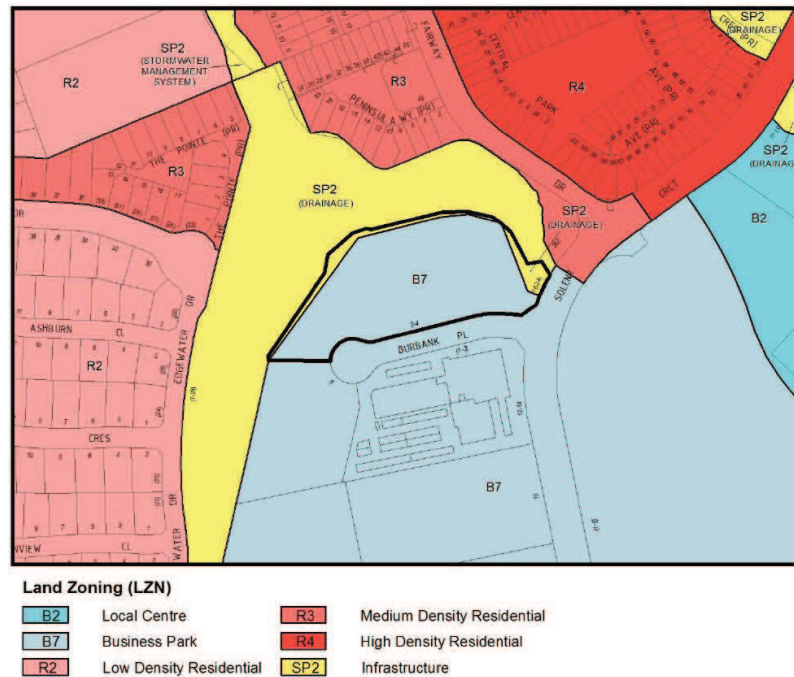




**Figure 3**  
Zoning under The Hills Local Environmental Plan 2012

The matter was reported at an Ordinary Council Meeting on 9 December 2014 and Council resolved that:

*"A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to amend the floor space ratio map from 1:1 to 1.4:1 for 2-4 Burbank Place, Baulkham Hills (Lot 4054 DP 1070487)."*

## PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to facilitate alterations and additions to an existing commercial building by 1,237m<sup>2</sup> of additional office floor space.

## PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcomes will be achieved by:

- An amendment to the Floor Space Ratio Map to increase the floor space ratio from 1:1 to 1.4:1 for that part of the site zoned B7 Business Park.

## PART 3 JUSTIFICATION

### SECTION A - NEED FOR THE PLANNING PROPOSAL

1. *Is the planning proposal a result of any strategic study or report?*

No, the planning proposal is not a result of any strategic study or report.

However, the Draft North West Subregional Strategy and the North West Rail Link Corridor Strategy both acknowledge the need to reinforce the Norwest Business Park as a key provider of jobs in the Sydney's north-west. The planning proposal is consistent with the State Government and Council's vision for the Norwest Business Park, including the North West Rail Corridor Strategy and the Draft North West Subregional Strategy as it will facilitate the provision of additional office floor space close to future transport infrastructure.