
MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 9 December 2014

Industrial Precinct from IN2 Light Industrial to part B6 Enterprise Corridor, part R3 Medium Density Residential, part R2 Low Density Residential and part RE1 Public Recreation. The planning proposal would also rezone existing land adjacent to the future Box Hill Town Centre from B6 Enterprise Corridor to R1 General Residential and remove 'shop top housing' as a permitted land use within the B6 zone

2. Draft amendments to the Box Hill and Box Hill Industrial Development Control Plan to facilitate the proposal be prepared in relation to road layouts, setbacks and site coverage. Draft amendments to the Development Control Plan be placed on public exhibition concurrently with the planning proposal.
3. Draft amendments to Contributions Plan 15 – Box Hill Precinct be prepared to reflect the future residential population and employment yield of the precinct resulting from the proposal, increase the planned provision of open space and include one (1) new roundabout within the proposed new residential area road network. Draft amendments to the Contributions Plan be placed on public exhibition concurrently with the planning proposal.

Being a Planning Matter, the Mayor called for a Division to record the votes on this matter.

VOTING FOR THE MOTION

Clr A C Jefferies
Clr Dr M R Byrne Adjunct Professor
Clr P J Gangemi
Clr R K Harty OAM
Clr A N Haselden
Clr Y D Keane
Clr R A Preston
Clr M G Thomas
Clr R M Tracey

VOTING AGAINST THE MOTION

None

ABSENT FROM THE ROOM

Clr M O Taylor

Councillor Keane, having previously declared a conflict of interest, left the meeting at 8.02pm and took no part in the debate or voting on the following matter – Item 4.

ITEM-4**PLANNING PROPOSAL 2-4 BURBANK PLACE
BAULKHAM HILLS (8/2015/PLP)**

A MOTION WAS MOVED BY COUNCILLOR HASELDEN AND SECONDED BY COUNCILLOR HARTY OAM THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 9 December 2014

755 RESOLUTION

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).

Being a Planning Matter, the Mayor called for a Division to record the votes on this matter.

VOTING FOR THE MOTION

Clr A C Jefferies
Clr Dr M R Byrne Adjunct Professor
Clr R K Harty OAM
Clr A N Haselden
Clr Y D Keane
Clr R A Preston
Clr M G Thomas
Clr R M Tracey

VOTING AGAINST THE MOTION

Clr P J Gangemi

ABSENT FROM THE ROOM

Clr M O Taylor

ITEM-6

**DRAFT PRECINCT PLAN FOR CASTLE HILL NORTH -
RESIDENTIAL DEVELOPMENT (FP38)**

A MOTION WAS MOVED BY COUNCILLOR HASELDEN AND SECONDED BY COUNCILLOR DR BYRNE ADJUNCT PROFESSOR THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

756 RESOLUTION

The draft Precinct Plan for the Castle Hill North Precinct be exhibited.

Being a Planning Matter, the Mayor called for a Division to record the votes on this matter.

VOTING FOR THE MOTION

Clr A C Jefferies
Clr Dr M R Byrne Adjunct Professor
Clr P J Gangemi
Clr R K Harty OAM
Clr A N Haselden
Clr Y D Keane
Clr R A Preston
Clr M G Thomas
Clr R M Tracey

ITEM-4	PLANNING PROPOSAL 2-4 BURBANK PLACE BAULKHAM HILLS (8/2015/PLP)
THEME:	Balanced Urban Growth
OUTCOME:	7 Responsible planning facilitates a desirable living environment and meets growth targets.
STRATEGY:	7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.
GROUP:	STRATEGIC PLANNING
AUTHOR:	SENIOR TOWN PLANNER BRONWYN INGLIS
RESPONSIBLE OFFICER:	MANAGER FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that a planning proposal be prepared and 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.

The proposed increase in the floor space ratio for this site will have no adverse impacts on adjoining sites and will allow the provision of additional office floor space in a location within walking distance of the future Norwest Rail Station.

APPLICANT

Capital Corporation Pty Ltd

OWNERS

GU Custodian Pty Limited

THE HILLS LOCAL ENVIRONMENTAL PLAN 2012

Zone:	B7 Business Park & SP2 Infrastructure (Drainage)
Minimum Lot Size:	8,000m ² for B7 zoned land & 700m ² for SP2 Drainage land
Maximum Height:	RL116
Maximum Floor Space Ratio:	1:1

POLITICAL DONATIONS

Nil disclosures

REPORT

The report examines the strategic context for land within the Norwest Business Park and the implications of amending the floor space ratio (FSR) on the site to facilitate alterations and additions to an existing commercial building.

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
Subject Site

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.

PLANNING PROPOSAL

The applicant is seeking to increase the total building area by a further 1,237m². 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.

The subject site is zoned B7 Business Park and SP2 Infrastructure (Drainage) (Figure 2). 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.

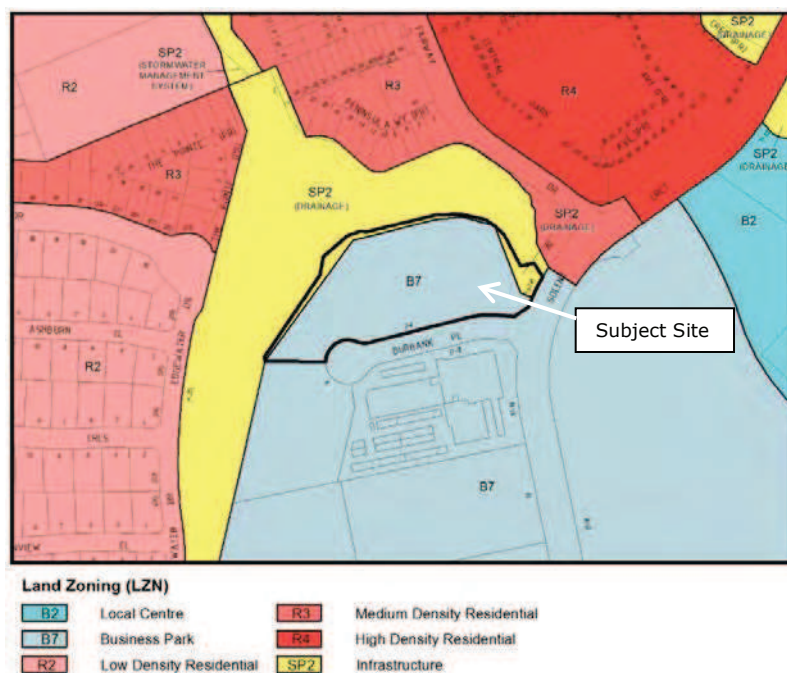


Figure 2
Zoning Map

A concept plan of the proposed expansion is shown in Figure 3 below.

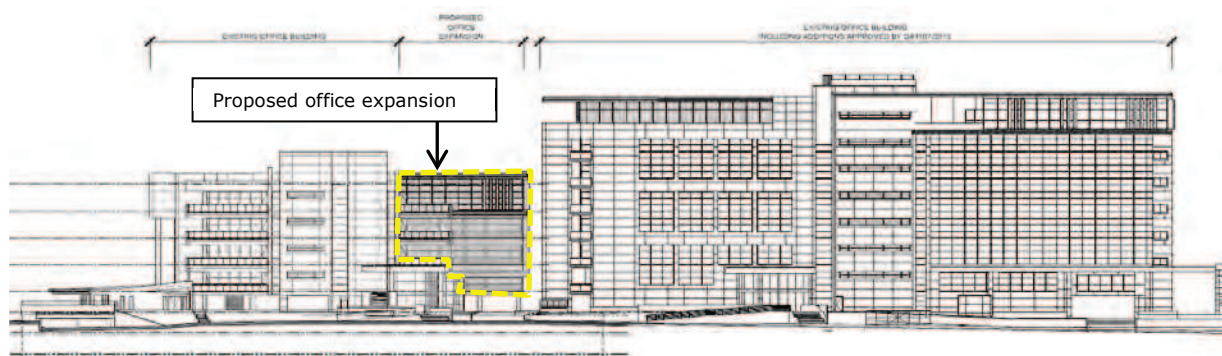


Figure 3
Concept Plan - South Elevation

Should the existing approval and the area subject to this planning proposal be constructed, the provision of parking spaces would be compliant with Council's parking controls.

STRATEGIC CONTEXT

The Norwest Business Park is identified as a Specialised Centre in the Metropolitan Plan for Sydney 2036. The Draft North West Subregional Strategy set a target of providing an additional 25,000 jobs within the Norwest Business Park between 2001 and 2031. The Structure Plan for the Norwest Rail Station identifies the subject site as 'business park' land and a 'short term opportunity site'.

The Structure Plan recognises the need for land to the west of the rail station to respond to the growing market demand for large floor plate commercial spaces and to encourage the growth of Norwest as a Specialised Centre. It seeks to reinforce Norwest as the largest employment centre for Sydney's North West.

The subject site is located approximately 500 metres from the future Norwest Rail Station and is well-positioned to cater for additional high quality office floor space. The proposal will provide an opportunity to accommodate employment growth in a location that is close to transport and services, which is a goal of State Government planning policies and Council's Employment Lands Direction. The proposal is consistent with Ministerial Section 117 Directions.

Traffic Generation

Consideration has been given to the traffic impacts associated with the subject planning proposal as well as the broader traffic situation in the Norwest Business Park.

(a) Traffic generation associated with the subject planning proposal

The original approval for 13,890m² of floor space would have typically generated around 222 AM peak hour trips and 167 PM peak hour trips. The existing approved floor space of 16,183m² will generate 259 vehicle trips in the AM peak and 194 in the PM peak. The proposed additional 1,237m² of floor space (to create a total of 17,420m² of floor area on the site) is expected to generate an extra 20 vehicle trips in the AM peak and an extra 15 trips in the PM peak above what has already been approved for the site. The proposal will have negligible impact on the operational efficiency of the surrounding road network.

Future works are planned to signalise the intersection of Solent Circuit/Norwest Boulevard/Reston Grange which will have sufficient capacity to cater for any additional traffic associated with the subject planning proposal. Also, anticipated bus priority lanes on Norwest Boulevard and the arrival of the North West Rail Line will encourage employees to use public transport for their journey to work and should reduce traffic generation throughout the business park.

It is anticipated that the development of this site, as proposed, will contribute approximately \$30,000 (Section 94A Plan) towards local infrastructure. The local infrastructure items in the vicinity of the site include replacing the existing roundabout at Norwest Boulevard (a State Road) and Lexington Drive with a signalised intersection.

(b) Broader context - Norwest Business Park

In 2003 Council commissioned Gennaoui Consulting Pty Ltd to estimate the likely traffic generation of existing, approved and potential developments within the Norwest Business Park and to identify where short, medium and long term works to improve performance and efficiency could be carried out. The Study included analysis of traffic improvements that would be required to allow the total number of employees to increase to approximately 45,000. To accommodate this level of employment, the following three main upgrade priorities were identified to address traffic congestion within the Business Park:

- Priority 1: Provide traffic signals at the intersection of Lexington Drive/Norwest Boulevard. These works will make a significant contribution to addressing traffic delays throughout the Business Park. Roads and Maritime Services are currently undertaking planning for this upgrade.
- Priority 2: Provide traffic signals at the intersection of Norwest Boulevard and Brookhollow Avenue (opposite Norwest Marketown). Works will be undertaken as part of the Norwest Rail Station construction. It is anticipated that upgrade works will commence within the next three years.
- Priority 3: Provide traffic signals at the intersection of Solent Circuit/Norwest Boulevard/Reston Grange. This upgrade is anticipated to commence in

approximately 2018/2019. These upgrade works will cater for the additional traffic generation associated with the subject planning proposal at Burbank Place.

Some of the works identified by Gennaoui Consulting have been implemented, such as the triple right turn out of Norwest Boulevard into Windsor Road and the soon to be constructed traffic signals at the western intersection of Solent Circuit and Norwest Boulevard. Longer term improvements include replacing all the roundabouts along Norwest Boulevard with traffic signals.

The proposed increase in floor space ratio for the site will not adversely impact on the amenity of nearby residential dwellings or on adjoining commercial developments. The site is well landscaped and the new works will be in keeping with the surrounding business park development. The additional floor space will not significantly alter the existing bulk and scale of the building and its appearance will be compatible with the built form of nearby commercial buildings.

NEXT STEPS

Should Council resolve to support the planning proposal it will be forwarded to the Department of Planning and Environment for a Gateway Determination. The proposal will then be publicly exhibited before it is reported back to Council.

IMPACTS

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

The Hills Future - Community Strategic Plan

The proposal is consistent with the vision and objectives of The Hills Future – Community Strategic Plan as it provides an opportunity for businesses to grow and meet the needs of a modern local economy in a location that will have good access to the future North West Rail Line.

RECOMMENDATION

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).

ATTACHMENTS

Nil