

ATTACHMENT 2

MODERN LOCAL ECONOMY

ITEM-14 **REZONING APPLICATION FOR LOTS 3 & 4 DP 270592, NOS. 2-4 & 3 CIRCA BOULEVARDE, BELLA VISTA (FP184)**

THEME: Modern Local Economy

HILLS 2026 OUTCOME/S: MLE 1 Our Shire attracts new businesses and visitors

COUNCIL STRATEGY/S: MLE 1.1 Promote the Shire as a destination for new businesses and visitors.

GROUP: **STRATEGIC PLANNING**

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HISTORY

- 17/10/2006** Council adopted to adopt draft amendment (No.11) to LEP 2005 to permit retail floor space within the Circa Business Centre.
- 26/10/2007** LEP 2005 Amendment No.11 gazetted amending Schedule 6 of the LEP 2005 to permit a maximum of 3,890m² of retail floor space within Circa Business Centre.
- 30/09/2009** Application to amend Schedule 6 and provide additional retail floor space of 2,500m² on Lots 3 & 4 DP 270592 Circa Boulevarde within the Circa Business Centre.
- 8/01/2010** Independent review of Economic Impact Assessment and supplementary information by Hill PDA.
- 3/02/2010** Submission of additional information to address concerns raised in review of Economic Impact Assessment by Hill PDA.
- 3/05/2010** Submission of additional information to address concerns raised in review of Economic Impact Assessment by Council.

REPORT

The purpose of this report is to consider a request by Mulpha FKP Pty Ltd to increase the amount of retail floor space permissible within the Circa Business Centre and to determine whether to proceed with an amendment to Schedule 6 of the Baulkham Hills Local Environmental Plan 2005.

BACKGROUND*Norwest Business Park*

The Business Park is the Hills Shire's primary employment area and contains a mix of uses including corporate headquarters, offices, warehousing, research development, a retail centre, housing, recreation, a religious convention centre and other uses. It is comprised of a number of Precincts being Norwest Boulevard, Lexington Drive and Circa Precincts with approximately 400 companies supporting 14,500 jobs (as at 2006) with a capacity to increase to approximately 32,000 jobs (based on potential floor space and current vacancies).

It was estimated that this capacity will be taken up over the next decade, however, the effects of the Global Financial Crises has impacted on current development trends and the timeframe for achieving this capacity may be extended. Opportunities may exist once construction of the North West Rail commences to consider increasing densities in targeted locations as the Business Park evolves to a higher order centre with less warehousing activities and more research/knowledge based activities.

Centrally located in the Norwest Boulevard Precinct is the retail centre (Norwest Marketown Shopping Centre), which caters for the majority of needs of workers in the Business Park and the local residential population within and surrounding the Business Park. Norwest Marketown is currently a 'Village' scale centre with 9,700m², which is made up of a supermarket, restaurants and speciality shops. Current planning controls anticipate transition of Norwest Marketown into a full 'Town Centre' with a total of 15,000m² of floor space. Council has approved two Development Applications that, if constructed, will add 2,500m² to the current Centre.

Circa Precinct

This Precinct is a relatively discreet area located on the south western boundary of the Norwest Business Park and is bounded by Norwest Boulevard to the west, Bella Vista Farm to the north, Bingara Crescent to the east and Old Windsor Road to the south. Access to this Precinct is limited with only vehicle and pedestrian connections to Old Windsor Road and Norwest Boulevard. No direct vehicle or pedestrian connections exist to the adjoining residential areas.

Within the Precinct is the Circa Business Centre consisting of a four lot community title subdivision which comprises the Circa Shopping Centre offering a 2,880m² Woolworths Supermarket, 1010m² of small speciality shops and cafes, the Norwest Private Hospital and the subject allotments which are currently vacant. Surrounding the Circa Business Centre are a number of buildings under construction including Resmed Corporate office complex, NEMMCO and Q-Central.

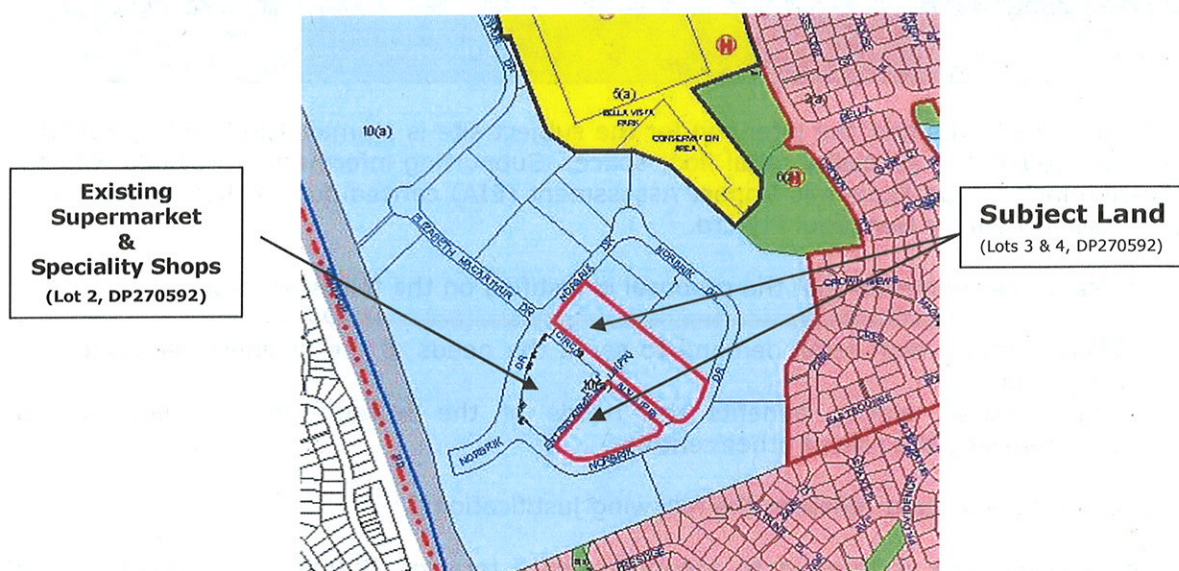
The zone applicable to the Circa precinct is 10(a) Employment Area under LEP 2005 which prohibits shops. However, in 2006 an amendment to LEP 2005 was made to allow a maximum of 3,890m² of "development for the purpose of shops" in the Circa Business Centre.

Justification for the 2006 amendment to allow retail activities was based on providing retail and other convenience support services for the needs of employees and local amenity. The need was justified on the basis of the future workforce, some resident and passing trade spending that would generate demand for 5,140m² of floor space in the following configuration:

Supermarket	- 2,529m ²
Other retail	- 2,200m ²
Non-retail Services	- 411m ²

REZONING PROPOSAL AND JUSTIFICATION

The subject land is comprised of two allotments being Lot 3 DP 270592, Nos. 2-4 Circa Boulevard and Lot 4 DP 270592, No. 3 Circa Boulevard, Bella Vista (Figure 1). The combined area is approximately 3.1 hectares and forms a part of the Circa Business Centre.



Existing Zoning – BHLEP 2005
Figure 1

The proposal involves an amendment to Clause 56, Schedule 6 of the Baulkham Hills Local Environmental Plan 2005 (BHLEP) to allow an additional 2,500m² of retail floor space to be permitted within the Circa Business Centre on Lots 3 & 4 DP 270592 ("the subject site").

Currently retail floor space within the Precinct is restricted to 3,890m² on Lots 2, 3 & 4 DP 270592 (formerly Lot 6012 DP 1098937 Elizabeth MacArthur Drive). This existing provision is listed in BHLEP Clause 56, Schedule 6, shown in the table below.

Existing Schedule 6 (Clause 56)

Schedule 6 Additional Development on certain land

Column 1	Column 2	Column 3
Lot 6012, DP 1098937, Elizabeth MacArthur Drive, Bella Vista	Development for the purpose of shops.	The total gross floor area of the shops must not exceed 3,890m ² .

The amendment proposes a total of 6,390m² of retail floor space (existing retail provision of 3,890m² plus the proposed retail floor space of 2,500m²) to be permitted in the Circa Business Centre as set out in the table below.

Proposed Schedule 6 (Clause 56)**Schedule 6 Additional Development on certain land**

Column 1	Column 2	Column 3
Lot 2, DP 270592 Circa Boulevard, Bella Vista	Development for purpose of shops	the The total gross floor area of the shops must not exceed 3,890m ² .
Lots 3 & 4 DP 270592 Circa Boulevard, Bella Vista	Development for purpose of shops.	the The total gross floor area of shops must not exceed 2,500m ² .

The proposal indicates that the intention for the subject site is a small 1,500m² supermarket as well as 1,000m² of speciality retail floor space. Supporting information provided with the application includes an Economic Impact Assessment (EIA) carried out by Urbis and a Traffic Impact Assessment by Gennaoui Pty Ltd.

The applicant has submitted that the proposal is justified on the following basis:

1. There exists a high retail demand to serve the needs of the business park and local area; and
2. The proposed zoning benefits the needs of the workers of the park without compromising the role of other centres.

In particular the applicant relies on the following justification:

- The Business Park is forecast to accommodate a total of 25,000 (applicant's estimate) workers by 2031. Additional retail uses contribute to the role of Norwest Business Park as a Specialised Centre in that it performs a vital economic and employment purpose generating metropolitan wide benefits.
- The proposed development will not impede any future development within the trade area and there is ample demand in the Hills Shire to support the required future supply of retail floor space.
- No retail centre is forecast to experience an impact greater than -3.2% which is considered to be a manageable level of impact.
- The proposal is consistent with strategies such as Council's Centres Direction, Draft North West Sub-Regional Strategy and the State Government's Draft Centres Policy.
- The proposed development will provide net community benefits, by way of creating jobs during the construction phase and once the centre is complete. Jobs will also be created as a result of multiplier factors.
- An additional supermarket will encourage competition between the proposed retail and the existing Circa Shopping Centre resulting in better prices and products for consumers.
- The proposal builds upon the accessibility of the location in close proximity to Old Windsor Road and the recently completed intersection road works incorporating an overhead pedestrian bridge connection to the bus T-way along Old Windsor Road.

The justification provided by the applicant is further considered below.

IMPACTS OF PROPOSED AMENDMENT

The Business Park zone that applies to this area provides for the provision of support and ancillary facilities to the industrial, business and commercial developments. The objectives of the zone specifically focus on support and ancillary facilities that are "serving the needs of the business park workforce" and the promotion of "development that encourages public transport and minimise private traffic generation".

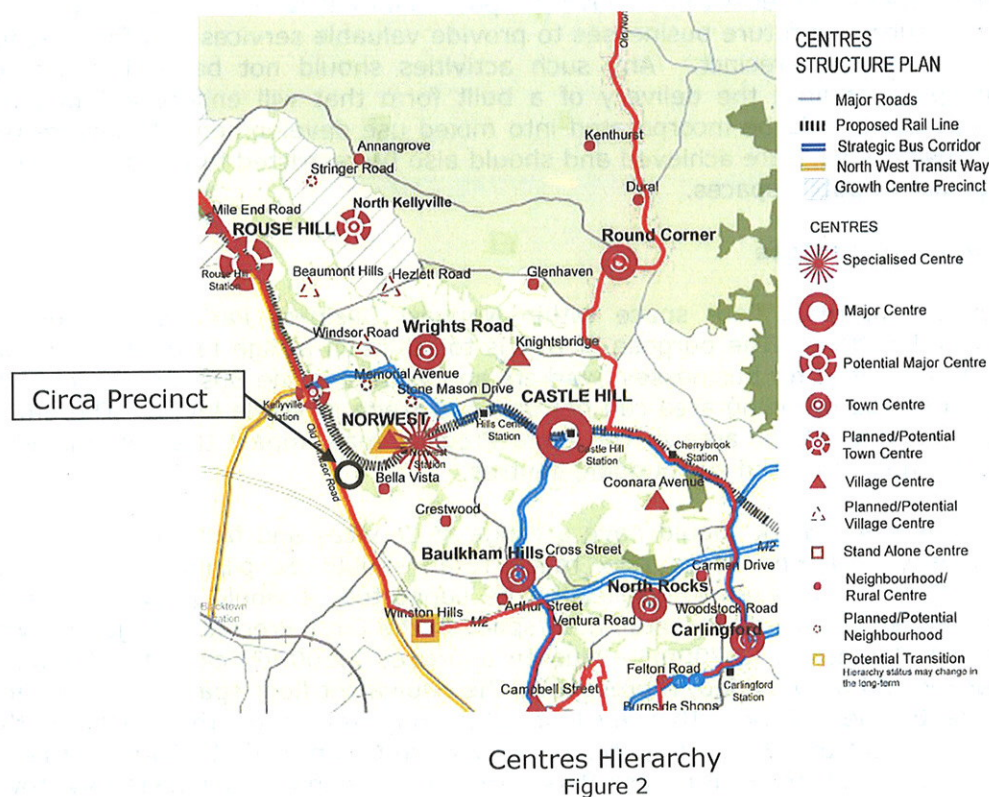
The rezoning proposal has a number of potential impacts which require consideration. These relate to:

1. Centres Hierarchy and retail floor space demand
2. Impact on other centres
3. Traffic
4. Social and Environmental Impacts
5. Compliance with Planning Instruments

Hill PDA were engaged to conduct a peer review of the economic impacts of the proposal with regard to the key directions within Council's Centres Direction. The outcomes of this peer review has been incorporated into the comments below.

1. Centres hierarchy and retail floor space demand

Council's Centres Direction guides the future growth and development of centres throughout the Hills Shire. The Direction contains a Centres Hierarchy (Figure 2) and desired typology that provides a framework for the scale, location and objectives for each centre in the Shire. This hierarchy of centres is important to ensure that the Hills Shire population (whether resident, worker or visitor) has access to a range of centres that meet their needs and are appropriate in scale and design for their location.



The Circa Business Centre is not identified in the Centres Direction as a retail centre. However, limited retail is supported in this location as it contributes to the functioning of Norwest Business Park as a Specialised Centre, within the objective of providing ancillary facilities and services that meet the day to day needs of the workers in the Centre.

Despite not being identified in Council's Centres Hierarchy, the Circa Business Centre can be compared in scale to a small village. A small village consists of low scale built form with retailing that provides convenience and daily shopping needs of the surrounding community. They generally contain a small supermarket, between 5-30 speciality shops and normally 800-3,000 dwellings within a 400m radius, dependent upon other factors such as transport. In this case the surrounding zoning supports the creation of a substantial worker population driven by commercial development.

The economic assessment submitted by the applicant identified the demand for additional retail floor space within the Norwest Business Park would be generated by the future commercial development, particularly within the surrounding precinct, the primary trade area that consists of the suburbs of Bella Vista and Crestwood and the secondary trade area that extends into Kellyville, parts of the suburbs of Stanhope Gardens, Baulkham Hills and Glenwood Park. It estimates that the trade area generates \$569.4M in total retail spend. Growth in population and expenditure will see this increase to \$649.7 million by 2016, representing an average annual growth rate of 1.7%. According to the applicants submission the proposed development is anticipated to capture 3.0% of the total retail spend generated by the trade area.

The applicants assumption that the retail spending can be drawn from a primary trade area is considered to be marginal due to the isolated nature of the Circa Precinct. It does not have direct access to the surrounding residential suburbs. In addition, the development of the Circa Precinct has not achieved full workforce potential with construction of some uses that contain lower employee levels than full commercial buildings.

These factors aside, the Circa Precinct does have the potential to allow further retail activities that draw on the existing and future businesses to provide valuable services and facilities for workers and visitors to the Precinct. Any such activities should not be at the loss of commercial floor space or limit the delivery of a built form that will ensure a functional Centre. Retail activities should be incorporated into mixed use developments to ensure the objectives of the Business Park are achieved and should also be restricted to the ground floor level to encourage active public spaces.

2. Impact on other centres

The current provision of retail floor space within Norwest Business Park is strategically restricted to specific locations. The purpose of this is to maintain a high level of accessible support services and facilities for businesses, workers and visitors in the Business Park, while ensuring Centres in the surrounding area can perform and trade at viable levels. Therefore, provision of additional retail floor area in the Circa Precinct may impact the general retail hierarchy for the Business Park and surrounding centres.

Whilst a successful Business Park should have a range of services and facilities including a supermarket, the issue remains as to how much retail should be permissible in Circa Business Centre. Should the rezoning application be supported, it would provide close to 6,400m² of supermarket and speciality retail floor space in the Circa Precinct. Together with the existing Norwest Marketown (9,700m² - plus an approved 2,500m²) close to 18,600m² of retail floor space would be provided, representing the equivalent floor space of two village centres, within the Business Park. This level of retail may impact on the ability of the Norwest Marketown Centre to achieve its potential as a Town Centre with 15,000m² of retail activities and the focal point of the Business Park. However, timing of Norwest Marketown

reaching this potential is now linked to the North West Rail, as much as market forces, which is yet to commence construction.

Norwest Marketown provides workers in the Business Park and the local residents with convenient retail services and facilities. It is envisaged that as the Business Park grows and the population of the Balmoral Road Release Area increases, Norwest Marketown is the logical centre to transition to a town centre to meet the increased demand. The targeted floor space will allow the addition of a discount department store, supermarket and additional specialty retail to support this transition. The applicants economic assessment suggests that Norwest Marketown will experience a -2.9% impact from the current proposal and that this is a minor level of impact and is unlikely to deter patrons from the Marketown.

Bella Vista Shopping Centre consists of service/convenience based tenancies including restaurants, the St Vincent De Paul Society, a hairdresser, doctor and dentist's surgery, general store and child care centre and is classified as a 'Neighbourhood Centre' under the Centres Direction 2009. Whilst it is recognised as experiencing economic challenges, its performance could be related to building configuration rather than size and location. Urbis (2010) indicates that the proposal's impact on Bella Vista would be negligible, any impact would be absorbed in the 'other centres'.

The applicants submission suggests that Circa and Bella Vista Centres serve a different role within the retail hierarchy. Bella Vista largely caters to the top up needs of the surrounding residential community, such as it provides a convenient stop on the way home or on weekends for items like milk and bread as opposed to having to go to a larger supermarket centre, like Circa Retail. The proposal will not impact the attraction of Bella Vista as it provides locals the convenience of a corner store, where as Circa Retail requires a longer journey.

The EIA concludes that the subject development is still unlikely to have a detrimental impact on the viability of any centres in the trade area. In addition, due to growth in spending, as well as the size and scale of the development, no retail centre is forecast to experience an impact greater than -3.2% once the proposed development is in operation. The following table in Figure 6, indicates the distribution of impact on key centres for 2012.

Competing Centres	Impact- Relative to 2012
Circa Retail	-3.2%
Bella Vista Shopping Centre	
Norwest Marketown	-3.0%
Kellyville Plaza (Wrights Road)	-2.0%
Kellyville Court (Windsor Road)	-0.9%
Rouse Hill Town Centre	-1.2%
Castle Towers	-0.7%
Winston Hills Shopping Centre	-1.3%
Stockland Baulkham Hills	-2.0%
Circa Retail Centre – Distribution of Impact on Key Centres, 2012	
Source: Urbis	

The applicants economic assessment did not consider the Bella Vista Shopping Centre as a competing centre. As a result, no figures are available for the impact.

As a guide a 5-10% draw of trade impact on a retailers turnover is considered insignificant. Therefore, the maximum level of impact for this development is considered manageable and will not have a detrimental impact on those surrounding centres identified.

Hill PDA's review concluded that the "the turnover rate used by Urbis to calculate impact assessment is comparatively high" and "that no expenditure has been included from existing and prospective workers". Therefore, the planning proposal is not likely to create a

significant adverse economic impact on existing supermarket based centres. However, this only looks at centres with supermarkets and fails to consider the existing neighbourhood centre at Bella Vista which is within the primary trade area.

Whilst the applicant has identified potential growth in supermarket floor space over the longer term in the main trade area, it has not satisfactorily considered the cumulative impact of growth in centres such as Windsor Road Kellyville and the future Balmoral Road Transit Centre.

Research undertaken by Council Officers in preparation of the Employment Lands Direction identified that the ratio of potential retail space to commercial/industrial space in the Norwest Boulevard and Lexington Precincts is 1m² per 47m², whilst the Circa Precinct as proposed is 1m² per 43m². This proposed comparable level of retail in the Circa Precinct is considered excessive when viewing the isolated nature of Precinct and that the Norwest Boulevard and Lexington Precincts service a larger catchment area (existing and future residential in Solent Circuit, Bella Vista and Balmoral Road) than just the business park.

In support, Council's Employment Lands Direction estimated the future worker population for the Circa Precinct to be around 10,000 persons. However, due to lower than anticipated floor space being achieved and uses such as data recovery centres the estimated workforce in the Precinct is around 8,000. This estimate is at odds with recent information supplied by the applicant (Attachment 5) that suggests a future workforce of 16,626 employees. This estimate appears based on the assumption of achieving a future employment density of approximately 1 employee per 15m² of gross floor area (GFA) which is higher than surveyed densities for office development in the City of Sydney. When compared with existing development within the Business Park of approximately 1 employee per 30 m² of GFA, the applicants higher estimate is not considered realistic.

The result is that the retail indicated in the Planning Proposal would need to draw on a wider catchment than the Precinct and impact on the potential of other centres in the surrounding area. Whilst it is envisaged that employment density within the Circa Precinct will increase over the longer term and the hospital may encourage a higher number of visitor to the Precinct, it is considered marginal in terms of supporting retail activities.

In summary, it would be contrary to the objectives of the Business Park zone if the amount of retail activity in the Circa Business Centre becomes a major retail destination as this will draw substantial trade from existing centres and potentially create traffic issues in the locality. Whilst controlling the quantum of retail and its location is essential to promoting the right services and facilities for our community, it is desirable to ensure that each centre is functional and provides a range of services and facilities to the businesses, workers and visitors. If it is considered appropriate, such activities should only be considered as part of mixed commercial/retail developments, with retail activities restricted to the ground floor level.

Based on the insufficient justification provided for additional supermarket floor space and the lack of a clear identification of the impacts on all Centres within the trade area, it is considered appropriate to limit expansion or addition of supermarkets in this location.

Social and Environmental Impacts

The provision of an additional 2,500m² of retail floor space has the potential to generate a total of 122 retail jobs and annual sales turnover of approximately \$24M in 2012. In addition, 97 jobs are predicted by Urbis as a result of economic multipliers. The net effect of the proposal is to increase the attractiveness of the precinct as a viable business centre, thereby providing additional employment opportunities in the Hills Shire.

The convenience nature of the proposed development has the potential to reduce car trips from Circa Business Centre to neighbouring supermarket centres such as Norwest Marketown. Reducing car trips for essential goods and services will save workers time, money and provide convenience.

Traffic

Vehicular access to the site is provided from a new traffic controlled intersection on Old Windsor Road comprising two right hand turn lanes north-bound and a single left turn south-bound. Access is also available via Elizabeth MacArthur Drive from Norwest Boulevard within Norwest Business Park to Norbrik Drive which forms a loop around the business centre. Traffic light-controlled intersections on Norbrik Drive provide access into the centre.

The application includes a traffic impact assessment prepared by Gennaoui Consulting Pty Ltd. The traffic impact assessment identifies that there is sufficient capacity within adjacent roads and intersections to accommodate this rezoning, however should the rezoning proceed, the impact of the proposal on the existing roundabout at Norwest Boulevard and Elizabeth MacArthur Drive will need to be addressed.

As mentioned previously, vehicular access to the south-western portion of the Business Park from Old Windsor Road has been completed. This work has been carried out to facilitate vehicular access to Circa Business Centre and to accommodate current and future development including the Norwest Private Hospital and Circa Retail.

However, during peak periods Elizabeth MacArthur Drive presents an attractive short cut for motorists wanting to travel from Norwest Boulevard to Old Windsor Road and vice versa. Preliminary investigations have indicated that this shortcut exacerbates extensive morning queues along Norwest Boulevard because motorists coming to the roundabout from Elizabeth MacArthur gain priority over motorists coming from the M7 Motorway. To mitigate traffic issues in this location, Council with the RTA are planning to provide traffic lights at the intersection of Elizabeth MacArthur Drive and Norwest Boulevard. It is anticipated that these works will have a total cost of approximately \$7M to \$14M and there is no clear time-frame for it's delivery.

Planning Instruments

Amendments to the Environmental Planning & Assessment Act came into effect on 1 July 2009 that implement new requirements and procedures for the preparation of Local Environmental Plans. The effect is that draft LEPs have been replaced with 'planning proposals', which explains the intended effect of, and justification for a proposed LEP.

The planning proposal sets out:

1. A statement of the objectives or intended outcomes of the proposed LEP;
2. An explanation of the provisions that are to be included in the proposed LEP;
3. The justification for those objectives, outcomes and provisions and the process for their implementation; and
4. Details of the community consultation that is to be undertaken on the planning proposal.

The process for dealing with an amendment to an LEP is different to that previously undertaken with the Director General of the Department of Planning determining whether a planning proposal should proceed to an LEP amendment and the final type and length of consultation required.

Local Environmental Plan 2005

As detailed above the proposed increase in retail floor space would require an amendment to LEP 2005 should Council proceed.

The 10(a) Business Park zone that currently applies to this site does not permit shops and requires an amendment to BHLEP Clause 56, Schedule 6 - Additional Development on Certain Land. No additional controls or clauses would be required to the LEP.

Draft Local Environmental Plan 2010 (Standard Template)

Council is currently entering into discussions with the Department of Planning (DoP) to finalise a new draft Shire-Wide LEP, under the standard template, for exhibition.

The zones in the standard template that would apply to activities currently found in Norwest Business are:

- B7 Business Park;
- IN1 General Industrial; and
- IN2 Light Industrial

All these zones include "neighbourhood shops" as mandated activities under permitted with consent.

The philosophy behind this is indicated in the State Government's Centres Policy where it discusses the principle of contributing to the amenity, accessibility, urban context and sustainability of centres. It states that "Centres need to be well designed and well integrated with surrounding areas, in particular residential areas, and provide for a range of uses to service the local and/or wider population".

Neighbourhood shops means "retail premises used for the purpose of selling small daily convenience goods such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises"

The standard template contains a compulsory clause that provides 'controls relating to miscellaneous permissible uses'.

The effect of this clause will restrict or limit neighbourhood shops to a maximum floor space of 100m². Under these circumstances a new supermarket would not be possible, however the permissibility of neighbourhood shops would achieve the objective of a convenience centre.

The DoP has indicated that it does not support the carry over of Schedule 6 items that allow additional uses on specific sites. Therefore, it is likely that once Council implements the Standard Template LEP 2010 only neighbourhood shops would be permissible in this location.

Development Control Plan Part E Section 14 – Norwest Business Park

Baulkham Hills Development Control Plan (BHDCP) Part E Section 14 – Norwest Business Park applies to development of the subject site. The subject site directly adjoins the Bella Vista Farm Park, a site listed on the State Heritage Register. According to the DCP the proposed development must address the amenity of Bella Vista Farm Park. In terms of visual impact, the layout of the Business Centre has been designed to ensure a minimal impact on views from the Park.

Development of the site, being development at ground level, is not within the view shed of the Park and therefore would have no impact its heritage significance. Further

consideration of the impacts of the proposal on Bella Vista Farm Park will be undertaken at development application stage.

Additionally, the proposed development will require minor amendments to the BHDCP Part E Section 14 – Norwest Business Park to ensure that future retail development is located on the ground floor and incorporates active street frontages. The aim of the controls will be to achieve good physical and visual connections between the new development on the site and the streetscape. This will improve access for workers and visitors to the Circa Business Centre and surrounding sites whilst contributing to an attractive public domain. An amendment to the BHDCP will be progressed with the rezoning.

CONCLUSION

Retail is a prohibited use in the Employment 10a zone.. Some retail is permitted through Schedule 6 of the BHLEP 2005 and this proposal seeks Council approval to expand it. This expansion has not been sufficiently justified. The level of demand or potential impact on all Centres within the trade area for an additional supermarket is a concern however, an amendment to support local neighbourhood shops to a total of 1,000m² is supported on the basis that provision of further retail facilities in the Centre will expand the range of shopping facilities available to workers and visitors to the Centre.

Any additional retail must be a component part of a commercial development so that the retail use does not dilute the primary goal of providing jobs in the Employment Zone. The provision of an additional supermarket is not supported on the basis of potential impacts to nearby centres and their role within Council's Centres Hierarchy. It is therefore recommended that Council proceed with the rezoning and forward a planning proposal, based on this report, to the Department of Planning in order to receive a gateway determination.

Exhibition would allow the owners of surrounding centres to assess the proposal and make comment on the impacts.

Proposed Schedule 6 (Clause 56)

Schedule 6 Additional Development on certain land

Column 1	Column 2	Column 3
Lot 2, DP 270592 Circa Boulevard, Bella Vista	Development for the purpose of shops	The total gross floor area of the shops must not exceed 3,890m ² .
Lots 3 & 4 DP 270592 Circa Boulevard, Bella Vista	Development for the purpose of shops with individual floor areas not exceeding 100m ² .	The total gross floor area of shops must not exceed 1,000m ² and be incorporated into a mixed commercial/retail building, with retail activities restricted to the ground floor level.

IMPACTS

Financial

The application is considered a minor rezoning request and attracts a fee of \$10,300.00. Should Council resolve not to proceed with the rezoning, the applicant may request 50% of

the rezoning application fee be refunded in accordance with the provisions of Council's Fees and Charges Schedule.

Hills 2026

Hills 2026 is focused on encouraging employment growth in suitable locations. The rezoning and subsequent development of this site supports the viability of Norwest Business Park as a Specialised Centre as a pivotal role in terms of the future growth and economic development of the North-West Sector.

RECOMMENDATION

1. Council support an amendment to Local Environmental Plan 2005 to permit local neighbourhood shops, with individual floor areas not exceeding 100m², incorporated into mixed use commercial/retail buildings and restricted to ground floor level to a total of 1,000m², on Lots 3 & 4 DP 270592 Circa Boulevard, Bella Vista.
2. A planning proposal, based on Item 1, be forward to the Department of Planning in order to receive a gateway determination.
3. Council prepare and exhibit an amendment to the Baulkham Hills Development Control Plan Part E Section 14 – Norwest Business Park to provide for ground floor retail and active street frontages to ensure connectivity between future development on the subject site and adjoining uses.

ATTACHMENTS

1. Circa Business Planning Proposal (37 Pages)
2. Revised Urbis Circa Business Centre EIA (36 Pages)
3. Traffic Impact Assessment (22 Pages)
4. Hill PDA Economic Peer Review (6 Pages)
5. Urbis Employee Retail Demand (5 Pages)