 24 February 2014 - Gore Hill.pdf](#)

Meeting Date: 10 March 2014

- **Agenda Report** - double-click to view report.
 - **Resolved Items Action Statement** - add a Note informing the Action undertaken as per the Council Decision or Resolution Under Delegated Authority.
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FEBRUARY 2014

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AUTHOR: JANE HOSIE, STRATEGIC PLANNER

CITY STRATEGY LINK: 5.1.1 LOCAL BUSINESS

MEETING DATE: 10 MARCH 2014

Purpose of Report

The purpose of this report is to correct the wording of a previous Council resolution relating to the Planning Proposal for the Gore Hill Technology Park at 219 Pacific Highway (now known as 1-5 Broadcast Way).

RESOLUTION

That:

1. The Planning Proposal for the amendment of WLEP 2012 for lots 3, 5 and 6 DP 270714 known as 2,3 and 4 Broadcast Way and clause 4.6, as outlined in this report be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act,1979.
2. Draft amendments to Willoughby Development Control Plan Part I.5 ABC Gore Hill Divestment Site Artarmon, be exhibited with the amendment to the WLEP 2012 for the Planning Proposal to reflect the changes to the WLEP 2012 relating to the site.
3. The proposed new draft VPA outlined in the Economic Director's report be advertised concurrently with the Planning Proposal.

MOVED COUNCILLOR ROZOS

SECONDED COUNCILLOR ERIKSSON

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Coppock, Eriksson, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright

Against the Resolution: Nil.

Absent: Councillor Stevens

Councillor Coppock declared a non-significant, non-pecuniary interest in the above matter.