

EXPLANATION OF INTENDED EFFECT

STATE ENVIRONMENTAL PLANNING POLICY TO AMEND STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006 – THE HILLS GROWTH CENTRE PRECINCTS PLAN

1.1 Introduction

The proposed instrument (proposed SEPP) will amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) by amending the following NWGC maps:

- Land Zoning Map
- Land Reservation Acquisition Map
- Native Vegetation Protection Map
- Riparian Protection Area Map
- Height of Buildings Map
- Floor Space Ratio Map
- Lot Size Map
- Residential Density Map

In addition to the proposed amendments to the Growth Centres SEPP changes have also been made to the Indicative Layout Plan (ILP) for the Box Hill and Box Hill Industrial (BH & BHI) Precinct.

The Box Hill and Box Hill Industrial Development Control Plan 2013 (BH&BHI DCP) will be revised to include the amended ILP and all other relevant figures of the BH & BHI DCP to reflect the amended ILP.

1.2 Background

The planning controls for the urban development of the Box Hill & Box Hill Industrial Precinct, in The Hills Shire Local Government Area, was published in the Growth Centres SEPP on 5 April 2013 (see Attachment 1 – Published Indicative Layout Plan).

Following gazettal, the landowner advised that the location of Mount (Mt) Carmel Road, a collector road, was unworkable due to a number of factors including elevation differences requiring large amounts of cut and fill. This would result in Mt Carmel Road being elevated approximately 2m above the natural surface at the intersection with Windsor Road. By moving the road alignment further to the west, the extent of required earthworks is greatly reduced.

The proposed new alignment of Mt Carmel Road has necessitated the amendment of various other land uses in the western half of the Box Hill Precinct such as centres, open space and schools.

1.3 Proposed SEPP Map Amendments

Box Hill & Box Hill Industrial Precinct Plan – Relocation of Mt Carmel Road

Zoning and principal development standards for the Box Hill and Box Hill Industrial Precinct are identified on the relevant maps in the Growth Centres SEPP. To give effect to the proposed realignment of Mt Carmel Road and associated changes, eight maps of the Growth Centres SEPP are required to be amended (see Attachment 2 – SEPP Maps). The amendments to these maps include:

1. *Land Zoning Map:*

It is proposed to amend several zone boundaries in response to the relocation of Mt Carmel Road.

- Identify the new location of Mt Carmel Road as SP2 Infrastructure – Local Road.
- Change the old alignment of Mt Carmel Road to the surrounding zones – E2 Environmental Conservation and B7 Business Park.
- Relocate the B2 Local Centre in the south of the Precinct with the newly aligned Mt Carmel Road. The existing B2 Local Centre land will be zoned to B7 Business Park.
- Move the area of RE1 Public Recreation to the east to accommodate the new alignment of Mt Carmel Road.
- Relocate R3 Medium Density Residential and B2 Local Centre in the north of the Precinct to ensure they remain located adjacent to Mt Carmel Road.
- Realign or relocate four RE1 Public Recreation areas.

2. *Land Reservation Acquisition Map*

It is proposed to amend several areas of land identified for acquisition by council for the purposes of infrastructure and open space lands in response to the relocation of Mt Carmel Road.

- The new alignment of Mt Carmel Road will be identified for acquisition. The acquisition liability of the old alignment will be removed.
- Relocating or realigning the areas for acquisition for the RE1 zoned land that will be changed in the Land Zoning Map.

3. *Native Vegetation Protection Map*

The proposed relocation of Mt Carmel Road requires an amendment to the Native Vegetation Protection Map to provide a clear path through two areas mapped as native vegetation retention. The two areas that have been excluded from the existing Native Vegetation Protection Map to allow for the original Mt Carmel Road realignment will be reinstated.

4. *Riparian Protection Area Map*

Similar amendments are required to the Riparian Protection Area Map as proposed to the Native Vegetation Protection Map. The gaps in the riparian protection areas

required for the gazetted location of Mt Carmel Road will be reinstated and areas required for the new alignment of Mt Carmel Road will be removed.

5. Height of Buildings Map

The following changes are proposed to the Height of Buildings Map to align the relevant height control with the relocated areas of B2 and R3 zoned land:

- 16m height limit will be realigned to continue to apply to B2 Local Centre land.
- 14m height limit will be realigned to continue to apply to R3 Medium Density.
- 24m height limit will be realigned to continue to apply to B7 Business Park.

6. Floor Space Ratio Map

The relocated area of B2 Local Centre land in both the north and south of the Precinct will have a 0.5:1 FSR applied to it, consistent with the control applying to the gazetted local centres. The FSR control for the original location of the centre will be removed consistent with the surrounding B7 Business Park land.

7. Lot Size Map

The following changes are proposed to the Lot Size Map:

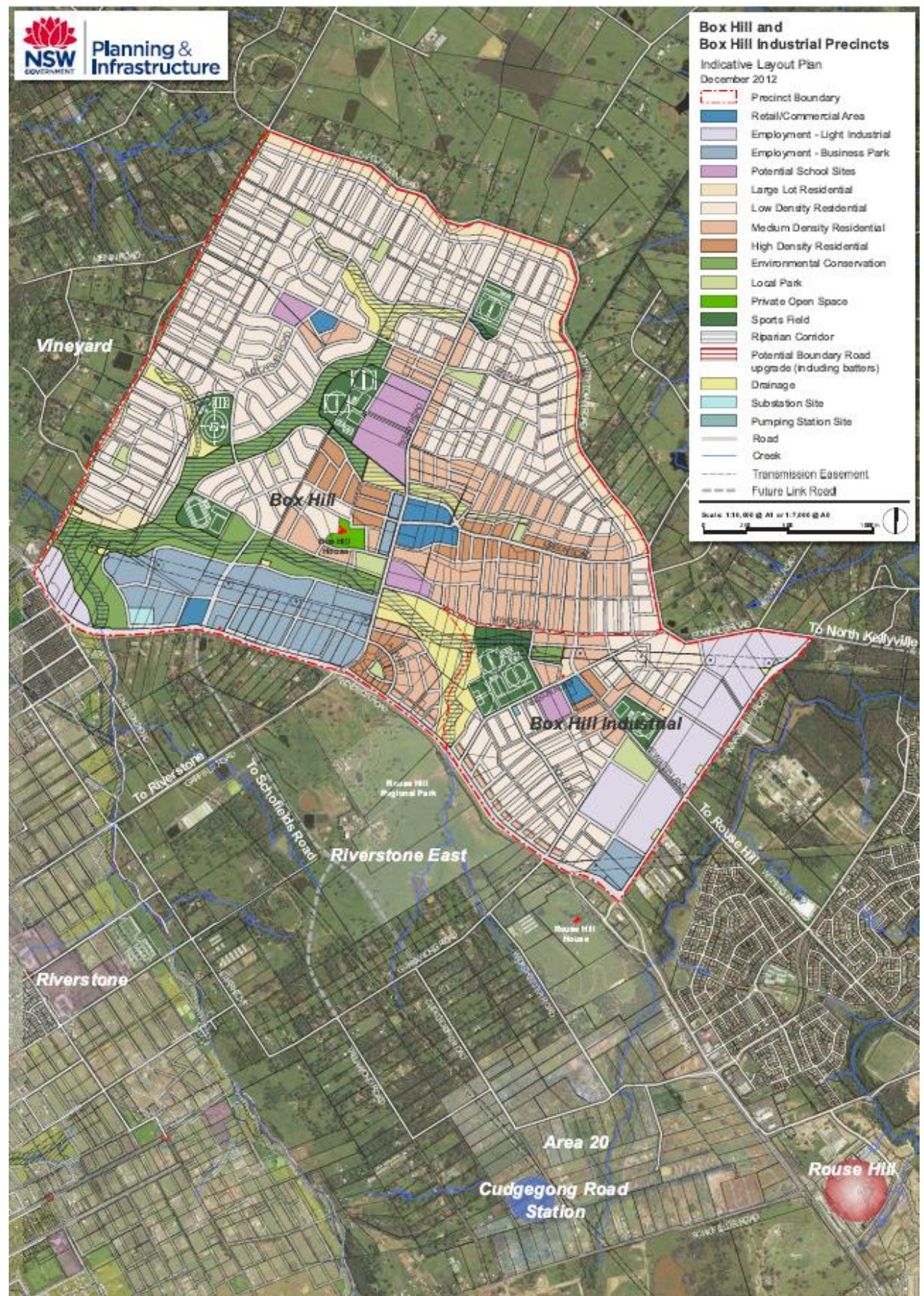
- The realigned boundaries for the RE1 zoned land will be removed from the map.
- The area identified with a minimum lot size of 360m² will be moved to align to the relocated area of R3 Medium Density.

8. Residential Density Map

The following changes are proposed to the Residential Density Map:

- The area identified with a minimum residential density of 20 dwellings per hectare will be moved to align to the relocated area of R3 Medium Density.
- The area identified as a Local Centre, in the north of the Precinct, with no minimum residential density will be moved to align to the relocated area of the Local Centre.

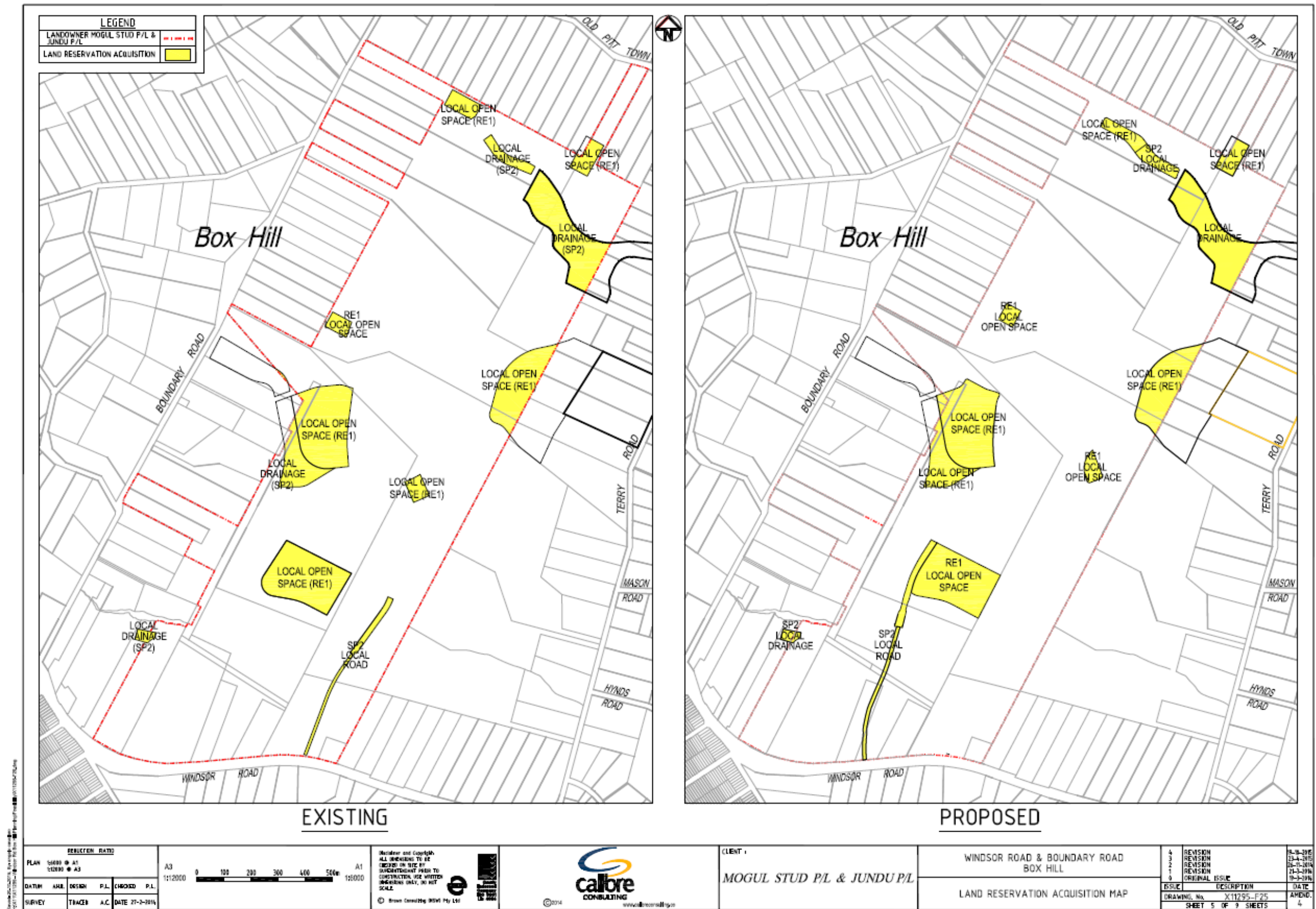
Attachment 1 – Published Indicative Layout Plan



Land Zoning Map



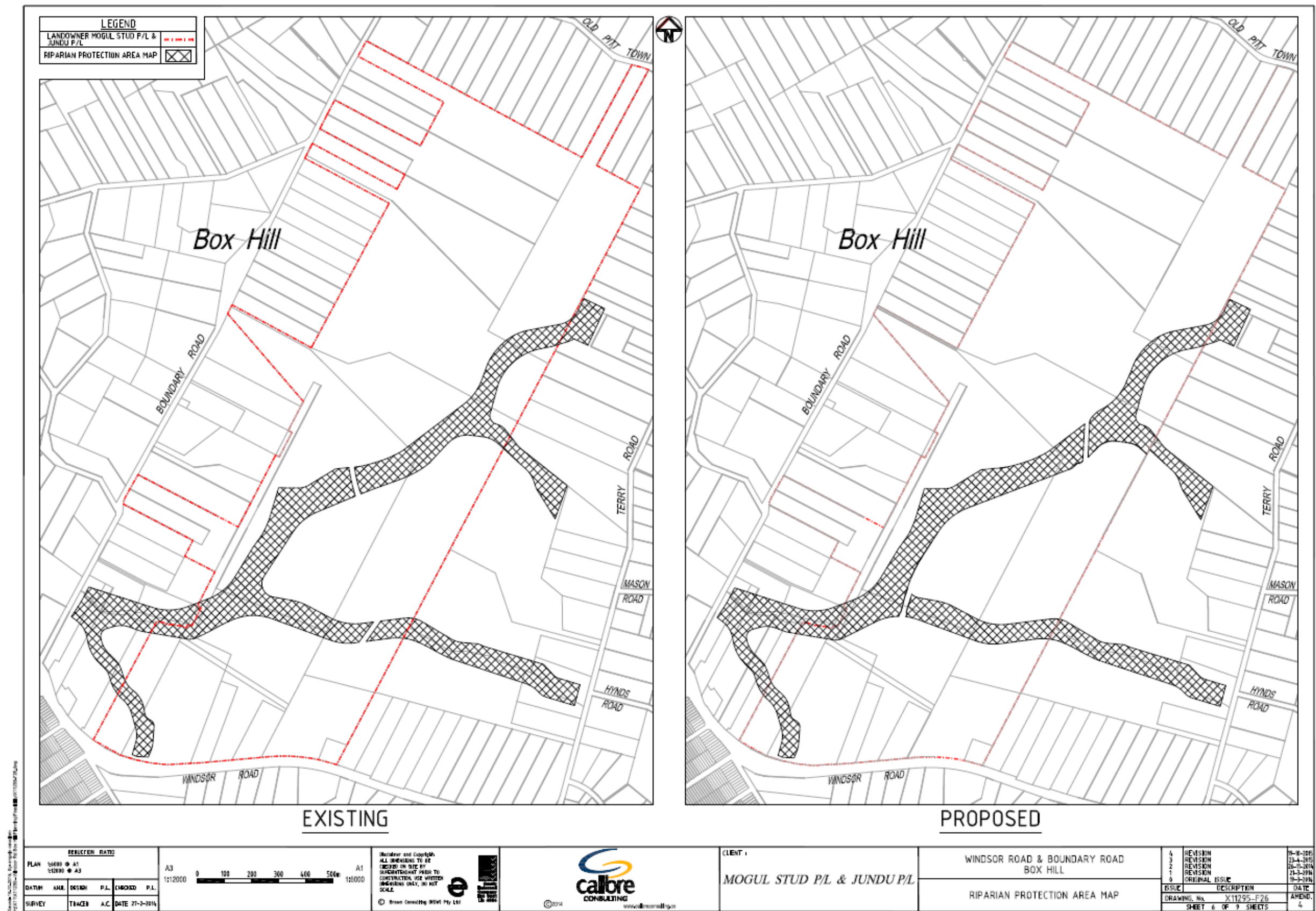
Land Reservation Acquisition Map



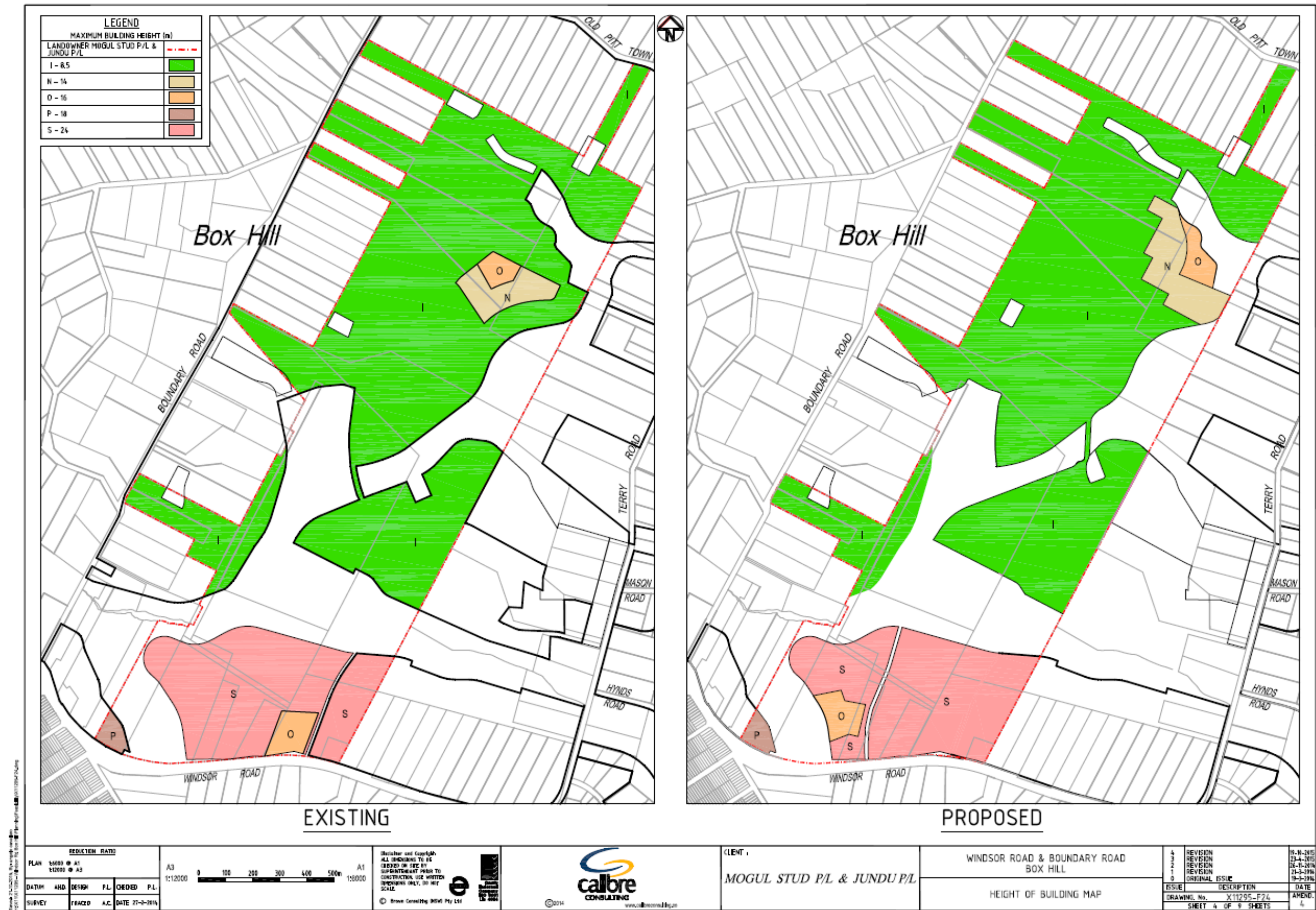
Native Vegetation Protection Map



Riparian Protection Area Map



Height of Buildings Map



Floor Space Ratio Map





Residential Density Map

