

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed The Hills Local Environmental Plan 2012 (Amendment No. (#)) – increase the floor space ratio from 1:1 to 1.4:1 for the part of Lot 4054 DP 1070487, 2 – 4 Burbank Place, Baulkham Hills zoned B7 Business Park (8/2015/PLP).

ADDRESS OF LAND: Lot 4054 DP 1070487, 2 – 4 Burbank Place, Baulkham Hills

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING	PROPOSED	TOTAL YIELD
Jobs	Approx. 476	Approx. 42	Approx. 518

* The above figures are based on an existing constructed floor space of 14,265m² and the proposed additional 1,237m² of floor space. The estimated number of employees has been determined at a rate of 30m² per employee.

The approved (but not yet constructed) floor area of 1,918m² has not been included in the above figures.

SUPPORTING MATERIAL:

- Attachment A** Assessment against State Environmental Planning Policies
- Attachment B** Assessment against Section 117 Ministerial Directions
- Attachment C** Council Report and Resolution, 9 December 2014
- Attachment D** Traffic and Parking Assessment Report, Brown Consulting (April 2014)

THE SITE:

The site is located on the corner of Burbank Place and Solent Circuit in the Norwest Business Park. The irregular shaped site has an area of 1.389 hectares and is in the vicinity of Hillsong Church and existing commercial buildings. Low and medium density residential dwellings are located to the north, north east and west of the adjoining lake (Figure 1).

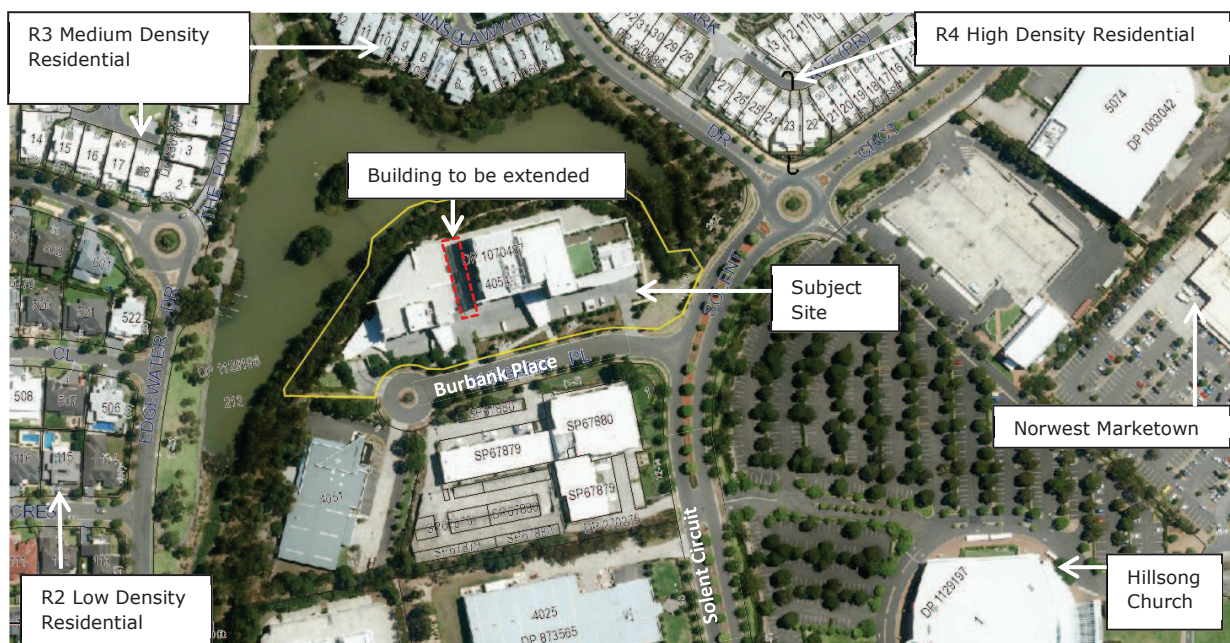


Figure 1
Aerial view of the subject site

BACKGROUND:

The commercial buildings on the site were approved in June 2004 with a combined floor area of 13,890m² and a floor space ratio of 1:1. In April 2010 an additional 375m² of floor space was approved for the site. Following this, in November 2013 consent was granted for an additional 1,918m² of floor area to achieve an approved building area of 16,183m² on the site. Works associated with this Development Approval have not yet commenced.

The applicant is seeking to increase the total building area by a further 1,237m² (Figure 2). This will result in a total floor area of 17,420m² which equates to a 25.4% increase in floor space over the initial June 2004 approval.

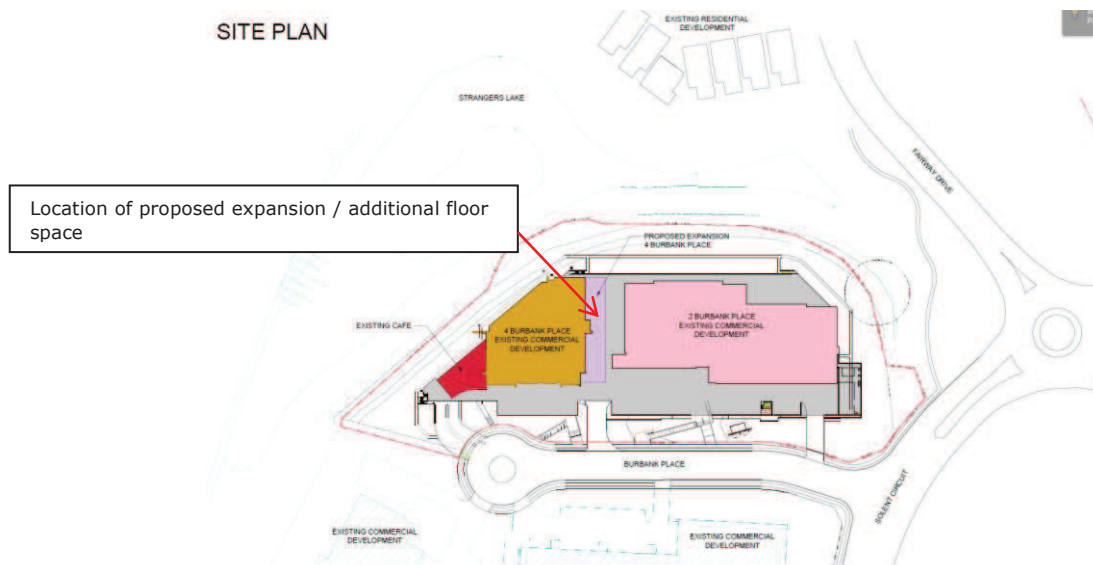


Figure 2
Proposed Site Plan

The subject site is zoned B7 Business Park and SP2 Infrastructure (Drainage) (Figure 3). When the existing buildings on the site were approved in 2004, the floor space ratio for the business park was governed by Development Control Plan No.31 – Norwest which permitted the FSR to be calculated using the entire site area of 1.389 hectares. Since this time, Local Environmental Plan 2012 has introduced a new method of calculating floor space ratios which excludes land on which the proposed development is prohibited. For this site, only the component of B7 Business Park zoned land (1.237 hectares) can be used to calculate the floor space ratio. Therefore, to facilitate the provision of the additional 1,237m² of floor space, a floor space ratio of 1.4:1 is required for the site.