

# PLANNING PROPOSAL 2-4 BURBANK PLACE, NORWEST BUSINESS PARK

MAY 2018  
PREPARED FOR GU CUSTODIAN PTY LTD  
ON BEHALF OF GU CUSTODIAN PTY LTD  
SUBMISSION TO THE HILLS SHIRE

URBIS

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# 1 INTRODUCTION

## 1.1 OVERVIEW

This Planning Proposal has been prepared by Urbis on behalf of *Capital Bluestone* ("the applicant"), acting on behalf of GU Custodian Pty Ltd, to initiate an amendment to *The Hills Local Environmental Plan 2012* for the "subject site", being 2-4 Burbank Place, Baulkham Hills, within the Norwest Business Park.

The planning proposal seeks to facilitate the construction of a new office building at the Western end of the site, in addition to an extra level to the existing building on the Eastern end. The planning proposal seeks to achieve facilitate the desired outcome by:

- Amending the maximum Floor Space Ratio control under *The Hills Local Environment Plan 2012* for the subject site from 1.4:1 to 2.5:1;
- Establishing provisions in Schedule 1 – Additional Uses, re-establishing the ability for the floor space ratio for future development applications to be calculated inclusive of the entire site area; and
- Amending the maximum building height permissible from 116 metres to 163 metres AHD.

The planning proposal and the intended development outcome is considered appropriate in the following context:

- The subject site is already appropriately zoned and the proposed development is consistent with the objectives of the B7 Zone.
- The subject site is located within 500 metres of the Norwest Metro Station, being at an advanced stage of construction;
- The subject site is relatively free of constraints, for example being in singular ownership;
- The subject site represents a significant opportunity to deliver significant business development and employment opportunities, within close-proximity to an existing residential catchment that is also experiencing further growth; and
- The intended is consistent with the overall strategic direction for the future direction of the Norwest Centre.

## 1.2 STRUCTURE OF THE REPORT

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. It includes the following:

- Description of the subject site and its context;
- An overview of the strategic context of the site;
- A summary of the local planning controls;
- An overview of the key elements of the Planning Proposal;
- Statement of the objectives and intended outcomes of the proposal;
- Explanation of the provision of the proposal;
- Justification for the proposal;
- Mapping to accompany the proposal;
- Description of the community consultation process expected to occur regarding the proposal; and
- An approximate project timeline.

The Planning Proposal is accompanied by a range of plans and reports to provide a comprehensive analysis of the site opportunities and constraints. These include:

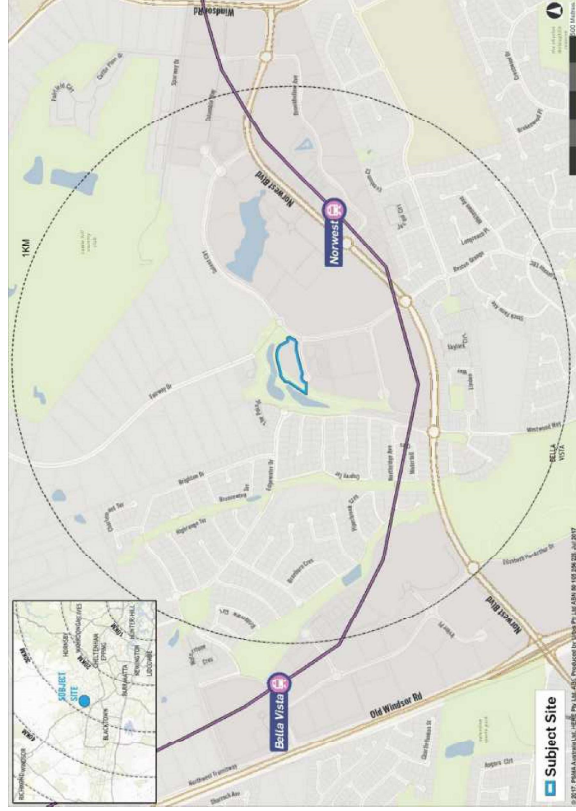
- **Appendix A** - Architectural Plan Set prepared by Scott Carver Architects.
- **Appendix B** – Urban Design Review prepared by SJB
- **Appendix C** - Traffic and Parking Study prepared by TDG.
- **Appendix D** – Green Travel Plan prepared by TDG

## 2 SITE AND SURROUNDING CONTEXT

### 2.1 THE LOCALITY

The subject site is located within the Norwest Business Park, Baulkham Hills and is within The Hills Shire Council Local Government Area (LGA). Baulkham Hills is located 27km north west of the Sydney CBD in the north-west region of Sydney. The site is within the Norwest Business Park and backs onto the Strangers Lake. The vicinity is considered to have good access to existing and future transport connections including the new Norwest Metro Station which will be built as part of the first stage of Sydney Metro. The area is also well connected to several major metro roads including the M7 Motorway as well as Old Windsor Road which connects to the Parramatta CBD.

Figure 1 – Site Location Plan



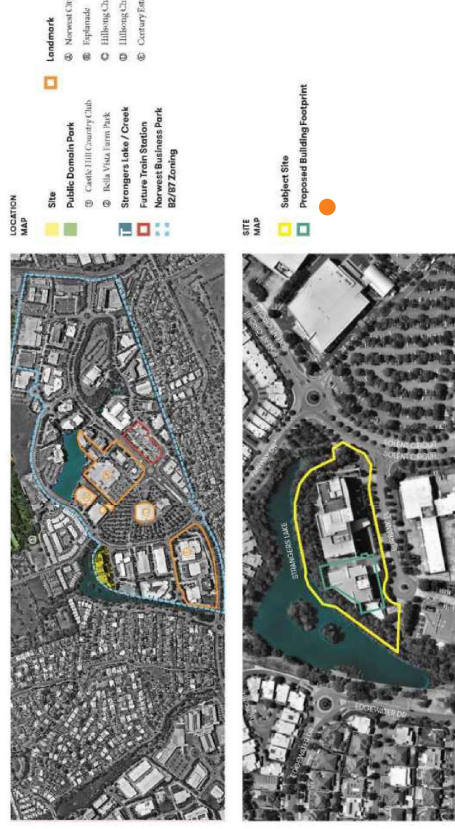
Source: Urbis

The area has a range of land uses that consist of large low rise commercial and office buildings, warehouses and low density residential buildings. Key land uses near the subject site include the following:

- **Commercial:** The site is surrounded by an agglomeration of commercial offices and warehouses within the Norwest Business Park
- **Retail:** The site is located within 400m of the Norwest Marketown Shopping Centre, to the East.
- **Education/Community:** Hillsong Church campus, including place of worship, administrative and educational uses is located to the South,
- **Low density residential:** Low density residential uses are located to the north and west, separated from the subject site by Strangers Creek;
- **Open Space:** There are existing open space areas within the Norwest Business Park and surrounding residential BellaVista Farm is to the south west and has significant view corridors across the area.

- **Transport:** The site is located within approximately 500m of the Norwest Metro Station, which is in the advanced stages of construction.

Figure 2 – Local Context



Source: Scott Carver Architects.

### 2.2 SITE DESCRIPTION AND EXISTING BUILT FORM

The irregular shaped site is located at 2-4 Burbank Place, Baulkham Hills and is legally referred to as Lot 4054 in DP-1070487. The subject site is shown in Figure 3 below. The total site area is 13,890sqm which currently consists of two separate office buildings 4-6 stories in height. The site is adjacent to Strangers Creek, with a portion of the site identified as being within the SP2 Infrastructure (Drainage) Zone under the Hills LEP 2012.

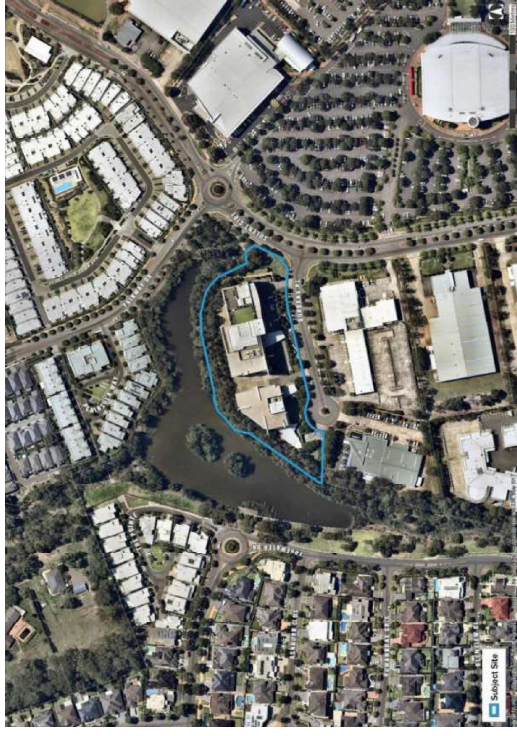
The existing buildings on-site were approved in 2004, with a combined Gross Floor Area (GFA) of 13,890sqm.

Since 2004 further applications for development consent have been advanced, in addition to a planning proposal that increased the maximum permissible FSR from 1:1 to 1.4:1 – allowing for a potential increase in GFA up to 17,420sqm.

To date, the additional permitted/approved floor space has not yet been constructed on an incremental basis. It does, however, remain the intention of the applicant to still proceed this additional floor space, as part of a comprehensive development on the site.

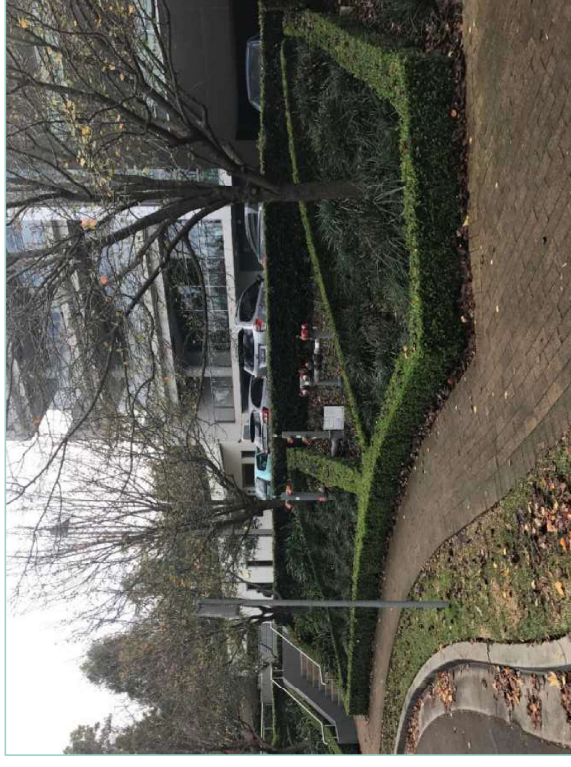


Figure 3 – Aerial Photograph



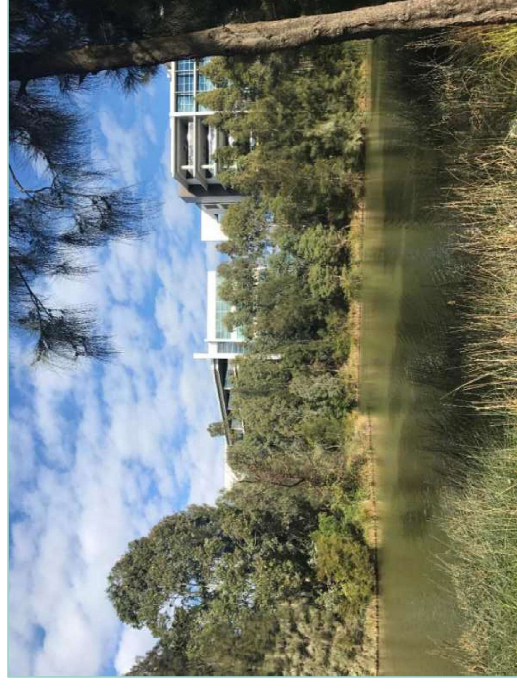
Source: Urbis.

Figure 4 – Existing Office Buildings at 24 Burbank Place.



Source: Scott Carver Architects

Figure 5 – Existing Building



Source: Scott Carver Architects

Figure 6 – Existing Buildings



Source: Scott Carver Architects



## 2.3 ACCESS AND PARKING

Vehicular access to the site is currently via three different access points. One which leads to the underground basement of the western building and the other two which provide access to the on-grade parking located around the existing buildings.

This site currently contains a total of 687 car parking spaces including visitor parking. The approved DA 1107/ 2013 GFA of both buildings (2 and 4 Burbank Place) is 16,183m<sup>2</sup>, with a requirement of 649 car spaces. As such, the site currently consists of an excess parking supply of 38 spaces.

Figure 7 – Site Access



Source: Nearmap

## 2.4 SURROUNDING ROAD, RAIL AND BUS NETWORK

### 2.4.1 Road Network

Access to all areas within the Norwest Business Park is provided by Norwest Boulevard, which connects Windsor Road to Old Windsor Road. The main access to the proposed Burbank Corporate Centre development will be via Burbank Place off Solent Circuit.

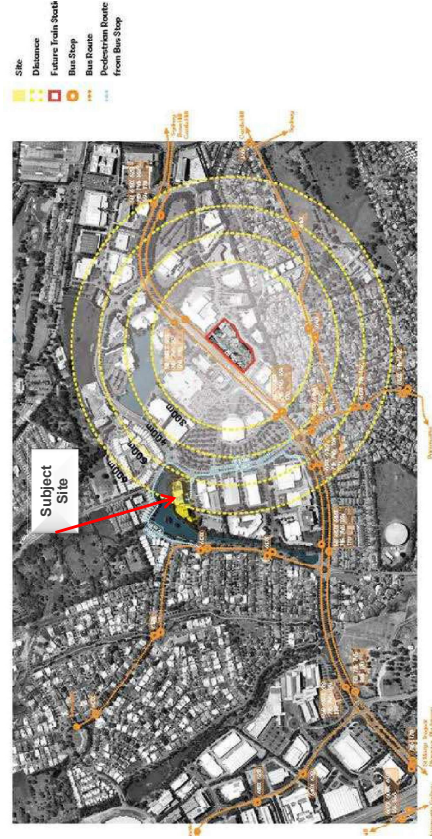
Solent Circuit has a divided carriageway. At Burbank Place, it has a continuous median restricting access to and from Burbank Place to left turning only movements. Norwest Boulevard has a four-lane divided carriageway between Windsor Road and Old Windsor Road. Two-lane circulating roundabouts control most intersections along Norwest Boulevard, between Windsor Road and Old Windsor Road. Windsor Road has a four lane divided carriageway excluding long turning lanes at Norwest Boulevard and Showground Road.

### 2.4.2 Public Transport

The subject site is well connected to existing and proposed public transport options. This includes the regional bus network, with stops located less than 500 metres away along Norwest Boulevard and connections to the Parramatta and Sydney CBDs.

The site is located close to the future Sydney Metro Norwest station (nearing completion) located 500 metres away. When complete, the connection will provide fast and efficient train connections to the Chatswood and Sydney CBDs. This will provide a significant boost to the precincts public transport capacity, providing better connections to the local area and opening the precinct up to greater Sydney.

Figure 8 – Public Transport Options



Source: Scott Carver Architects

# 3 CURRENT PLANNING FRAMEWORK

This section provides a summary of the existing local planning frameworks as may be relevant to the subject site.

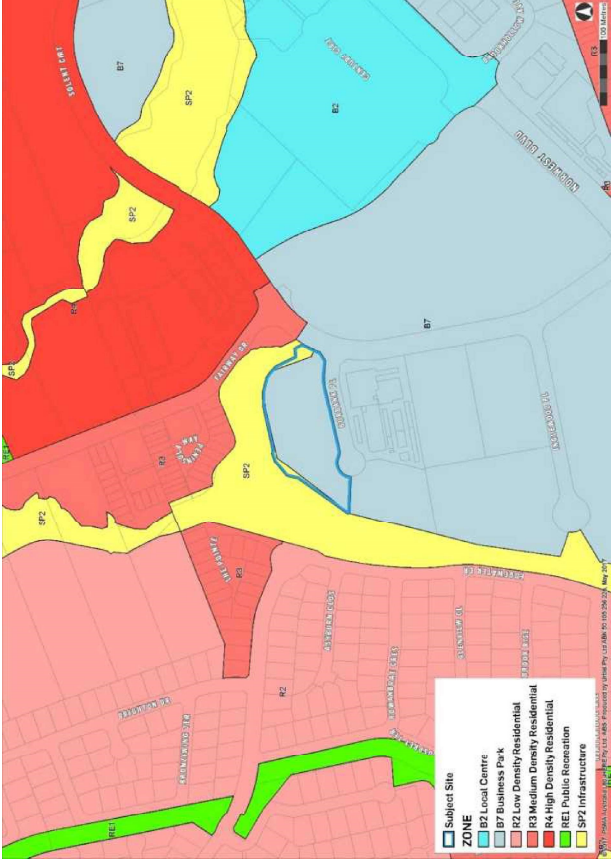
## 3.1 THE HILLS LOCAL ENVIRONMENTAL PLAN

The Hills Local Environmental Plan 2012 (HLEP 2012) is the principal Environmental Planning Instrument governing and guiding development within The Hills Shire LGA and was gazetted 5 October 2012.

### 3.1.1 Zoning

The subject site is predominantly zoned B7 Business Park, along with part of the western boundary being classified as SP2 infrastructure, known as 'Strangers Lake'.

Figure 9 – Extract from HLEP 2012 Zoning Map



### 3.1.2 Land Use Permissibility

The permitted and prohibited land uses of the B7 Business Park zone are listed below

#### 2 Permitted without consent

N/A

#### 3 Permitted with consent

Building identification signs; Business identification signs; Business premises; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Heliports; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Plant nurseries; Roads; Respite day care centres; Self-storage units; Serviced apartments; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Waste disposal facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

The planning proposal is not seeking to modify the permissibility of uses within the B7 Zone – the intended development is consistent with the currently zone. The planning proposal does, however seek to establish additional uses within the SP 2 Zone – to facilitate (and re-establish a previous ability) to effectively calculate gross floor area for future development, based on the site on its entirety.

### 3.1.3 Zone Objectives

The Objectives of the B7 zone are stated as:

#### 1 Objectives of zone

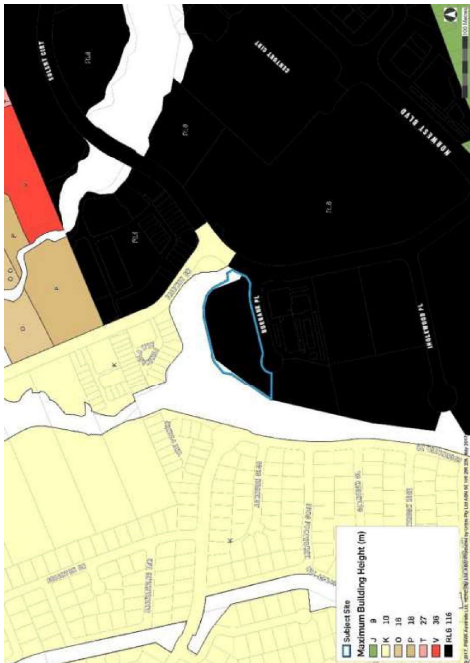
- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To make provision for high technology industries that use and develop advanced technologies, products and processes.



3.1.4 Maximum Height of Buildings

Under the LEP, the existing maximum building height control across the site is RL6 116m, as shown in Figure 10 below.

Figure 10 – Extract of Height of Buildings Map

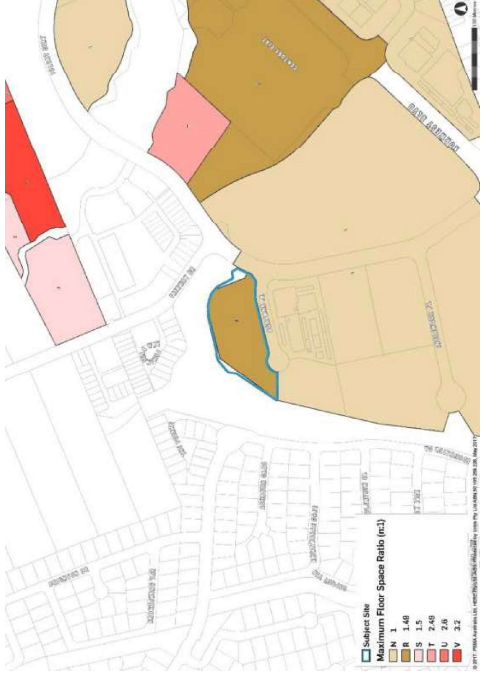


Source: The Hills LEP 2012

3.1.5 Floor Space Ratio (FSR)

Under the LEP, the subject site currently has a maximum FSR of 1.49:1

Figure 11 – Extract of FSR Map



Source: The Hills LEP 2012

4 INTENDED DEVELOPMENT OUTCOME

This planning proposal seeks to amend The Hills Shire Local Environmental Plan 2012 to allow for the following:

- Amending the maximum Floor Space Ratio control under *The Hills Local Environment Plan 2012* for the subject site from 1.4:1 to 2.5:1;
- Establishing provisions in Schedule 1 – Additional Uses, re-establishing the ability for the floor space ratio for future development applications to be calculated inclusive of the entire site area (refer to Section 4.3.2); and
- Amending the maximum building height permissible from 116 metres to 163 metres AHD.

The provisions are intended to facilitate a comprehensive redevelopment of this site and in particular a development concept scheme, as outlined below. It does need to be clearly understood the development concept scheme does not represent a final design, for the purposes of a development application or similar – rather it demonstrates how the site could be effectively further developed into the future. Any future application would need to be the subject of further detailed design and assessed against the applicable planning framework at that time.

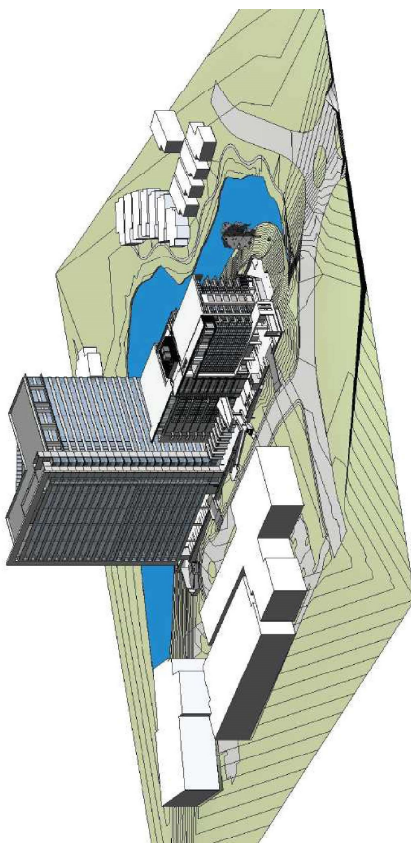
4.1 DEVELOPMENT CONCEPT SCHEME

The proposed development scheme for the site includes the following:

- A new 20-level building;
- A total gross floor area for the subject site of 34,725sqm
- Total car parking for the site of 1,197m

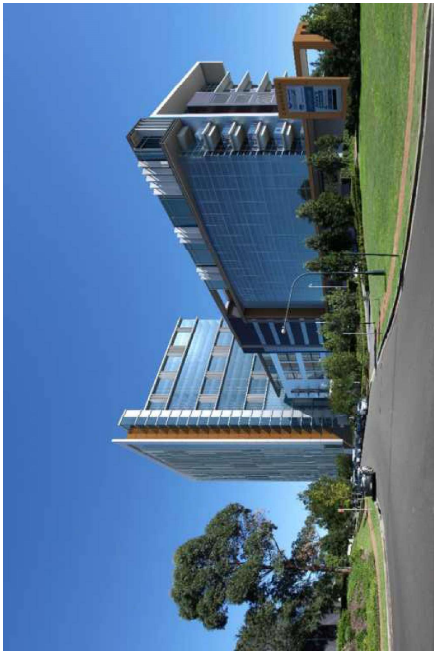
Plans for development concept scheme are provided below in **Figures 12-15** following, in addition to **Appendix A**.

Figure 12 – Development Concept Scheme



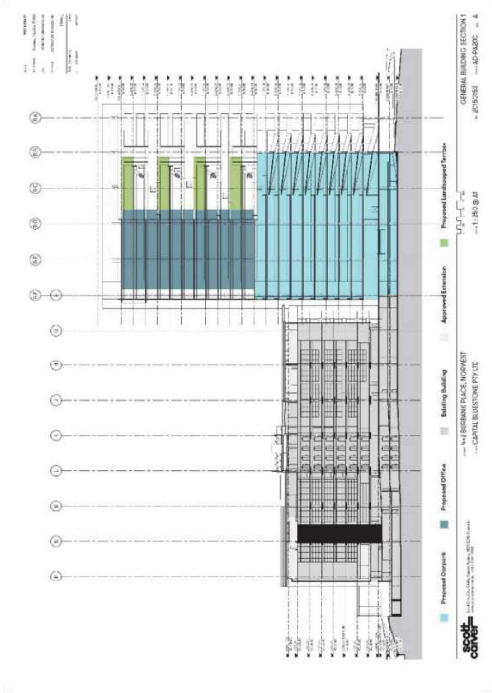
Source: Scott Carver Architects

Figure 13 – Photomontage of Concept Development Plan



Source: Scott Carver Architects

Figure 14 – Indicative Building Heights of Concept Development Plan



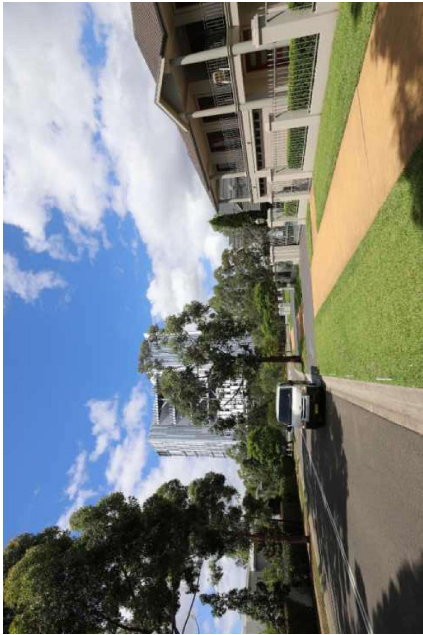
Source: Scott Carver Architects

Figure 15 – Photomontage of the proposed building looking east from the western side of Strangers Creek



Source: Scott Carver Architects

Figure 16 – Photomontage of the proposed building looking from the residential area to the west of the site



Source: Scott Carver Architects



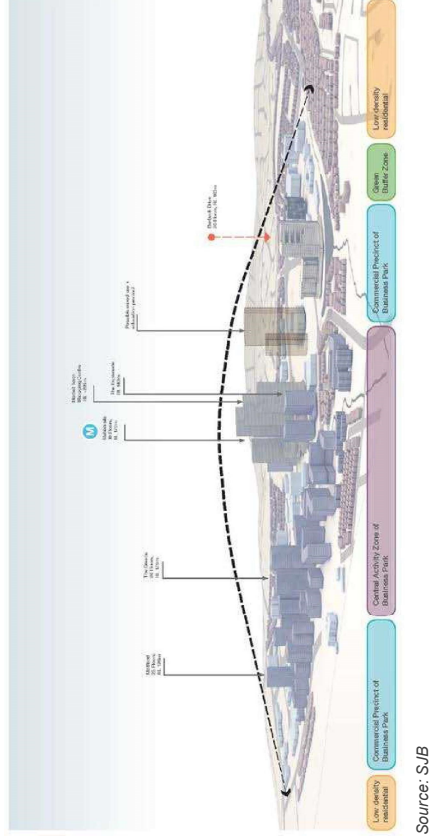
## 4.2 URBAN CONTEXT/DESIGN REVIEW

An Urban Design Review was completed for this project by SJB and is provided as Attachment B. The purpose of the review was to establish the suitability of the proposed development regarding an increase in height to RL 163m and an FSR of 2.5:1, with consideration to the visual bulk to achieve the corresponding envelope. The height, FSR and bulk of the proposed development are considered to be contextually appropriate and the additional commercial floor space would provide economic and social benefits to the local area.

The review sought to explore the strategic regional and local context analysis and considers the changing nature of the local area. This included proposed development around the town centre as well as the impact of the metro station precinct that is in the advanced stages of construction. The development has also been evaluated against other business parks in Sydney and examples of urban design, architecture and landscape settings have been provided to demonstrate best practice outcomes for the type of envelope and site location proposed. This analysis is distilled into a vision and a series of design principles referencing GANSW's 'Better Placed' and 'Urban Design Guide' that provide a framework to review and test the proposed envelope for the site. The evaluation brings together a series of observations under the seven 'Better Placed' objectives, alongside a series of diagrams and illustrations.

By understanding the proposal in its context, SJB have formed the view that the bulk of the envelope can be effectively mitigated, if required, through superficial changes to the envelope that can be addressed further along the planning process as part of detailed design.

Figure 17 – 3d Norwest Perspective



## 4.3 RELEVANT SITE DESIGN CONSIDERATIONS

### 4.3.1 Building height

The planning proposal seeks to facilitate a development outcome incorporating a new 20-level building, to a maximum height of 163m. The building height is considered appropriate in the context of:

- The strategic context and direction for Norwest Centre;
- the opportunity to facilitate a significant site redevelopment and the associated ability to effectively deliver business development and employment opportunities;
- The demonstrated limited impact on existing heritage view corridors (refer section 4.2.3); and
- The demonstrated limited impact on solar access for residential properties (refer section 4.5).

### 4.3.2 Floor Space Ratio

The planning proposal seeks to facilitate a development outcome incorporating a total floor space on the subject land of 34,275 sqm, equating to a floor space ratio of 2.5:1. The proposed floor space ratio is considered appropriate in the context of:

- The strategic context and direction for Norwest Centre;
- The opportunity to facilitate a site redevelopment and the associated ability to effectively deliver business development and employment opportunities, through a significant increase in floorspace;
- The recommendations in the Hills Corridor Strategy, with minimum employment FSR of 2.0:1; and
- The demonstrated limited traffic impacts (refer Section 4.3.6).

The ability to calculate floor space ratio on the basis of the site in its entirety has historically been available, through the provisions previous *Baulkham Hills Local Environmental Plan 2005*, where it could be demonstrated that the development did not impact on nearby flood storage capacity. The existing Hills Local Environmental Plan 2012 contains provisions under Clause 4.5(4), which excludes the SP2 zoned portion of land from the site area for the purpose of calculating FSR.

Consistent with the approach taken with other sites in the local area, it is proposed that the ability to include the entire site area in the calculation of FSR is re-established through the use of 'additional permissible use' in Schedule 1 of the LEP. This will then have the effect of re-establish the ability to calculate the floor space ratio on the basis of the site area in its entirety.

### 4.3.3 Landscape context

The existing site incorporates and adjoins existing riparian zone vegetation and Strangers Creek to the North and West, with an existing streetscape to Burbank Place to the South. A landscape concept plan has been developed by Scott Carver Architects and is provided in Figure 16 below.

Figure 18 – Landscape Concept Plan





Of relevance to the future planning for and development on this site:

- existing vegetation within and adjacent to the Burbank Place road reserve is intended to be retained;
- Some limited vegetation adjacent to the Southern building frontage is proposed to be removed and reinstated;
- The existing riparian zone between existing buildings and Strangers Creek is intended to be retained and protected; and
- Sections of gravel path within the riparian zone are intended to be retained, realigned and reinstated, depending on location and existing condition.

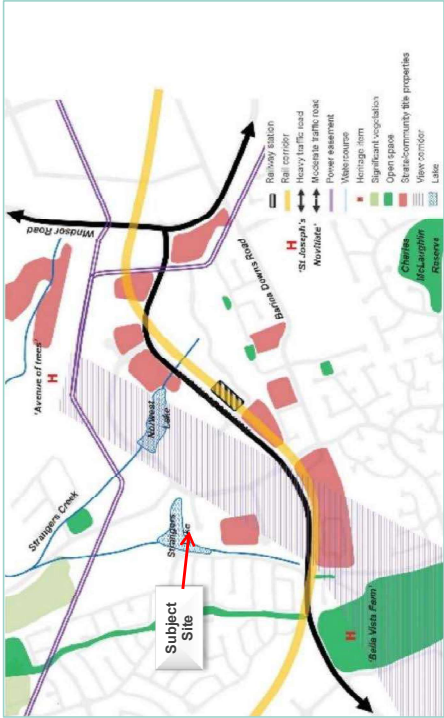
The intended development outcome maintains the present limited building footprint infringement into the riparian zone. As demonstrated in Section 4.4 - landscape of the Design Statement (Appendix B) prepared by Scott Carver Architects, any future infringement is expected to have limited ecological footprint, being generally limited to generally within 1.5 m zone of the existing footpath and consisting of groundcover species only.

The Hill's Shire Development Control Plan 2012 (Part C/Section 3) provides an effective framework for the consideration of future detailed designs and applications for development consent. It is not proposed that the planning proposal will alter the future performance of the Development Control Plan in respect of this site.

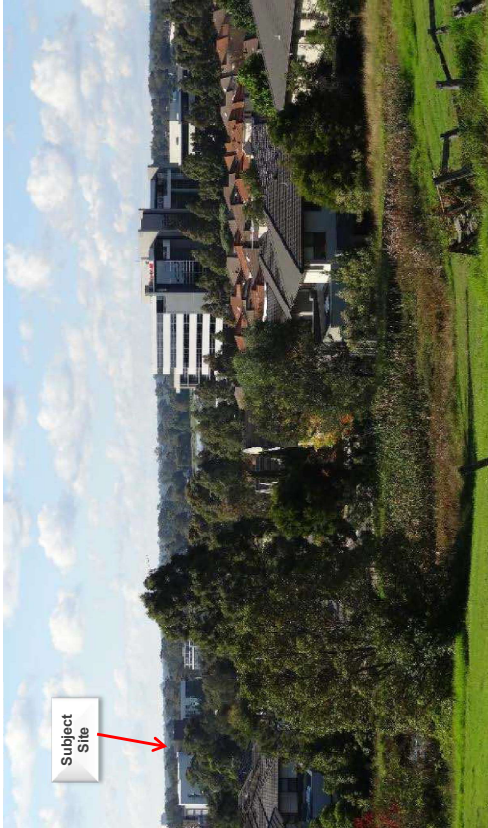
#### 4.3.4 Heritage View Corridor

The subject site is not identified under the Hills LEP 2012 as having heritage significance, either as a individual place or as part of a heritage conservation area. More broadly, the site is also identified as being clearly of the identified view corridor extending from Bella Vista Farm Park – as illustrated in **Figure 17** below.

Figure 19 – Heritage View Corridor



Source: The Hills Corridor Strategy



Picture 1 – View from Bella Vista Farm (Source: Urbis)

Utilising a similar building footprint and width to the present improvements on the subject site, it is not considered that the planning proposal would have a material impact on the heritage view corridor that Council has identified to inform future planning in Norwest.

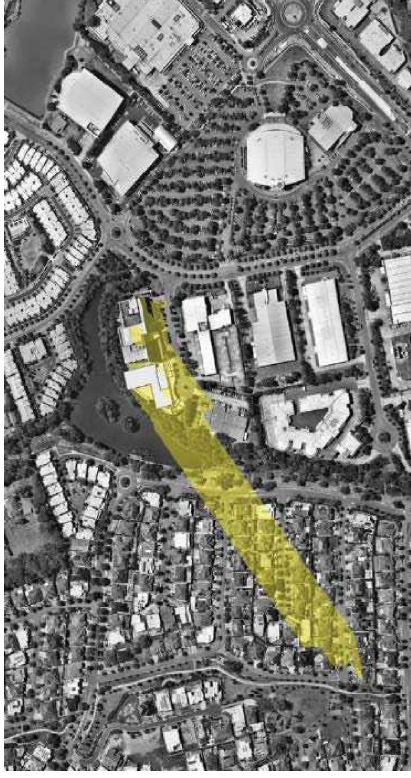
#### 4.3.5 Solar Access

The proposed concept has been developed and orientated to ensure that solar access is maximised to the site and adjacent properties during the winter solstice. Two key shadow diagrams are provided below in **Figures 18 and 19**, as part of overall set provided in the Architectural Plan Set (**Appendix A**)

From the analysis, it is identified there is the potential some nearby low density residential properties will receive some shadows between 9am and 10am at the winter solstice/21 June each year. Shadows will be fast-moving and of limited duration for individual properties, ensuring that there are no material impacts.

Between the hours of 11am and 2pm at the winter solstice, shadowing will affect properties to the south of the site, primarily directly opposite the site on Burbank Place and being of a non-residential nature.

Figure 20 – Shadow Diagram 21 June 9AM



Source: Scott Carver Architects

Figure 21 – Shadow Diagram 21 June 3PM



Further solar analysis can be completed at the time of detailed design, should it be deemed necessary, noting that solar access has not been identified as a significant constraint to future development on the site. The Building Code of Australia (BCA) also provides an effective framework for the consideration of building energy efficiency, in the context of detailed consideration of solar access.

#### 4.3.6 Traffic Generation and Parking

The proposed development does not include any alterations to the existing road network and associated intersection treatments. All vehicular access to the site is presently from Burbank Place and this is intended to continue in the future.

Consultants TDG completed a traffic and parking assessment of the proposed development – **a copy of the full assessment is provided in Appendix C.**

From the assessment completed, the following may be noted in respect of potential traffic considerations.

- The proposed development will only marginally affect the level of service of all major approach roads to the site, with an expected additional 330 and 250 additional vehicle trips during the morning and afternoon respectively;
- The section of Solent Circuit between Norwest Boulevard and Inglewood Place would operate at a level of service 'B' or better;
- The section of Norwest Boulevard between Windsor Road and Columbia Place would operate at level of service 'C'. All other roads would continue to operate at their current levels of services;
- The proposed development would not affect the current operation of the intersections of Norwest Boulevard with Windsor Road and of Solent Circuit with Fairway Drive; and
- The provision of traffic signals at the intersections of Norwest Boulevard with Solent Circuit East and with Reston Grange and Solent Circuit would result in considerable.

The assessment has demonstrated that potential traffic impacts are not a material constraint to future planning for, and development on, the subject site.

With respect to parking, the analysis completed by TDG identified the following conclusions:

- The intended development outcome includes a gross floor area of 34,900m<sup>2</sup> of office space and a total of 1,210 car parking spaces for the two buildings, at an equivalent rate of 1 space per 28.7m<sup>2</sup>.
- The intended rate at this time, albeit lower than that under Council's current DCP of 1 space per 25m<sup>2</sup>, considered is appropriate in the context of:
  - proximity to the Metro Rail Station, being at an advanced stage of construction;
  - parking rates in other similar locations, being typically at least 1 space per 40m<sup>2</sup>; and
  - the overall intended scale, form and function of Norwest as a strategic centre.

The assessment completed demonstrates that (a) a suitable design outcome can be achieved on the site, and not impacting other lands/development and (b) there is the potential for the detailed design to be further considered, should it be necessary, post-gateway determination and as part of an application for development consent.

A Green Travel Plan has also been prepared for the site, which is provided as **Appendix D**. The overall aim of the Green Travel Plan is to limit the number of staff who require access to their own private motor vehicle to travel to work by facilitating alternatives such as public transport, cycling, walking and car sharing. Green Travel Plans have the potential to increase the use of walk, cycle and public transport modes for a range of trip types and can provide a wide range of benefits, including reducing the overall number of vehicle trips to and from the site.

## 5 STRATEGIC PLANNING CONTEXT

### 5.1 METROPOLITAN STRATEGY – GREATER SYDNEY REGIONAL PLAN

A *Plan for Growing Sydney* released in December 2014, is the NSW Government's strategic metropolitan plan to guide Sydney's growth over the coming decades. This document was effectively updated effectively through the *Greater Sydney Regional Plan*, March 2018.

The Strategy estimates that there will be approximately 689,000 new jobs across Sydney by 2031, a sign of the growing prosperity of the city. Sydney is growing much faster than ever anticipated in previous strategies and to accommodate the bigger population, 664,000 new homes will be needed, particularly in areas with a high level of accessibility to transport infrastructure and business activity. A *Plan for Growing Sydney* informed the preparation of the Draft District Plans. In March 2018, the Greater Sydney Commission released the *Greater Sydney Region Plan 2018: A Metropolis of Three Cities*, along with the final *Central City District Plan*, as outlined Sections 5.2 and 5.3 respectively.

#### 5.1.1 Global Economic Corridor

The subject site is located within the Norwest Business Park, which is recognised as a significant component of the Global Economic Corridor. It extends from Port Botany and Sydney Airport, through Global Sydney to the Norwest Business Park, and includes centres such as Chatswood and Bondi Junction, the Strategic Centres of St Leonards and Macquarie Park, four large universities and major health and entertainment precincts.

The Metro Strategy describes the Global Economic Corridor as follows:

*"The Global Economic Corridor extends from Macquarie Park through the Sydney CBD to Port Botany and Sydney Airport. It generates over 41 per cent of the NSW Gross State Product (GSP). This economic cluster is unique in Australia due to the extent, diversity and concentration of globally competitive industries."*

*Sydney's knowledge jobs are heavily concentrated within the Global Economic Corridor, including sectors such as education, financial and other business services, communications, high-tech manufacturing and emerging industries such as biotechnology. These sectors are at the forefront of innovation in Sydney's economy."*

The Plan for Growing Sydney recognises Norwest as continuing to grow into the future, as part of the Global Economic Corridor. This growth is further supported by the Sydney Metro Norwest.

The Strategy estimates that by 2031, there will be demand for around 190,000 new stand-alone office jobs, many of which will be outside the Sydney CBD and North Sydney, in Chatswood, Macquarie Park, Norwest, Parramatta, Rhodes, St Leonards, Sydney Olympic Park and South Sydney.

The Strategy identifies Norwest as a Strategic Centre. A key element of the strategy is to maximise the opportunities presented by new and established transport infrastructure and provide new locations for housing growth connected to jobs, services and facilities.

One of the key directions of the Strategy is *Direction 1.7: Grow strategic centres – providing more jobs closer to home*. The proposal will assist with growing the Norwest Strategic Centre by

- Increasing the amount of commercial space permissible within the site, facilitating the growth of highly skilled jobs within the Global Economic Corridor, in close proximity to future public transport and reinforce Norwest Business Park as a Strategic Centre;
- Facilitating the intensification of employment generating uses; and
- Facilitating new business, employment and housing opportunities close proximity to both public transport and the regional road network at Norwest.

Being located close to the public transport network will provide many people with direct access to a range of job locations, as well as access to education and health facilities, and sporting, cultural and entertainment facilities along the corridor.

### 4.4 SOCIAL AND ECONOMIC CONSIDERATIONS

The Planning Proposal seeks to create a framework for a future development on the site which will deliver significant economic and social benefits including:

- the creation of jobs during both the construction phase and ongoing operation of future development on the site.
- optimisation of the State Governments investment of over \$8.3 billion into a rail project by providing an adequate population base to support the new infrastructure.
- Increasing the amount of commercial space permissible within the site, facilitating the growth of highly skilled jobs within the Global Economic Corridor, in close proximity to future public transport and reinforce Norwest Business Park as a Strategic Centre; and
- Facilitating the intensification of employment generating uses.

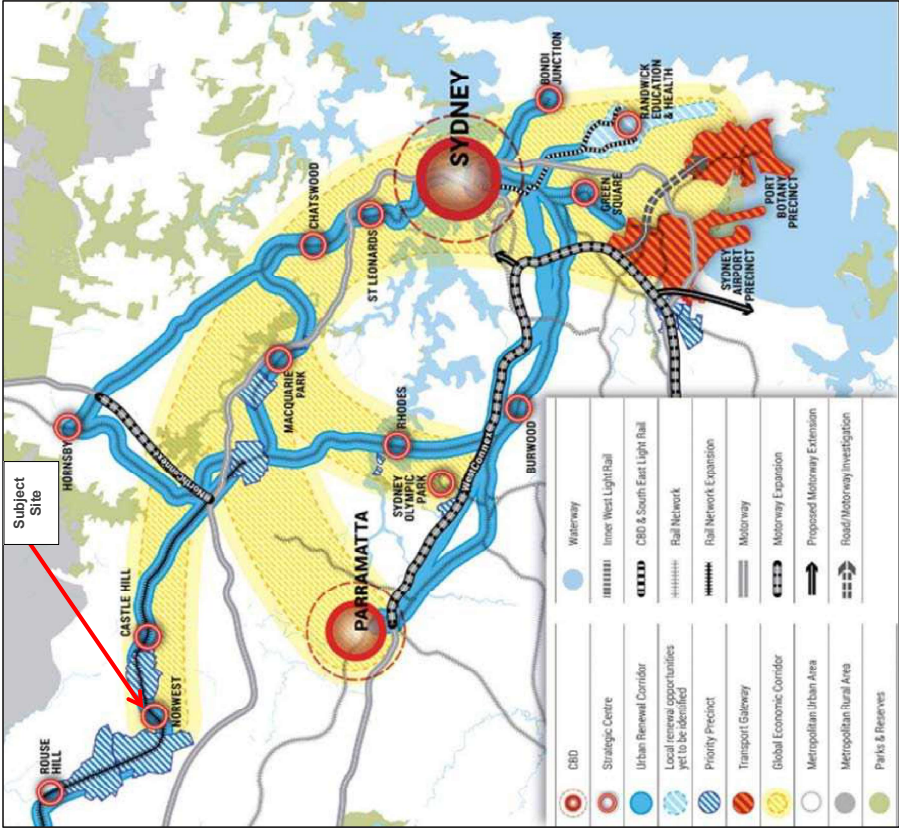
### 4.5 PUBLIC BENEFIT

The Planning Proposal will deliver significant public benefit, including:

- Significant new employment opportunities, with an overall increase in commercial floor space in line with strategic direction and intended role of Norwest, as a strategic centre.
- A Section 94 contribution, based on 1% of Capital Investment Value (CIV) of the proposed development of approximately \$77 million, in the order of \$770,000.



Figure 22 – Global Economic Corridor



Source: A Plan for Growing Sydney

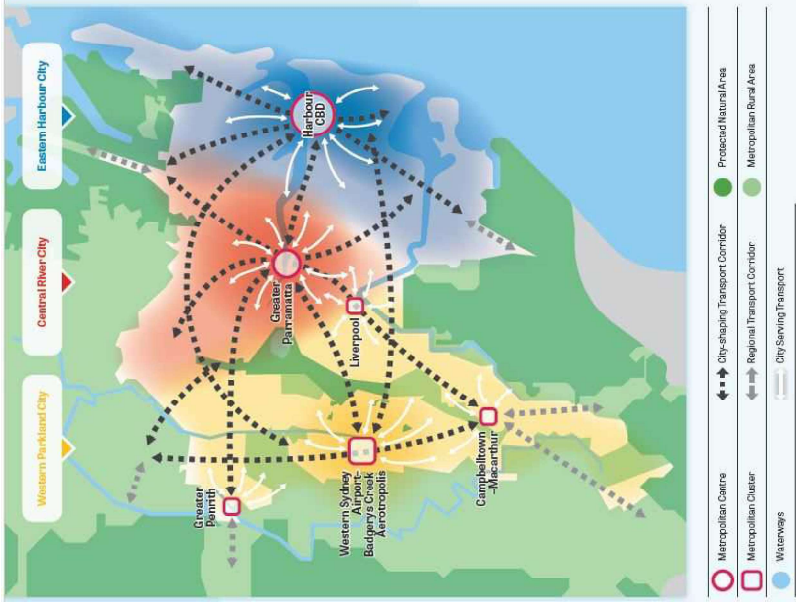
## 5.2 GREATER SYDNEY REGION PLAN 2018

The draft Greater Sydney Region Plan released in October 2017, was the first regional plan released by the GSC and provides a vision for metropolitan Sydney to 2056. A final Greater Sydney Region Plan was released in March 2018.

The Plan revised the figures and vision released within *A Plan for Growing Sydney*, in response to new population projections, estimating that an extra 817,000 jobs will need to be generated by 2036, and will require an additional 750,000 dwellings. The new Plan is built upon a vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places. To achieve this vision, GSC seek to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

Norwest is located within the Central River City, and has been identified as a strategic centre, promoting employment and residential land uses within proximity to the new Norwest Metro station. This new 'Three-City Metropolis' vision has informed the preparation of revised District Plans released concurrently with the new Region Plan. This is addressed in the following section.

Figure 23 – 'Three-City Metropolis' of Greater Sydney



Source: Greater Sydney Commission, 2018

### 5.3 CENTRAL CITY DISTRICT PLAN

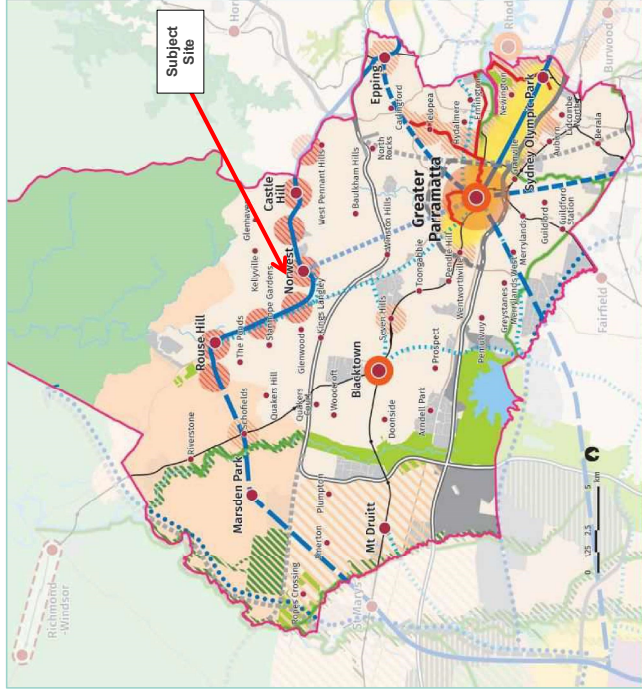
The site is located within the Central City District, which was part of the Central River City identified in the draft *Greater Sydney Regional Plan*. The Central City District includes the local government areas of Blacktown, Cumberland, Parramatta and The Hills.

The draft *Central City District Plan* was released by GSC in October 2017 for public comment, and was finalised in March 2018. The District Plan represents a guide for implementing the *Greater Sydney Regional Plan* at a district level over the next 20 years.

The Plan identifies the Central City District's population is expected to grow significantly. The Plan will guide the growth and transition of the district, focusing on Greater Parramatta and the Olympic Peninsula (GPOP) as the anchor and driver of the Central River City. Norwest is identified as a Strategic Centre, and utilises the Sydney Metro Northwest as a catalyst to revitalise the area, and promote a vibrant, transit-oriented employment and residential hub. The draft Central City District Plan identifies a range of population trends, as well as job and housing targets. Some of the trends and targets relevant to this proposal are:

- An additional 550,500 people are expected to be living in the District by 2036; and
- Norwest job target of 53,000 by 2036.

Figure 24 – Extract from Central City District Plan



In respect of Norwest the Central City District Plan (March 2018), states the following:

*"Norwest Business Park is an established commercial centre. Sydney Metro Northwest and the new station at Norwest will provide the opportunity to transform the traditional 1990's-style business park model into a transit-oriented, more vibrant and diversified centre with high employment densities and a mix of residential uses and supporting services. Sydney Metro Northwest will also enable faster and more reliable business-to-business connections to other centres such as Macquarie Park."*

The relevant priorities for the Central City District in the draft plan are expressed as follows:

- Planning for a city supported by infrastructure;
- Providing housing supply, choice and affordability with access to jobs and services;
- Delivering integrated land use and transport planning and a 30-minute city;
- Growing investment, business opportunities and jobs in strategic centres;

Specifically, for Norwest Productivity, Action 47 identifies the relevant planning authorities will need to consider the following:

1. *"retain and grow commercial capacity to achieve the centres' job targets;*
2. *Encourage complementary retail services around Norwest Lake and the station precinct;*
3. *Work with NSW Government to identify a potential future corridor for mass transit links to Greater Parramatta."*

The proposed development is consistent with the priorities and actions established within the draft District Plan.

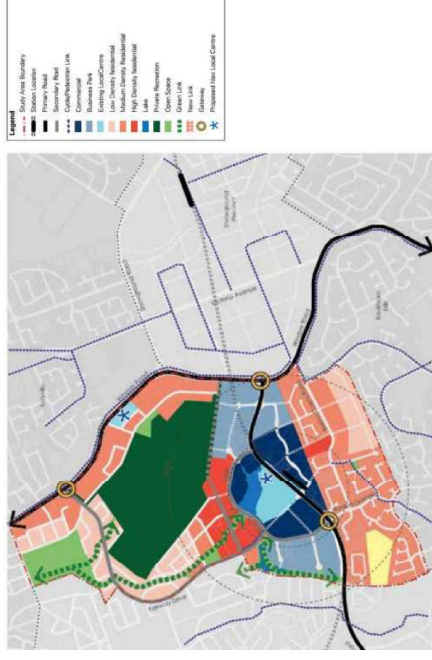
### 5.4 NORTH WEST RAIL LINK CORRIDOR STRATEGY

The Department of Planning and Environment produced a Corridor Strategy which sets out the framework for future development around the eight (8) new stations of the Sydney Metro Northwest. The new Metro and the station at Norwest has the potential to transform Norwest into a vibrant and active centre.

The Business Park is to remain the major commercial hub of the North West which will be intensified in line with the increase in demand. The strategy outlines that the NWRL will also provide opportunities to increase residential densities within walking distance of the station, introducing a variety of housing types to ensure there is affordable and appropriate housing for all members of the community.

The subject site is identified for 'Business Park' uses, as illustrated in Figure 22 below, with the strategy emphasising the need to ensure the job targets for 2031 are achieved.

Figure 25 – Extract from North West Rail Link Corridor Strategy



The NWRL Corridor Strategy and Structure Plans are given statutory effect by a Local Planning Direction that was issued by the Minister for Planning on 30 September 2013 in accordance with section 117 of the EP&A Act. The direction requires that a Planning Proposal must:

- Give effect to the objectives of the direction.

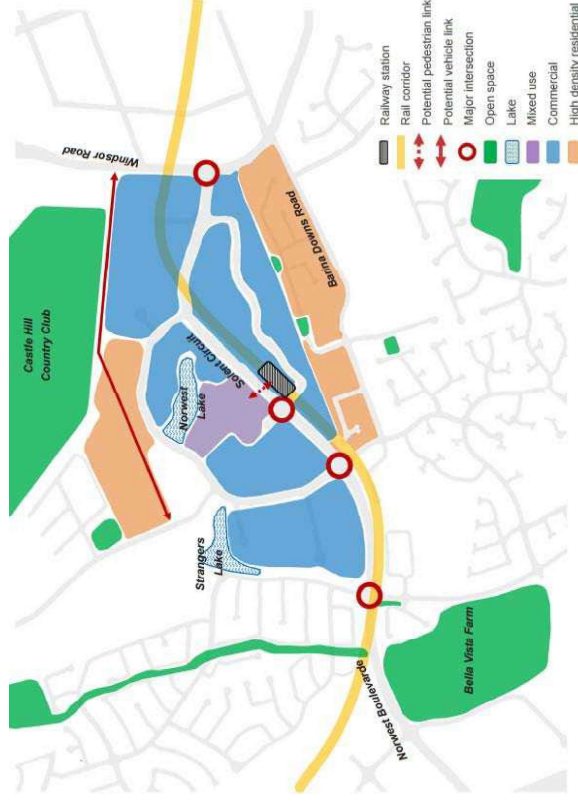
- Be consistent with the proposals of the NWRL Corridor Strategy, including the growth projections and proposed future character for each of the NWRL precincts.
- Promote the principles of transit-oriented development (TOD) of the NWRL Corridor Strategy.

## 5.5 THE HILLS CORRIDOR STRATEGY

The Hills Corridor Strategy was endorsed by Council on 24 November 2015. It seeks to establish a centres-based strategic framework that sits between the NSW Government's North West Rail Link Corridor Strategy and the implementation of future LEP and DCP controls to guide development within The Hills Shire.

The subject site is identified as 'Commercial' under the Council Strategy (refer to **Figure 23** below).

Figure 26 – Extract of Norwest Precinct in The Hills Corridor Strategy



Source: The Hills Shire Council

Council's Draft Corridor Strategy sets the desired future outcome for Norwest promoting the orderly expansion of the Norwest Business Park with higher density commercial development close to the Metro Station.

## 5.6 THE HILLS LOCAL STRATEGY

Council's Draft Local Strategy prepared in 2008, is the principal document for communicating the future planning of the Shire. It provides objectives for the longer-term planning for the Shire and is a guide to future decision making for employment, housing and transport.

While the Local Strategy provides an indication of the strategic land use management and planning objectives for the Hills Shire, it is noted that the dwelling and job growth targets predate the Northwest Rail Link and subsequent strategic planning documents referred to previously in this report.

Key Directions identified in the Hills Local Strategy are as follows:

- T1 – Support the use of public transport.
- E1 – Facilitate sustainable economic development that promotes growth in local business and employment opportunities.
- E2 – Plan for local job opportunities.



## 6 PARTS OF THE PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with Sections 55 (1) and (2) of the *Environmental Planning and Assessment Act 1979* with consideration of the relevant guidelines, namely “A Guide to Preparing Planning Proposals” issued by the Department of Planning and Infrastructure in April 2013.

Accordingly, the proposal is discussed in the following parts:

- **Part 1** – A statement of the objectives or intended outcomes.
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – The justification for the planning proposal and the process for the implementation.
- **Part 4** – Mapping.
- **Part 5** – Details of community consultation that is to be undertaken for the planning proposal.
- **Part 6** – Project timeline.

Discussion for each of the above parts is outlined in the following chapters.

## 7 PART 1 – OBJECTIVES AND INTENDED OUTCOMES

This section identifies the objectives and intended outcomes of the Planning Proposal.

### 7.1 OBJECTIVES

The primary objective of the planning proposal is to facilitate higher intensity commercial office development through the increase in maximum height of building and FSR controls.

The proposal aligns with the strategic intent for the site and land in the locality, particularly given the site's proximity to the future Norwest Station and the goals within the strategic planning documents established by the DPE and Council.

### 7.2 INTENDED OUTCOMES

The intended outcome of the planning proposal is to facilitate the future development application for a new commercial office building on the western portion of the site, as outlined in Section 4. Development concept plans for the site have been developed, providing for a commercial office development that is consistent with the proposed uses and maximum height and floor space sought as part of this Planning Proposal.

Under the development concept plans, the existing 9-storey commercial office building known as 2 Burbank Place would be predominantly retained, with some expansion anticipated in accordance with previously approvals that have not yet been acted upon.

The preliminary design concept offers a level of flexibility over time by virtue of its intended layout and floor to floor heights. Such flexibility may prove useful, either prior to detailed design finalisation/approval or post construction. A potential change in circumstance over time may be that of a reduction to the standard Hills Shire DCP car parking rates for commercial development, following strategic review. In this instance, the design may allow for a potential conversion of some car parking spaces to commercial floorspace, while still maintaining the same overall built form (overall scale, bulk, height).

While incorporating an inherent level of flexibility, any application for development approval would need to be considered on its merits relative to the applicable planning framework at the time of application.

The proposed amendments to the HLEP 2012 are intended to have the following key outcomes:

- Consistency with State government policy to encourage employment growth within existing centres: New employment within walking distance of major employment, retail, health and education facilities and excellent public transport connectivity within the Norwest Business Park.
- Sound planning practice and transport focused development: An increased intensity of activities in the Norwest Business Park, consistent with its role as a Strategic Centre role and realising the opportunities associated with key transport infrastructure.
- Timely delivery of the development of the site: An opportunity to manage future development of the site in a timely, logical and comprehensive manner, allowing for the introduction of development supporting completion of the new Sydney Metro Northwest infrastructure.
- A high quality new commercial development that successfully integrates with the emerging context: Respond to the continued further development of Norwest Business Park, recognising that the planning for a number of sites is being progressed to achieve increased intensity of activities with associated business, employment, recreation, housing opportunities.

8 PART 2 – EXPLANATION OF THE PROVISIONS THAT ARE TO BE INCLUDED IN THE PROPOSED LEP

8.1 OVERVIEW

The purpose of the Planning Proposal is to amend the HLEP 2012 to allow the comprehensive redevelopment of the subject site, as outlined in earlier sections of this report. Accordingly, the proposal seeks amendments to HLEP 2012 as outlined in the following table.

Table 1 – Existing and Proposed LEP Controls

| Control         | Existing                                                                        | Proposed                                                                                                                                                                                                                                |
|-----------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning          | B7 Business Park, portion of land is included in the SP2 – Infrastructure Zone. | No change.                                                                                                                                                                                                                              |
| Building Height | RL 116m across the site                                                         | A maximum building height control of RL 163.0 m is proposed                                                                                                                                                                             |
| FSR             | Maximum Floor Space Ratio of 1.49:1.                                            | A Maximum Floor Space Ratio of 2.51:1 is proposed.                                                                                                                                                                                      |
| Additional Use  | Nil                                                                             | It is proposed to establish provisions in 'Schedule 1 – Additional Permitted Uses' for that portion of the subject site that is included in the SP 2 Infrastructure Zone, and amending the 'Additional Permitted Uses Map' accordingly. |

8.2 AMENDMENT TO BUILDING HEIGHT

The existing Height of Building Map limits development within the site to a maximum height of RL 116m. It is proposed to amend the height development standard to permit a maximum height of RL 163m across the site, by amending the HLEP 2014 Height of Building Map – (refer Figures 24 and 25 below)

The proposed maximum height control is intended to facilitate the intended development outcome outlined in Section 4.1, with the associated building height considerations outlined in Section 4.2.

Figure 27 – Existing Maximum Building Height Controls

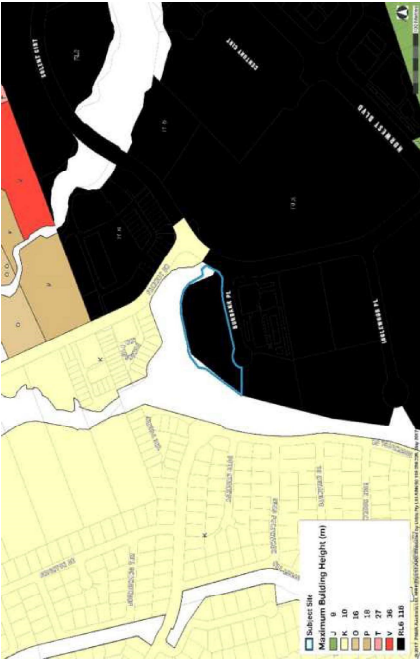
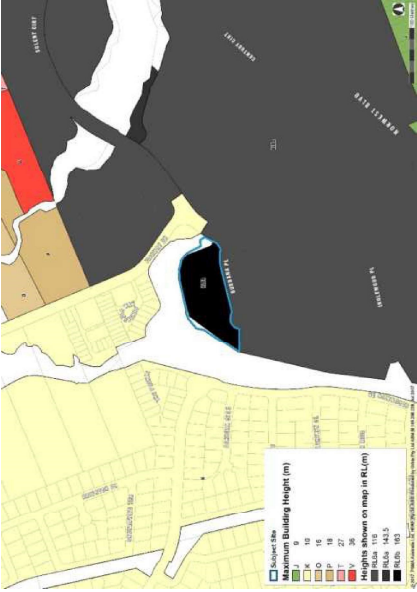


Figure 28 – Proposed Maximum Building Height Controls



### 8.3 AMENDMENT TO FLOOR SPACE RATIO

It is proposed to establish a commercial FSR of 2.5:1 across the site as shown in the amended FSR Map at Figure 27 below. This is consistent with the minimum commercial FSR of 2:1 suggested for the site within the NWRL Strategy and The Hills Corridor Strategy, to encourage growth in employment within the Strategic Centre.

Figure 29 – Existing Maximum Floor Space Ratio

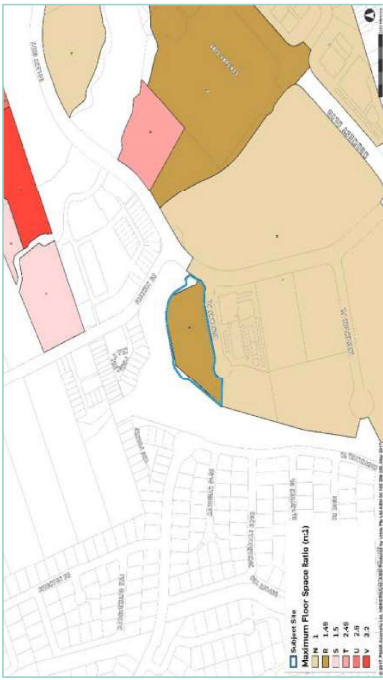
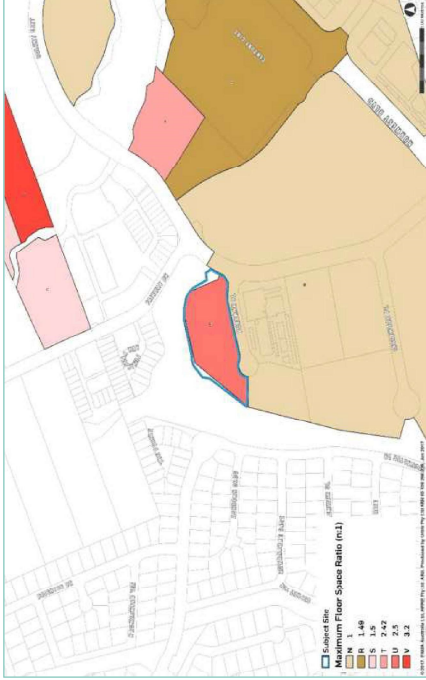


Figure 30 – Proposed Maximum Floor Space Ratio Control



### 8.4 ADDITIONAL PERMITTED USE – SP2 INFRASTRUCTURE ZONE

The planning proposal seeks to establish 'additional permitted uses' into Schedule 1 of the Hills LEP 2012, to facilitate the future calculation of floor space ratios for development on the subject site, on the basis of a site area that is inclusive of the entire site area – including land within the SP2 Infrastructure Zone. The proposed approach is outlined in Section 4.2.2.

The proposed/recommend provisions are set out below

#### “Schedule 1 -Additional Permitted Uses’

##### 7. Use of certain land at Burbank Place, Baulkham Hills.

- (1) This clause applies to that part of land at 2-4 Burbank Place, Baulkham Hills, being Lot 4054, DP1070487, that is zoned SP2 Infrastructure, shown as “Item 7” on the Additional Permitted Uses Map.
- (2) Development for the purposes of building identification signs, business identification signs, commercial premises or office premises is permitted with consent.

Figure 31 – Existing Zone, with portion of the subject land in SP2 Infrastructure Zone

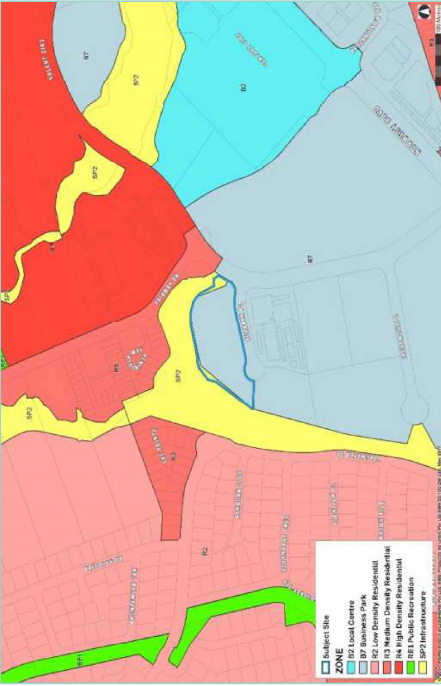




Figure 32 – Proposed Additional Permitted Uses – Schedule 1 of LEP 2012.



## 9 PART 3 – JUSTIFICATION FOR THE PLANNING PROPOSAL

### 9.1 SECTION A – NEED FOR THE PLANNING PROPOSAL

#### Q1. Is the planning proposal a result of any strategic study or report?

Yes.

The Planning Proposal seeks to implement the outcomes of the Department's NWRL Strategy and Council's Draft Corridor Strategy, being intensification of existing commercial space, and the promotion of mixed use development in close proximity to the Norwest Metro Station. The proposal seeks to deliver a considerable increase in the amount of available commercial office space.

#### Q2. Is the Planning Proposal the best means of achieving the objectives or intended

outcomes, or is there a better way?

Yes.

The purpose of the Planning Proposal is to enable the development of further employment/business opportunities, which is consistent with the State and Local Government strategic planning framework for land around the new Metro stations being delivered as part of Sydney Metro Norwest.

While the Hills Corridor Strategy and NWRL Strategy recommend for an uplift of development in the area, there remains a need for a planning proposal to be progressed for each site to establish appropriate built form controls and where appropriate, set out matters to be addressed at the time of detailed design/application for development approval.

### 9.2 SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

#### Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes.

The Planning Proposal is consistent with the objectives, actions and targets of the *Greater Sydney Region Plan 2018* and the *Central City District Plan*. The proposal is consistent with the principles of a range of broader strategic planning considerations contained within the *Greater Sydney Regional Plan*, the *Central City District Plan* and the *NWRL Corridor Strategy*, which support a transit-orientated and centres based approach to managing growth.

As such the site represents a logical location to reinforce the existing commercial activity within the Norwest Business Park to support and utilise the high frequency public transport infrastructure currently under construction. It allows opportunities for the growing number of people working in Norwest Business Park and The Hills LGA to live and work/study in the same district, thereby reducing travel demand and associated car based pollution and congestion. The proposal has the potential to contribute a valuable and sustainable component of the future commercial development of Norwest Business Park and the region.

**Q4. Is the planning proposal consistent with a Council's local strategy or other local strategic plan?**

Yes.

The Local Strategy provides has provided direction for the strategic land use management and planning objectives for the Hills Shire. It is, however noted that the dwelling and job growth targets predate the Norwest Rail Link and subsequent strategic planning documents referred to previously in this report. Notwithstanding, the key directions and objectives of the Local Strategy relevant to this proposal are addressed table below, with an assessment of the Planning Proposal against each key direction:

Table 2 – Consistency with The Hills Local Strategy

| Key direction                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EL2 – Provide high quality spaces for community recreation and enjoyment                                             | The Concept Landscape Plans demonstrate the that existing landscaped environments associated with Strangers Creek will not be compromised.                                                                                                                                                                                                                                                                                                                                                     |
| T1 – Support the use of public transport                                                                             | The Planning Proposal seeks to facilitate further business development and employment activities, with a high level of accessibility to the Norwest Metro Station. Delivering a further intensity of activities within proximity to the Station will also help increase the performance and viability of the Sydney Metro as it will support two-way peak travel. This is important to ensure maximum benefits are derived from the significant investment in public transport infrastructure. |
| E1 – Facilitate sustainable economic development that promotes growth in local business and employment opportunities | The Planning Proposal seeks to facilitate further employment generating uses such as office premises, business premises and café/restaurants, promoting sustainable economic development and promoting growth in local business and employment opportunities.                                                                                                                                                                                                                                  |
| E2 – Plan for local job opportunities                                                                                | The Planning Proposal will facilitate a total of 34,725 sqm of commercial, employment generating floor space.                                                                                                                                                                                                                                                                                                                                                                                  |

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes.

The proposal is consistent with the relevant State Environmental Planning Policies (SEPPs). The relevant SEPPs are identified below.

- SEPP (Infrastructure) 2007;
- SEPP 55 Remediation of Land;
- SEPP (Exempt and Complying Development Codes) 2008; and
- SEPP (State and Regional Development) 2011.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

Yes.

The Planning Proposal has been assessed against the applicable s117 Ministerial Directions and is consistent with each of the relevant matters, as outlined below.

Table 3 – S117 Compliance Table

| Direction                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                | Compliance |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Employment and Resources                        |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| Business and Industrial Zones                   | <p>The proposal will support the integrity and core purpose of the Norwest Business Park as a commercial Strategic Centre, as the commercial floor space is to be significantly increased.</p> <p>The proposal will have a positive employment impact by increasing the amount of commercial floor space in close proximity to the Norwest Metro Station.</p>                          | YES        |
| Environment and Heritage                        |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| 2.3 Heritage Conservation                       | The proposal is consistent with the built form expectations under the NWRL Strategy for the land on the subject site. The built form has been designed to be sympathetic to the Bella Vista Homestead view corridor, as discussed in Section 4.2.2                                                                                                                                     | YES        |
| Housing, Infrastructure and Urban Development   |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| 3.4 Integrated Land Use and Transport           | The Planning Proposal provides a planning framework for future business and employment growth on a site within proximity to a new Metro Rail station.                                                                                                                                                                                                                                  | YES        |
| Hazard and Risk                                 |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| 4.3 Flood Prone Land                            | The proposal is not identified as a Flood Planning Area under The Hills LEP 2012. A more detailed assessment of flooding can be undertaken during detailed design process, if deemed necessary.                                                                                                                                                                                        | YES        |
| Regional Planning                               |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| 5.9 North West Rail Link Corridor Strategy      | The Planning Proposal will give effect to, and is consistent with, the NSW Government's North West Rail Link Corridor Strategy.                                                                                                                                                                                                                                                        | YES        |
| Metropolitan Planning                           |                                                                                                                                                                                                                                                                                                                                                                                        |            |
| 7.1 Implementation of A Plan for Growing Sydney | The Planning Proposal supports the actions and directions of A Plan for Growing Sydney by supporting new retail, employment, residential and tourist/visitor accommodation development in an identified growth corridor. The Planning Proposal supports transit oriented development and establishes a framework to suitably guide the future development of the site by including new | YES        |

| Direction | Comment                                                                                  | Compliance |
|-----------|------------------------------------------------------------------------------------------|------------|
|           | provisions to require detailed planning and design guidelines to support further growth. |            |

### 9.3 SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

**Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?**

The site has already been fully developed, surrounded by existing vegetation to the North and West. The landscape concepts demonstrated that the impacts on existing vegetation will be minimal.

**Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

An assessment of potential environmental impacts is provided in Section 4 of this planning proposal. There are not likely to be any environmental impacts associated with the future development of the land that cannot be suitably mitigated through detailed design development.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

The social and economic impacts of the proposal are addressed in Section 5.2.5.

### 9.4 SECTION D – STATE AND COMMONWEALTH INTERESTS

**Q10. Is there adequate public infrastructure for the planning proposal?**

Yes. It is expected the Sydney Metro Northwest will have ample capacity to accommodate the proposed growth on the subject site.

The site is served by existing utility services and further investigations will be undertaken in support of a future development application, to determine if any infrastructure upgrades are required.

The site has good access to existing public infrastructure and it is expected that the contribution of money in accordance with Council's development contribution policy, will go towards providing further infrastructure to support the population growth in the Norwest area.

**Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

No consultation with State or Commonwealth authorities has been carried out to date on the Planning Proposal. It is acknowledged that The Hills Shire will consult with relevant public authorities following the Gateway determination.



# 10 PART 4 – MAPPING

As outlined in Section 8, the planning proposal seeks to achieve a number of modifications to the existing Hills Shire LEP 2012. Proposed map updates are illustrated in **Figures 26-28** below.

Figure 33 – Proposed height of building

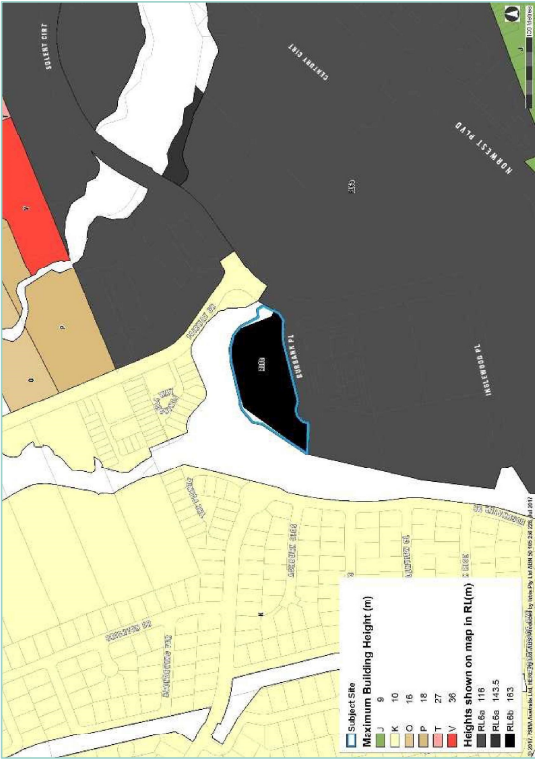


Figure 34 – Proposed maximum floor space ratio

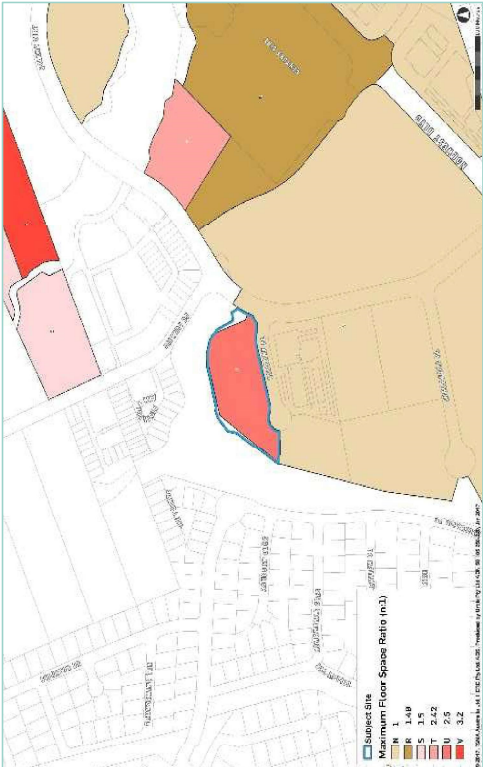


Figure 35 – Proposed additional permitted uses – Schedule 1



# 11 PART 5 – COMMUNITY CONSULTATION

## 11.1 PUBLIC CONSULTATION

Division 3.4 of the *Environmental Planning and Assessment Act 1979* requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be required to be publicly exhibited for 28 days in accordance with the requirements of the Department of Planning and Infrastructure guidelines “*A Guide to Preparing Local Environmental Plans*.”

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on The Hills Shire Council website.
- Written correspondence to adjoining and surrounding landowners.

# 12 PART 6 – PROJECT TIMELINE

It is anticipated that the LEP amendment will be completed within 9-12 months. An indicative project timeframe is provided below.

Table 4 – Indicative Project Timeline

| Stage                                                       | Timeframe and/or Date                                                                                 |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Consideration by Hills Shire Council                        | May/June 2018                                                                                         |
| Planning Proposal referred to DPE for Gateway Determination | July 2018                                                                                             |
| Gateway Determination by DPE                                | August 2018                                                                                           |
| Commencement and completion of public exhibition period     | Dates are dependent on Gateway determination. Anticipated timeframe for public exhibition is 28 days. |
| Consideration of submissions                                | 6 weeks                                                                                               |
| Consideration of the Planning Proposal post-exhibition      | 6 weeks                                                                                               |
| Submission to DPE to finalise the LEP                       | To be determined                                                                                      |

## 13 CONCLUSION

This Planning Proposal seeks an amendment to The Hills Local Environmental Plan 2012 to allow for the comprehensive further development of the subject site.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure including "*A Guide to Preparing Local Environmental Plans*" and "*A Guide to Preparing Planning Proposals*."

The site represents a significant opportunity for comprehensive redevelopment, in a key strategic location. An increased intensity of business activities on the site will support the continued evolution of the Norwest business park into the future as a recognised Strategic Centre.

## DISCLAIMER

This report is dated May 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of GU Custodian Pty Ltd (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



**APPENDIX A**

**ARCHITECTURAL PLAN SET**

**APPENDIX B**

**URBAN DESIGN REVIEW**

**APPENDIX C**

**TRAFFIC AND PARKING ASSESSMENT**

**APPENDIX D**

**GREEN TRAVEL PLAN**



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21 Asia Square, Tower 2  
Singapore 018961  
T +65 6653 3424  
W cistri.com



4+2 Burbank Place

[Planning Proposal]



**Prepared for**  
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**Submission**  
Planning Proposal

**Scott Carver Pty Ltd**  
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+61 2 9230 4000  
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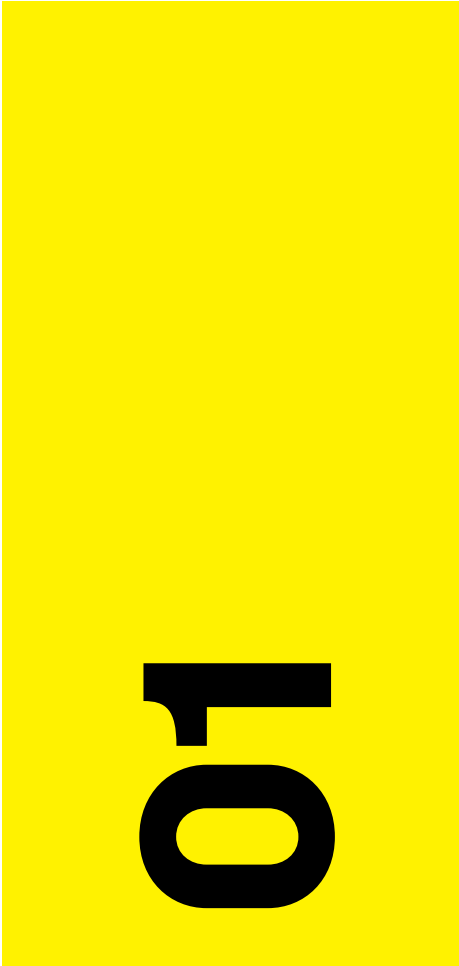
05

Shadow Analysis

06

Visualisation

# Site Context



# Site Photographs

## Site Photographs

### View of Site



- LOCATION MAP**
- Site**
  - Public Daniels Park**
  - Creek Hill Country Club**
  - Bella Vista Farm Park**
  - Strongers Lake / Creek**
  - Future Train Station**
  - Northwest Business Park**
  - B2/B7 Zoning**
- Landmark**
- Northwest City**
  - Englewood**
  - Hillbong Church**
  - Century Estate**

View of Site from Burbank Place



- SITE MAP**
- Subject Site**
  - Proposed Building Footprint**

View of Site from Burbank Place



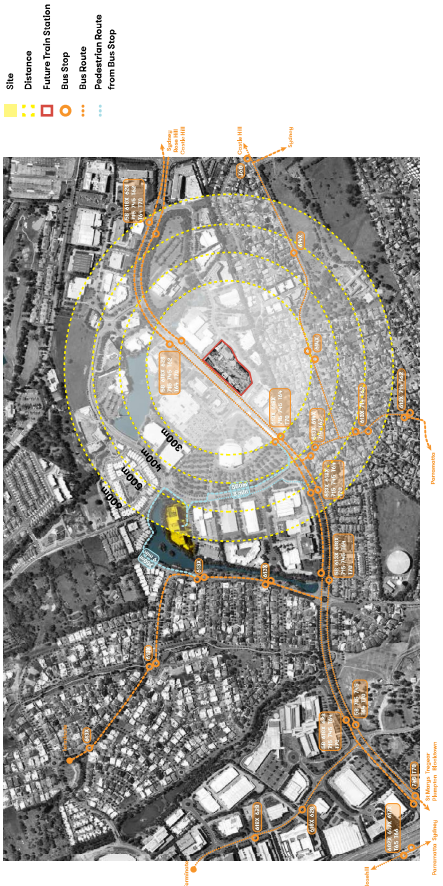
# Site Photographs

View of Site



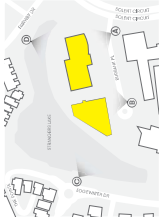
# Site Analysis

Distance Public Transport



View of Site from Edgewater Drive onto Strangers Lake

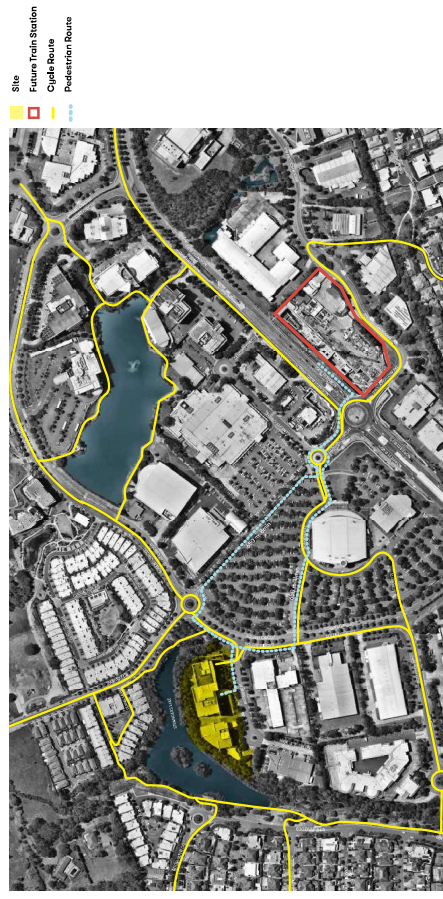
View of Site from Fairway Drive onto Strangers Lake



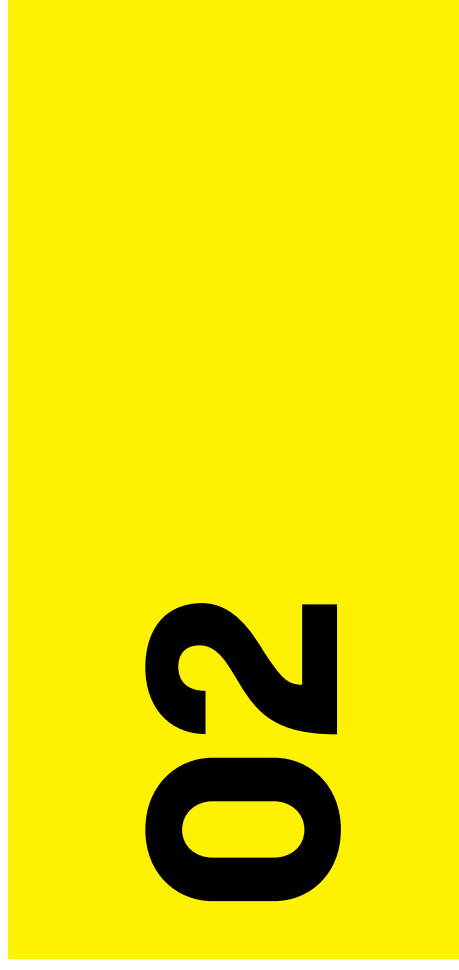


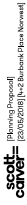
# Site Analysis

## Pedestrian and Cycle Network

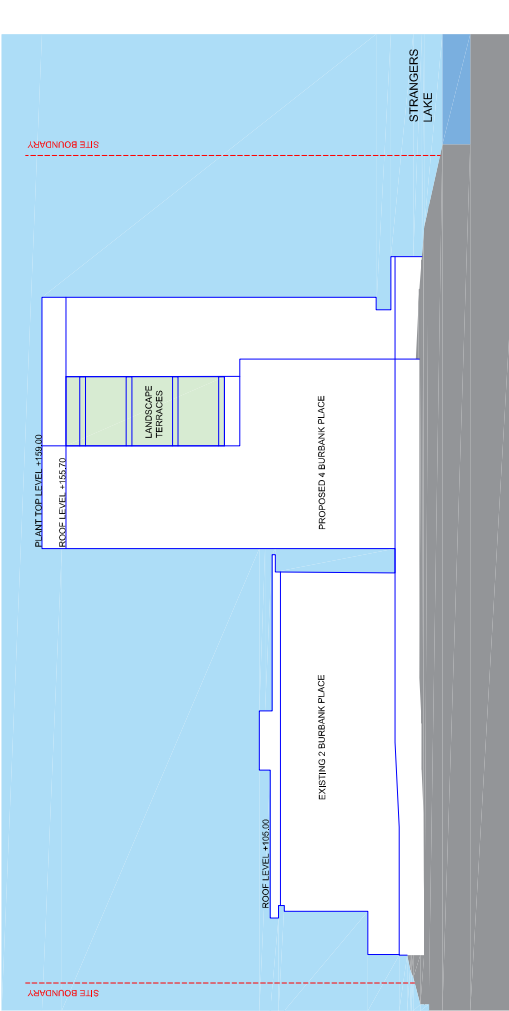
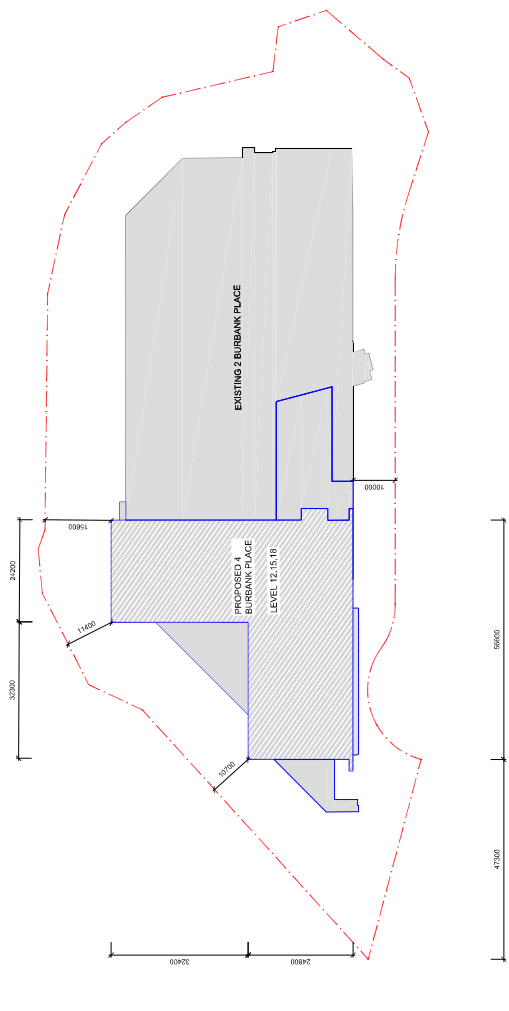


# Proposed Development



11

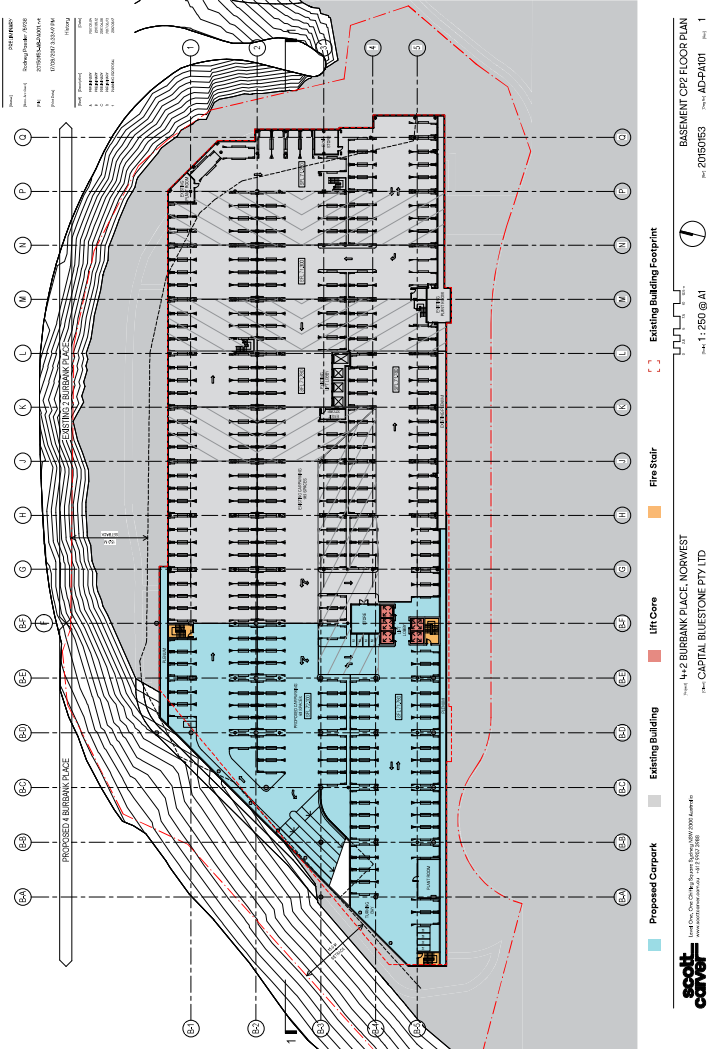


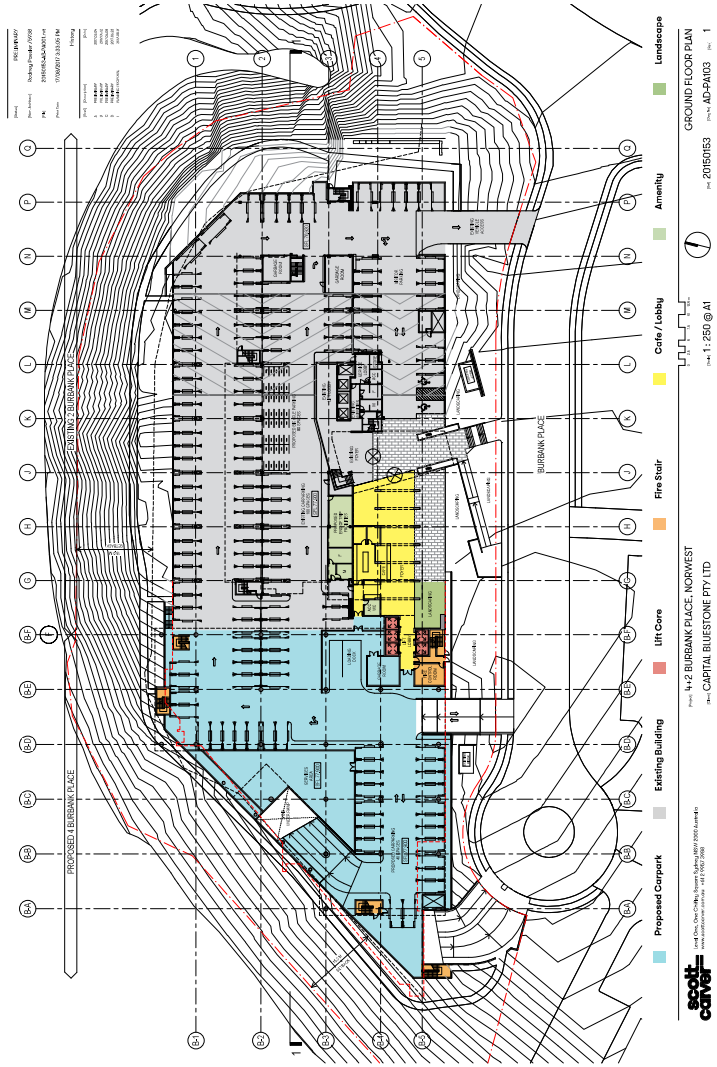
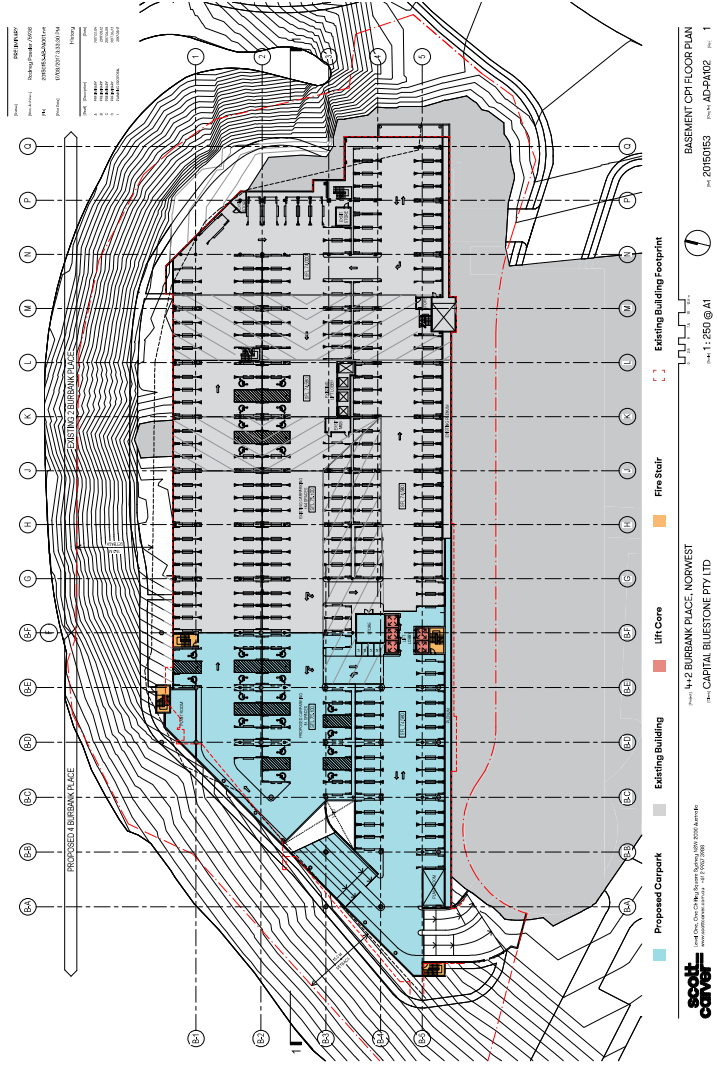




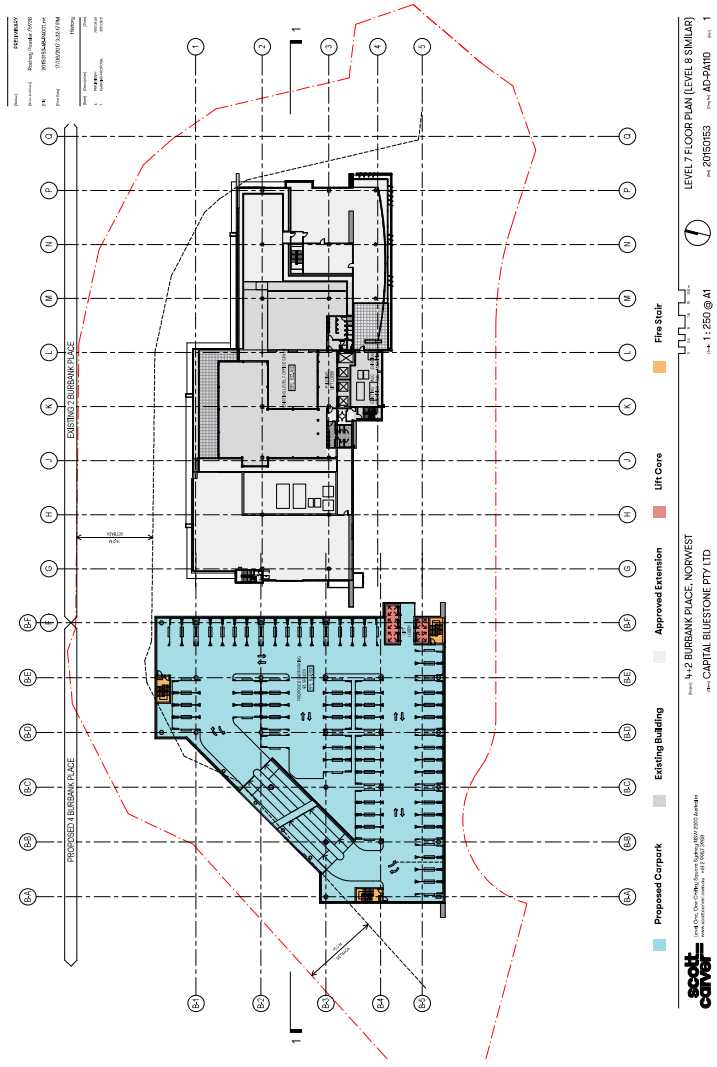
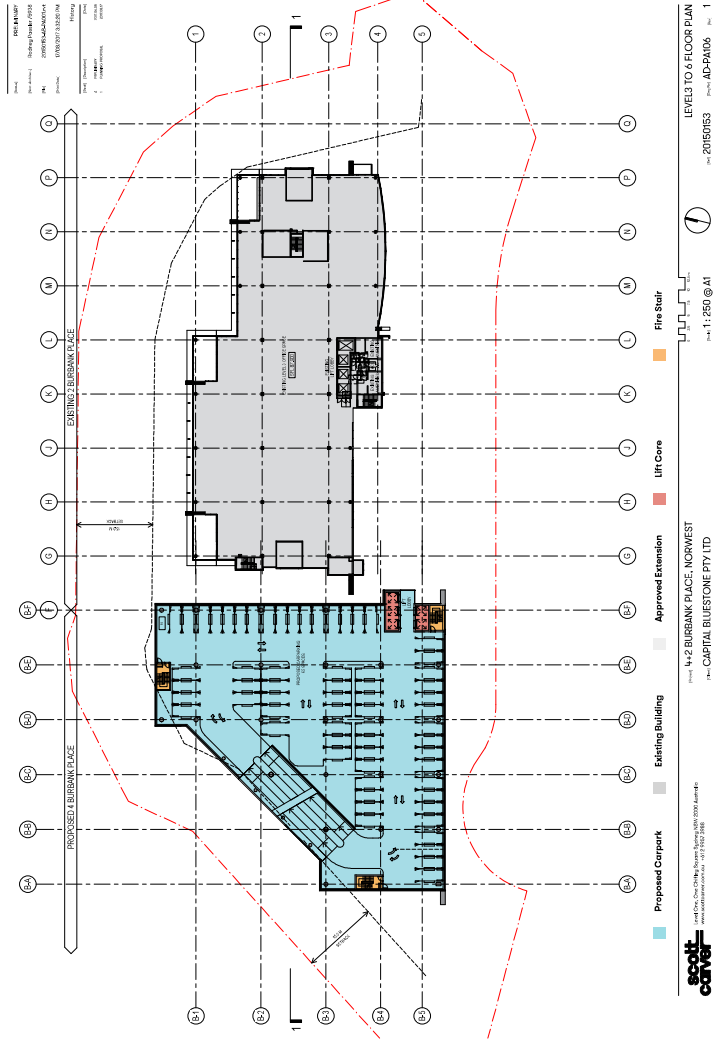
# 03

## Floor Plans, Sections



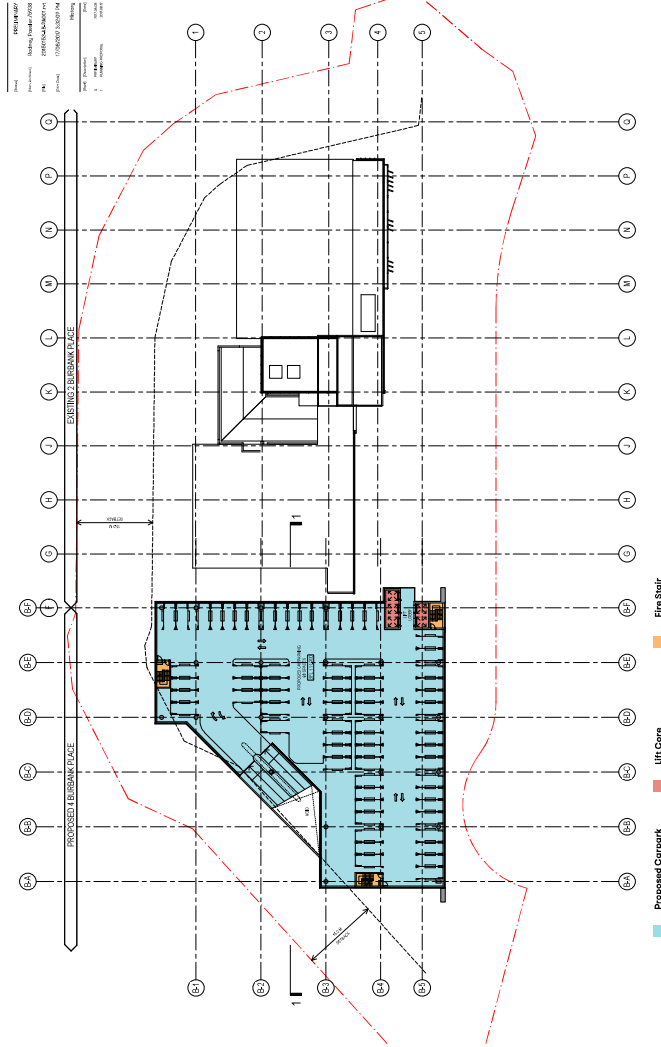






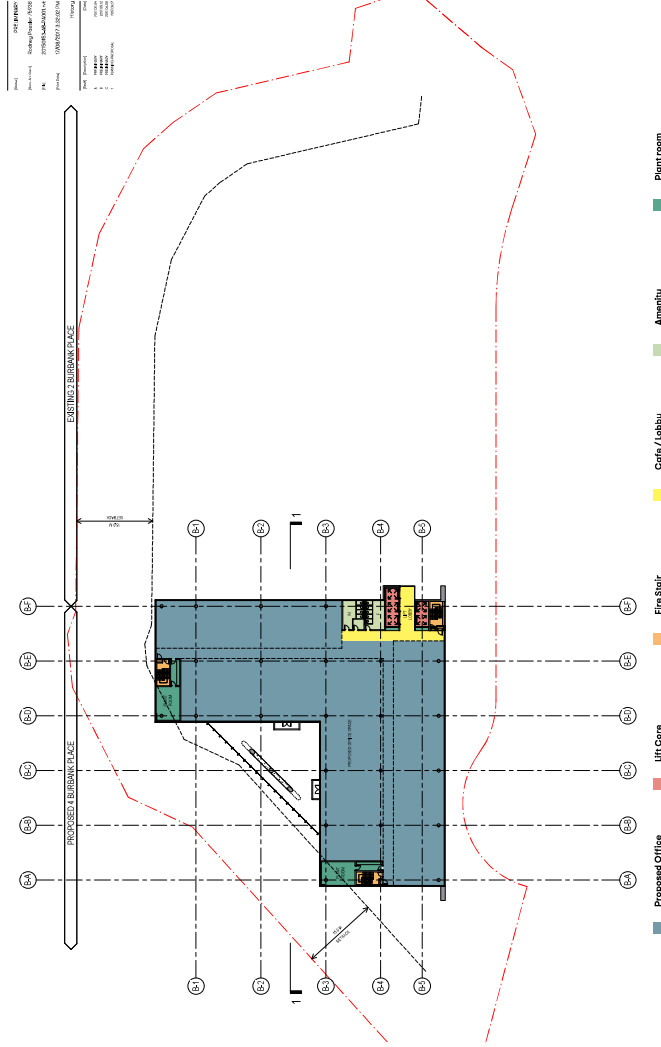


|                     |                            |
|---------------------|----------------------------|
| Project             | 442 Burrbank Place - 10/10 |
| Client              | Capital Bluestone Pty Ltd  |
| Architect           | Capital Bluestone Pty Ltd  |
| Engineer            | Capital Bluestone Pty Ltd  |
| Structural Engineer | Capital Bluestone Pty Ltd  |
| MEP Engineer        | Capital Bluestone Pty Ltd  |
| Fire Engineer       | Capital Bluestone Pty Ltd  |
| Interior Designer   | Capital Bluestone Pty Ltd  |
| Landscaper          | Capital Bluestone Pty Ltd  |
| Surveyor            | Capital Bluestone Pty Ltd  |
| Builder             | Capital Bluestone Pty Ltd  |



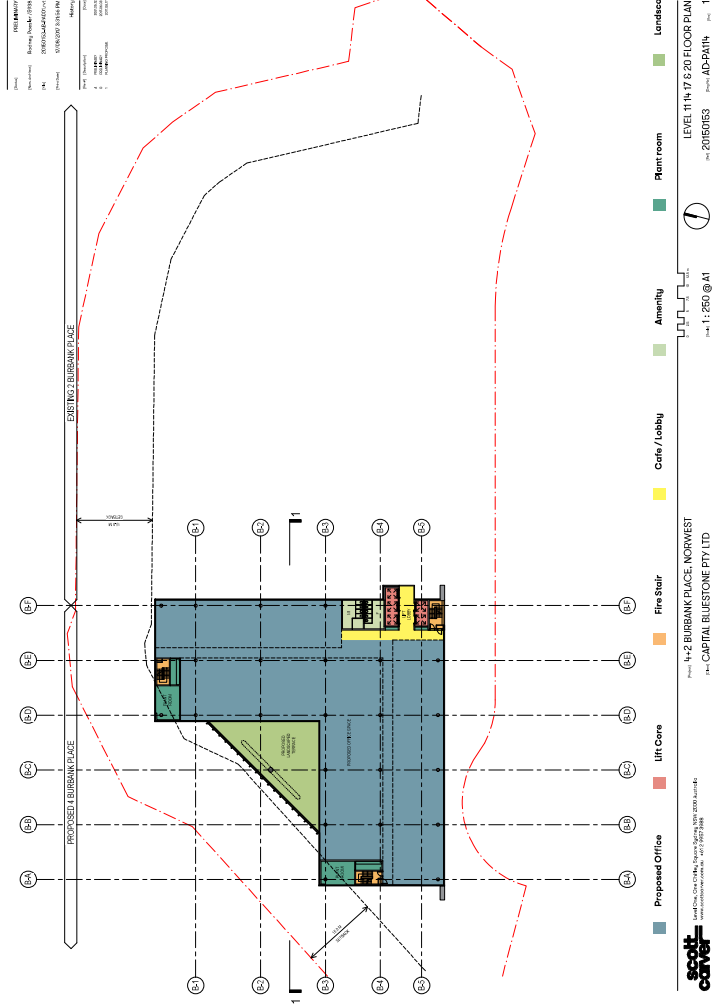
LEVEL 9 FLOOR PLAN  
442 BURRBANK PLACE, NORTHWEST  
20/05/2023  
AD-2412  
1:250 @ A1  
1

|                     |                            |
|---------------------|----------------------------|
| Project             | 442 Burrbank Place - 10/10 |
| Client              | Capital Bluestone Pty Ltd  |
| Architect           | Capital Bluestone Pty Ltd  |
| Engineer            | Capital Bluestone Pty Ltd  |
| Structural Engineer | Capital Bluestone Pty Ltd  |
| MEP Engineer        | Capital Bluestone Pty Ltd  |
| Fire Engineer       | Capital Bluestone Pty Ltd  |
| Interior Designer   | Capital Bluestone Pty Ltd  |
| Landscaper          | Capital Bluestone Pty Ltd  |
| Surveyor            | Capital Bluestone Pty Ltd  |
| Builder             | Capital Bluestone Pty Ltd  |

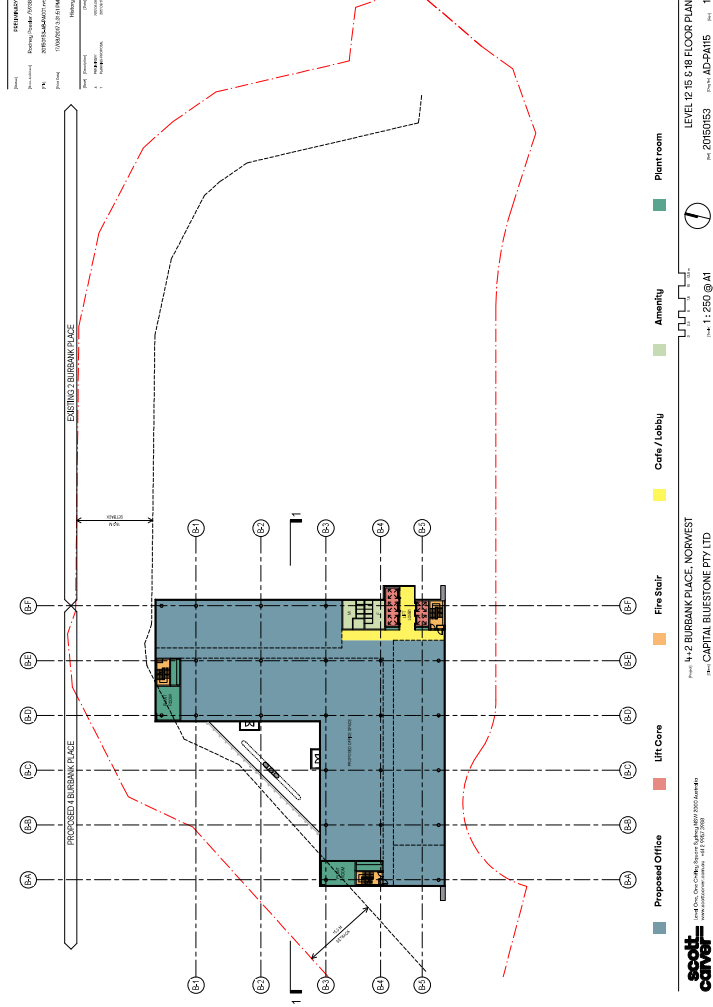


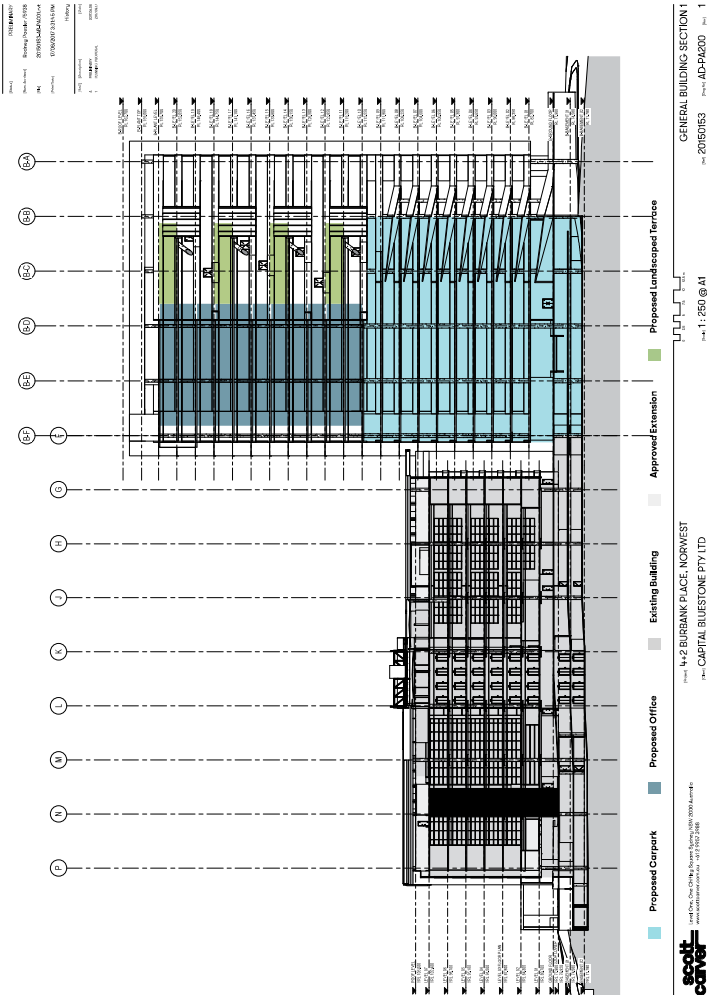
LEVEL 10, 13 & 19 FLOOR PLAN  
442 BURRBANK PLACE, NORTHWEST  
20/05/2023  
AD-2413  
1:250 @ A1  
1

| OVERSIGHT           |                                |
|---------------------|--------------------------------|
| Project             | Building Name / Ref            |
| Client              | Client Name / Ref              |
| Architect           | Architect Name / Ref           |
| Engineer            | Engineer Name / Ref            |
| Structural Engineer | Structural Engineer Name / Ref |
| MEP Engineer        | MEP Engineer Name / Ref        |
| Fire Engineer       | Fire Engineer Name / Ref       |
| Transport Planner   | Transport Planner Name / Ref   |
| Other               | Other Name / Ref               |



| OVERSIGHT           |                                |
|---------------------|--------------------------------|
| Project             | Building Name / Ref            |
| Client              | Client Name / Ref              |
| Architect           | Architect Name / Ref           |
| Engineer            | Engineer Name / Ref            |
| Structural Engineer | Structural Engineer Name / Ref |
| MEP Engineer        | MEP Engineer Name / Ref        |
| Fire Engineer       | Fire Engineer Name / Ref       |
| Transport Planner   | Transport Planner Name / Ref   |
| Other               | Other Name / Ref               |





to

## Landscape

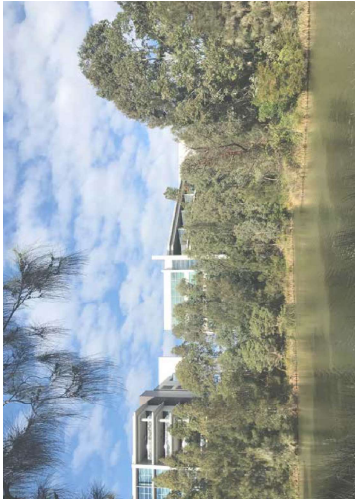
## 4.0 Introduction + Context

### SITE OVERVIEW

This report follows the planning process that will lead to the re-development of 11/2 Burbank Place, Norwest. The site is approximately 2,389sqm and is a 3-level commercial building with a parking area. The design report demonstrates the quality of the public domain, open space, and the impact the proposed development will have on the surrounding zone.

### DEVELOPMENT DESCRIPTION

The development has the opportunity to integrate and preserve a number of existing landscape features, including the existing building, the bush reserve, the ecological asset, and the public domain. The development and asset in responding to the site context, preserving this natural asset and pedestrian connection through is essential.



Site Image: New E. development across Stargers Creek

## 4.1 Design Statement

### LANDSCAPE OBJECTIVES / PRINCIPLES

The Landscape master plan will address the following design objectives:

- Enhance the appearance and amenity of the proposed development and public domain through the integration of landscape design.
- Create an identifiable residential / commercial development and public domain with range of living, safe and accessible open spaces and linkages.
- Take forward the landscape principles and urban design principles established by the Hills Shire DCP 2012 section C3 - Landscape & Caddis Creek Master Plan Report - 12 December 2013 DRAFT and applies outline in the Cumberland Plain Woodland.

Especially in a visually and environmentally sensitive landscape, complementing the architectural vision and greater urban setting, with providing high quality private spaces for residents to enjoy.

- Coordinate the location of the Stargers Creek, creating an attractive, safe, and living environment.
- Assimilate the development into the surrounding urban context through the development of an integrated and permeable landscape and open space environment.
- Integrate water sensitive urban design principles and environmentally sensitive design to create a low impact development that respects the natural environment, a distinctive tree canopy with diverse live native groundcover and species of lawn.

- Ensure accessibility for all within a safe and secure urban domain while accommodating a range of passive recreational and social activities within the public domain.

Water sensitive urban design (WSUD) principles have been incorporated into the landscape master plan. Environmentally sensitive landscape features such as a bushland, and to the character and support ecological systems.

The Landscape planning for the site will have an extensive native canopy and complement the existing Hills Shire DCP 2012 section C3 - Landscape & Caddis Creek Master Plan Report - 12 December 2013 DRAFT and applies outline in the Cumberland Plain Woodland.

The Landscape planning for the site will have an extensive native canopy and complement the existing Hills Shire DCP 2012 section C3 - Landscape & Caddis Creek Master Plan Report - 12 December 2013 DRAFT and applies outline in the Cumberland Plain Woodland.









## 4.3 Existing Bush land setting & Stangers Creek reserve

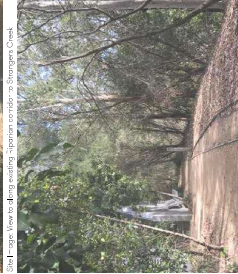
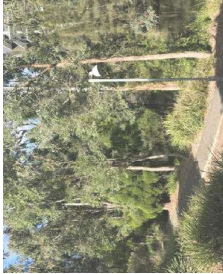
### OVERVIEW / DESIGN INTENT

The design for the site incorporates the environmental attributes of the site. The Stangers Creek reserve area to the North of the site. Currently a decomposed ground with running hills. Its value connecting to a broader public domain network. The nature trail will be retained and made good allowing for a continued use.

The objectives of the design is to reinforce the principles outlined in the **Caddis Creek Master Plan Report - 12 December 2013 DRAFT** and **Species outlined in the Cumberland Plain Woodland** species list.

### OBJECTIVES

- Enhancing biodiversity and habitat.
- Managing biological corridors.
- Improve Public Domain Quality.
- Shaded pedestrian route to the site.
- Community access and recreation.
- Educational awareness.
- Aesthetics and scenic amenity.



Site 1 - path view to along existing riparian corridor to Stangers Creek.

## 4.4 Riparian Infringement

### RIPIARIAN INFRINGEMENT

The current building footprint infringe 50m2 into the 15m riparian zone. The proposed building footprint has a minor infringement of approx 10m2.

We note the proposed infringement has a limited ecological footprint as major flora the infringement is along and approximately 20m zone to the species such as, *Conocarpus* banksia and *Leucospermum*.

Any vegetation area subject to detailed survey and future management plan.



Legend  
Existing infringement - 50m2  
Proposed infringement - 10m2  
Designated on works - 20m2

Note:  
All areas are approximately 20m  
infringement - 10m2 to riparian zone  
to future Office of Water Regulation.



## 4.5 Planting/ Materials Palette

### LANDSCAPE SPECIFICS

The plant palette used for the site plan. It reinforces all the themes as previously discussed. The environmental themes that the planting palette draw from are existing local vegetation communities.

Street trees should respond to the street hierarchy and Council's street view list.

Proposed planting for on-former clearing site character in particular, reserve and on-site the principles outlined in **Caddies Creek Master Plan Report-12 December 2013 D&AET** outlined in the **Cumberland Plain Woodland** and species list.

The following list outlines the signature planting for the site and has been compiled with reference to the **Hills shire DCP 2012, Section C3- Landscape**

### OBJECTIVES:

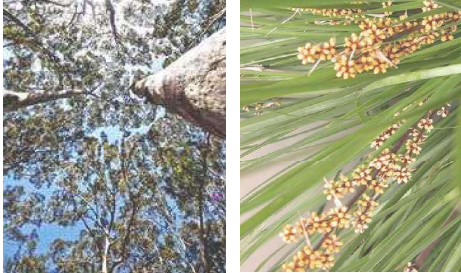
To increase the number of indigenous species planted in hills shire region

To advocate the use of mature weeds or potentially invasive species in development

To use plants in such a way to foster energy efficient development that uses an passive energy principles for cooling and cooling

To reduce maintenance and water consumption through appropriate species selection

To create buffer zones and add to existing areas of remnant vegetation with locally indigenous species



To incorporate Water sensitive urban design (WSUD) principles into the Landscape material plan, and environmentally sensitive areas and water sensitive urban design, which add to the character and support ecological systems.

To promote an indigenous planting palette and complement the Hills shire DCP 2012, Section C3- Landscape

The material palette has been prepared in conjunction with the following appendices

A landscape inventory of the landscape material plan is the selection of material for the public domain. For the Burbank Hills shire DCP 2012, Section C3- Landscape

Material selection should be culturally sensitive through-out the public domain, the landscape inventory, grasses, trees and shrubs, as well as rock, sculptures, and timber should be considered and integrated into the public realm.

The material selection should reflect on going consultations with Norwest Business Park Association & Council

representatives

The landscape objectives of the proposed material plan is to:

- Design for Pedestrian Priority
- Emphasise and Enhance Activation
- Improve Public Domain Quality

## 4.6 Indicative Planting Palette

Strangers Creek Interface [Cumberland Plain]

| Botanic Name                   | Common Name        | Native/Landscaped | Size  |
|--------------------------------|--------------------|-------------------|-------|
| Trees                          |                    |                   |       |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 75L   |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 75L   |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 75L   |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 75L   |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 75L   |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 75L   |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 75L   |
| Shrubs, and Ground Covers      |                    |                   |       |
| <i>Banksia integrifolia</i>    | Blackberry         | Native            | 150mm |
| <i>Ceanothus laevis</i>        | Knob Knodge        | Native            | 150mm |
| <i>Conocarpus laevis</i>       | Woolly Mahoe       | Native            | 150mm |

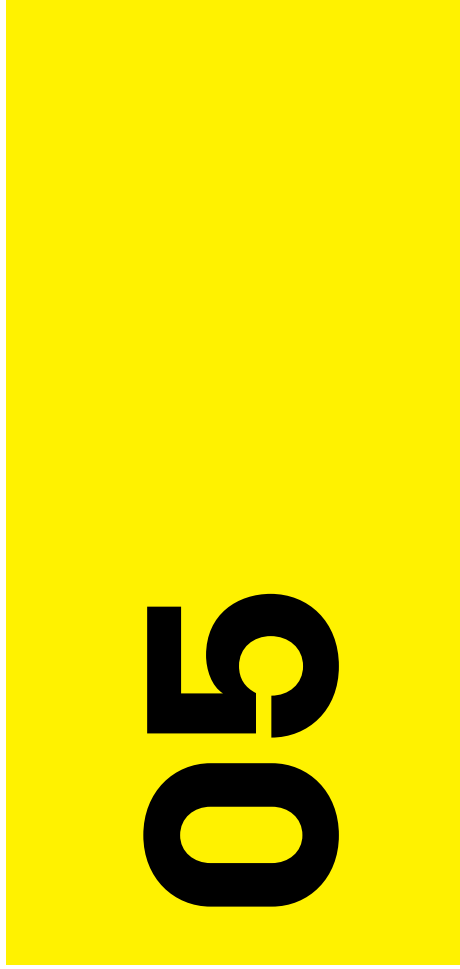
Communal open space [private]

| Botanic Name                   | Common Name        | Native/Landscaped | Size  |
|--------------------------------|--------------------|-------------------|-------|
| Trees                          |                    |                   |       |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| Shrubs, and Ground Covers      |                    |                   |       |
| <i>Banksia integrifolia</i>    | Blackberry         | Native            | 150mm |
| <i>Ceanothus laevis</i>        | Knob Knodge        | Native            | 150mm |
| <i>Conocarpus laevis</i>       | Woolly Mahoe       | Native            | 150mm |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |
| <i>Eucalyptus melanocarpa</i>  | Grey Box           | Native            | 100L  |
| <i>Eucalyptus nitens</i>       | Grey Ironbark      | Native            | 100L  |
| <i>Conopsea maculata</i>       | Spotted Gum        | Native            | 100L  |
| <i>Acacia dealbata</i>         | White Gum          | Native            | 100L  |
| <i>Acacia dealbata</i>         | Black Wattle       | Native            | 100L  |
| <i>Angophora floribunda</i>    | Broad-leaved Apple | Native            | 100L  |
| <i>Eucalyptus fraxinifolia</i> | Forest Red Gum     | Native            | 100L  |



## Shadow Analysis

Winter Solstice 9am



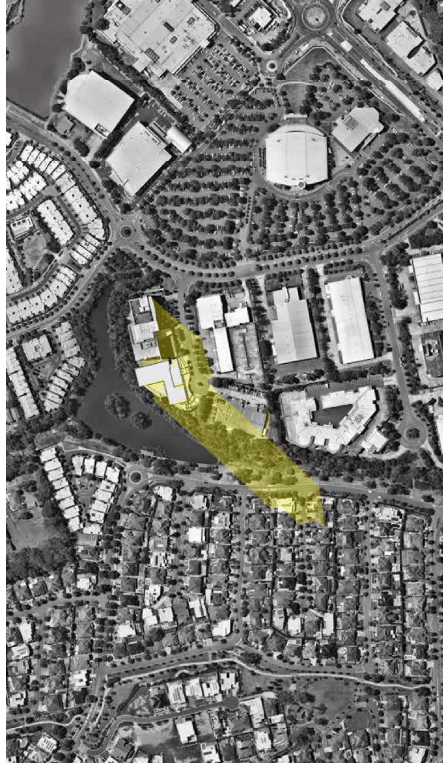
## Shadow Analysis

Winter Solstice 9am



# Shadow Analysis

Winter Solstice 10am



# Shadow Analysis

Winter Solstice 11am

