



PREPARED FOR MOGUL STUD/JUNDU PTY LTD

X11295.03

**SEPP Amendments to rezone land for the relocation of Mount  
Carmel Road, Box Hill**

## COPYRIGHT

All intellectual property rights, including copyright, in designs developed and documents created by Calibre Consulting (NSW) Pty Ltd remain the property of this company. Any use made of such design or document without the prior written approval of Calibre Consulting (NSW) Pty Ltd will constitute an infringement of the rights of the company which reserves all legal rights and remedies in respect of any such infringement.

The information, including any intellectual property, contained in this proposal is confidential and proprietary to the Company. It may only be used by the person to whom it is provided for the stated purpose for which it is provided and must not be imparted to any third person without the prior written approval of the Company. The Company reserves all legal rights and remedies in relation to any infringement of its rights in respect of its confidential information.

**Calibre Consulting**  
**Level 2, Burbank Place**  
**NORWEST BUSINESS PARK NSW 2153**

**Ph: (02) 8808 5000**  
**© 2015**

## DOCUMENT CONTROL

H:\X11\X11295.03 - Planning Proposal\Documents\Reports\Pp Report Following Court Case\Sepp Amendment Report Issue H - Mt Carmel Rd Box Hill.Docx

Issue	Date	Issue Details	Author	Checked	Approved
A	27/02/2014	Draft Planning Report	EK	PL	
B	27/03/2014	Final Planning Report	EK	PL	
C	30/04/2014	Planning Report for submission	EK	PL	
D	17/08/2015	SEPP Amendment submission	EK	PL	PL
E	28/08/2015	DP&E comments	EK	PL	PL
F	10/10/2015	DP&E comments	EK	PL	PL
G	21/10/2015	DP&E comments	EK	PL	PL
H	2/12/2015	DP&E comments	EK	PL	PL

# TABLE OF CONTENTS

1	INTRODUCTION .....	1
2	BACKGROUND .....	4
2.1	Site Detail & Context .....	4
2.2	Mogul Stud/Jundu Land Holding .....	5
2.3	Submission to exhibited Box Hill Precinct Planning Package .....	6
2.4	State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precinct Plan .....	8
3	PROPOSED PLANNING AMENDMENTS .....	9
3.1	Proposed Amendments .....	9
3.2	Justification for Amendments .....	10
3.3	SEPP Map Amendments .....	11
3.3.1	Indicative Layout Plan .....	11
3.3.2	Land Zoning Map .....	14
3.3.3	Land Reservation Acquisition Map .....	17
3.3.4	Native Vegetation Protection Map .....	19
3.3.5	Riparian Protection Area Map .....	21
3.3.6	Height of Buildings Map .....	23
3.3.7	Floor Space Ratio Map .....	25
3.3.8	Lot Size Map .....	27
3.3.9	Residential Density Map .....	29
3.4	Development Control Plan Amendments .....	31
3.5	Section 94 Contribution Plans .....	31
3.5.1	Mt Carmel & Killarney Chain of Ponds Bridge Crossing .....	31
3.5.2	Park No.1 (Athletics Track) .....	32
3.5.3	Traffic Facilities .....	33
4	SUPPORTING DOCUMENTATION .....	34
4.1	Civil Design .....	34
4.2	Intersection Design and Traffic Assessment Report .....	34
4.3	Flora and Fauna .....	35
4.4	Flood Assessment .....	37
4.5	Local Centre – Windsor Road Village .....	38
4.6	Local Centre – Mt Carmel village .....	39
4.7	Local Park .....	40
5	PLANNING CRITERIA .....	41
5.1	Part 1 – Objectives or Intended Outcomes .....	41
5.2	Part 2 – Explanation of Provision .....	41
5.3	Part 3 – Justification .....	42
5.4	Part 4 – Supporting Documentation .....	42
5.5	Community Consultation .....	43
6	JUSTIFICATION .....	44
6.1	Section A – Need for the SEPP Amendment .....	44
6.2	Section B – Relationship to Strategic Planning Framework .....	44
6.3	Section C – Environmental, Social and Economic Impacts .....	49
6.4	Section D – State and Commonwealth Interests .....	50
7	ANY OTHER RELEVANT MATTERS FOR CONSIDERATION .....	52
8	CONCLUSION .....	54

## APPENDICES

APPENDIX A	CONCEPT ROAD DESIGN
APPENDIX B	INTERSECTION DESIGN & TRAFFIC ASSESSMENT REPORT
APPENDIX C	FLORA & FAUNA ASSESSMENT
APPENDIX D	FLOOD ASSESSMENT
APPENDIX E	RETAIL REPORT
APPENDIX F	THE HILLS SHIRE COUNCIL'S LETTER DATED 28 JAN 2014

# 1 INTRODUCTION

This Planning Report supports SEPP Amendments to rezone land for the relocation of Mount (Mt) Carmel Road and the intersection with Windsor Road in the Box Hill Precinct. Mt Carmel Road is proposed to be relocated at the southern extent of Mt Carmel Road from the Killarney Chain of Ponds creek crossing to a new intersection on Windsor Road and throughout the upper section of the Precinct. The relocation of Mt Carmel Road necessitates a rezoning amendment and other amendments associated with the relocation of the road to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan (SEPP)* and the Box Hill Development Control Plan. This Planning Report is prepared on behalf of the owners of the Mogul Stud/Jundu land holding to support the rezoning amendments.

The SEPP Amendments are in accordance with the discussions and correspondence with the Department of Planning and Environment, Roads & Maritime Services (RMS) and The Hills Shire Council in relation to the relocation of Mt Carmel Road and the planning amendments involved in relocating Mt Carmel Road. Any concerns raised in these discussions are addressed within this Report. As a result of discussions with The Hills Shire Council, Council requested that SEPP Amendments be submitted to relocate Mt Carmel Road to amend the *SEPP (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan*. The SEPP Amendments will be processed by the Department of Planning and Environment as the relevant planning authority to amend the SEPP. Given the importance of the construction of Mt Carmel Road in delivery of residential lots to enable housing delivery in the Box Hill Precinct, the Department of Planning and Environment is requested to facilitate these amendments.

The rezoning amendment to the Box Hill Precinct Plan in the *SEPP (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan*, with this Proposal explaining the strategic merit of the proposed amendments, intended effect of the proposed SEPP amendments and provides justification for the proposed amendments. This Proposal is supported by the following maps and documentation:

- Proposed SEPP Map amendments including land use zoning map, land reservation acquisition map, native vegetation map, riparian protection map, building height map, floor space ratio map, minimum lot size map and residential density map.
- Revision of Box Hill Indicative Layout Plan (ILP).
- Development Control Plan amendments including the relevant DCP figures as a result of the amended precinct road layout.

The relocation of Mt Carmel Road is required for the following reasons:

- The existing planned location of Mt Carmel Road and its intersection with Windsor Road was positioned on a crest and curvilinear alignment of Windsor Road with unsafe sight lines for motorists travelling along Windsor Road.
- The gazetted location of the Windsor Road /Mt Carmel Road intersection is positioned on a sweeping bend which would create difficulties in meeting RMS's sight distance requirements. Windsor Road is also super elevated to enable arterial road movement. Consequently, to comply with existing road design requirements, Mt Carmel Road would have to be constructed with an upwards slope from the super elevated section of Windsor Road to enable the intersection to be constructed, then gradually levelling off and then sloping downwards till it reaches Killarney Chain of Ponds.
- Unacceptable engineering design as a result of the variable vertical and horizontal alignment.
- It is not commercially feasible to proceed with the construction of Mt Carmel Road in the gazetted location because of the extremely detrimental effects that it would have on the proposed retail centre and the intersections for the future business park land.
- Traffic engineers identified the following problems and unworkable situation with the location of the gazetted intersection:

- the retail centre proposed to be built on the south west corner of the Mt Carmel/Windsor Road intersection would be some 5 metres below the level of Mt Carmel Road, and
  - the level of Mt Carmel Road would be some 2 metres above natural ground level at the first intersection back from Windsor Road.
- The ILP location resulted in an unsatisfactory relationship with the planned adjacent local centre as a result of excessive filling of 5m in height to achieve the standard road alignment.
- The proposed location will result in a decrease in the amount of vegetation to be removed, reducing the impact of urban development on the Swamp Oak Floodplain Forest, an Endangered Ecological Community which is on the Threatened Species Conservation Act 1995. This is the only mapped occurrence of this vegetation type within The Hills Shire Local Government Area. The relocation of Mt Carmel Road will have a positive outcome for biodiversity as the area of Swamp Oak Floodplain Forest to be removed in the proposed location is substantially less than the current planned location for Mt Carmel Road crossing.
- The proposed location will result in a decrease in the amount of fill required for the construction of Mt Carmel Road and provides a significant economic benefit in the proposed alternative location.
- Mt Carmel Road is a major subarterial/collector road in Box Hill Precinct and will be one of the main roads providing access into the precinct and is an important link to the arterial road network and adjacent Precinct that is required to be constructed in an early stage to facilitate housing developments.

All strategic planning policies and statutory planning instruments have been taken into consideration and addressed within this Planning Report, mainly the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

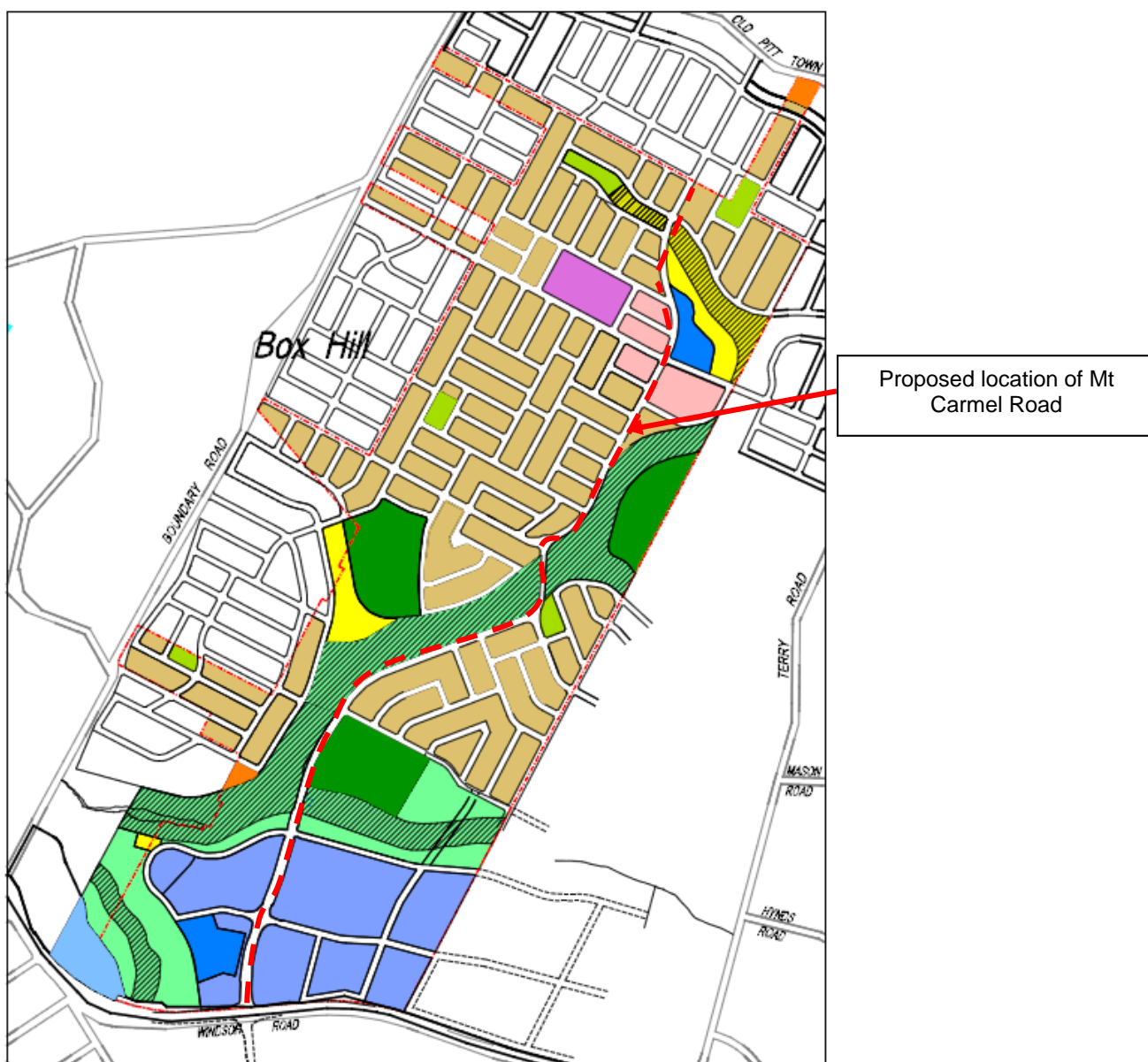


Figure 1 – Proposed Relocation of Mt Carmel Road

The SEPP Amendments are supported by the following studies which are attached to this submission:

1. Concept Road Design
2. Intersection Design & Traffic Assessment Report
3. Flora and Fauna Assessment
4. Flood Assessment
5. Retail Report
6. The Hills Shire Council's letter dated 28 January 2014



## 2 BACKGROUND

### 2.1 Site Detail & Context

The Box Hill and Box Hill Industrial Precincts were rezoned for urban development on 5 April 2013 by the Department of Planning and Environment. The precincts will deliver capacity for approximately 9,600 new homes for over 29,700 residents. When fully developed the Precincts will feature the following to support the new population:

- A new town centre and 3 village centres
- 133 hectares of employment land
- 50 hectares of open space and recreation areas
- Upgrades to major roads
- New primary and high schools
- Protection of 59 hectares of significant vegetation
- New pedestrian and cycle links

The gazetted location of Mt Carmel Road is shown in the Indicative Layout Plan in Figure 2. Mt Carmel Road is one of the major roads providing access into Box Hill from Windsor Road. The construction of this road would act as a catalyst for residential development.

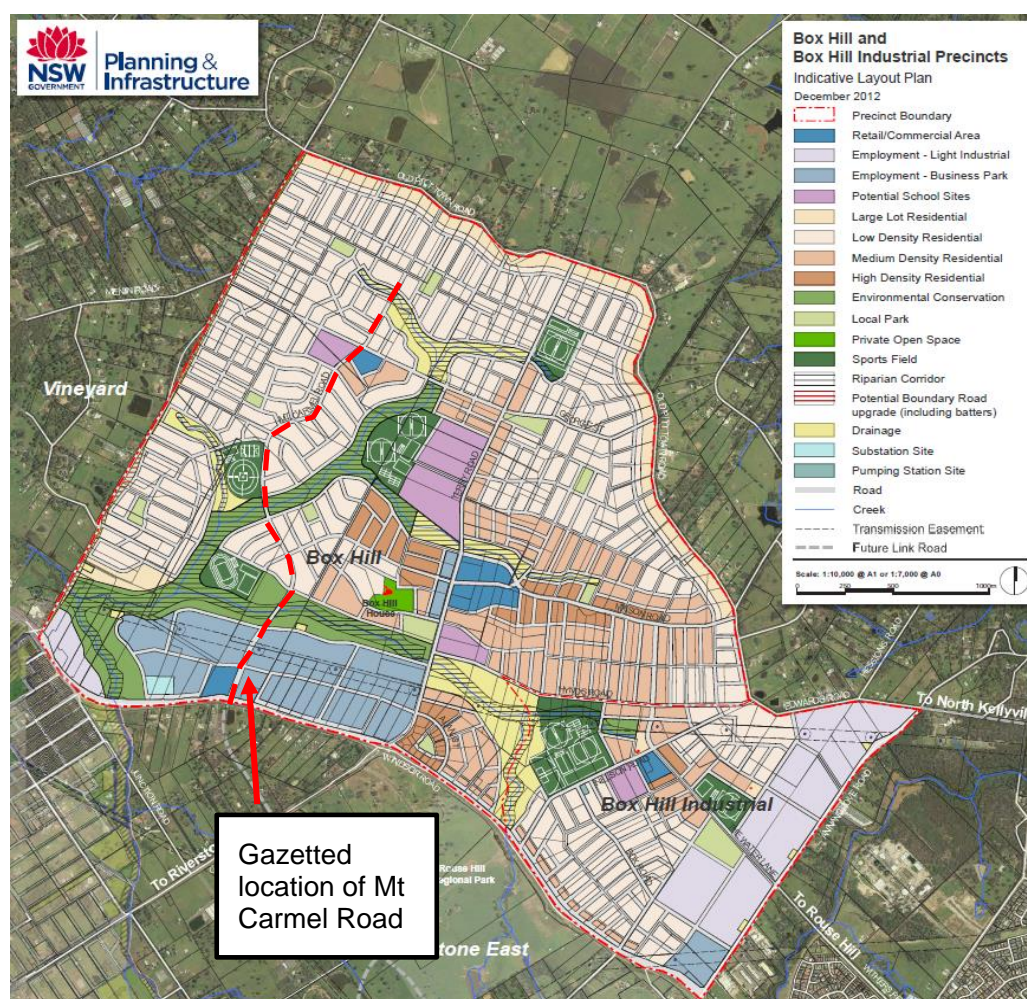


Figure 2 – Box Hill Indicative Layout Plan



## 2.2 Mogul Stud/Jundu Land Holding

Mogul Stud/Jundu own the largest parcel of land in the Box Hill Precincts, containing 223.7 hectares in area and located in the western part of the Box Hill precinct as shown highlighted in Figure 3. The property has access to Windsor Road, Boundary Road and Old Pitt Town Road and is ideally positioned to provide the Box Hill Precinct with new housing. The development of this site would include the installation of services and construction of the Mt Carmel Road access from Windsor Road (as a sub-arterial road) to stimulate development in the Precinct.

The relocation of Mt Carmel Road is situated on the following lots: Lots 19-22 in Deposited Plan (DP) 1111404, Lots 49-50 in DP 1006798.

The Mogul Stud/Jundu land holding represents the largest land holding in the Box Hill Precinct and has the potential to provide new housing lots to coincide with the provision of infrastructure services.

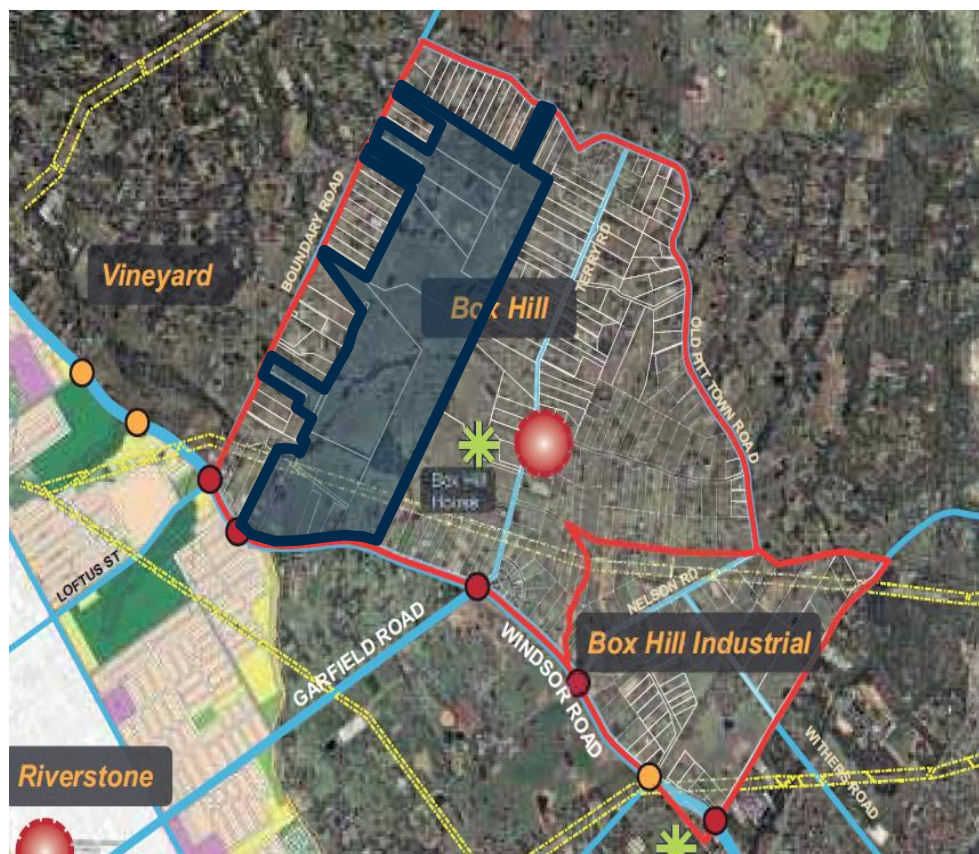


Figure 3- Location of Mogul Stud/Jundu land holding shown highlighted, source: Box Hill & Box Hill Industrial Precincts – Planning Report

In regard to water and wastewater infrastructure, the Mogul Stud/Jundu land holding will be the first land in the Box Hill Precinct that will be serviced with the Box Hill Carrier to be constructed through the land holding, as shown in Figure 4. Drinking water and wastewater services are available.

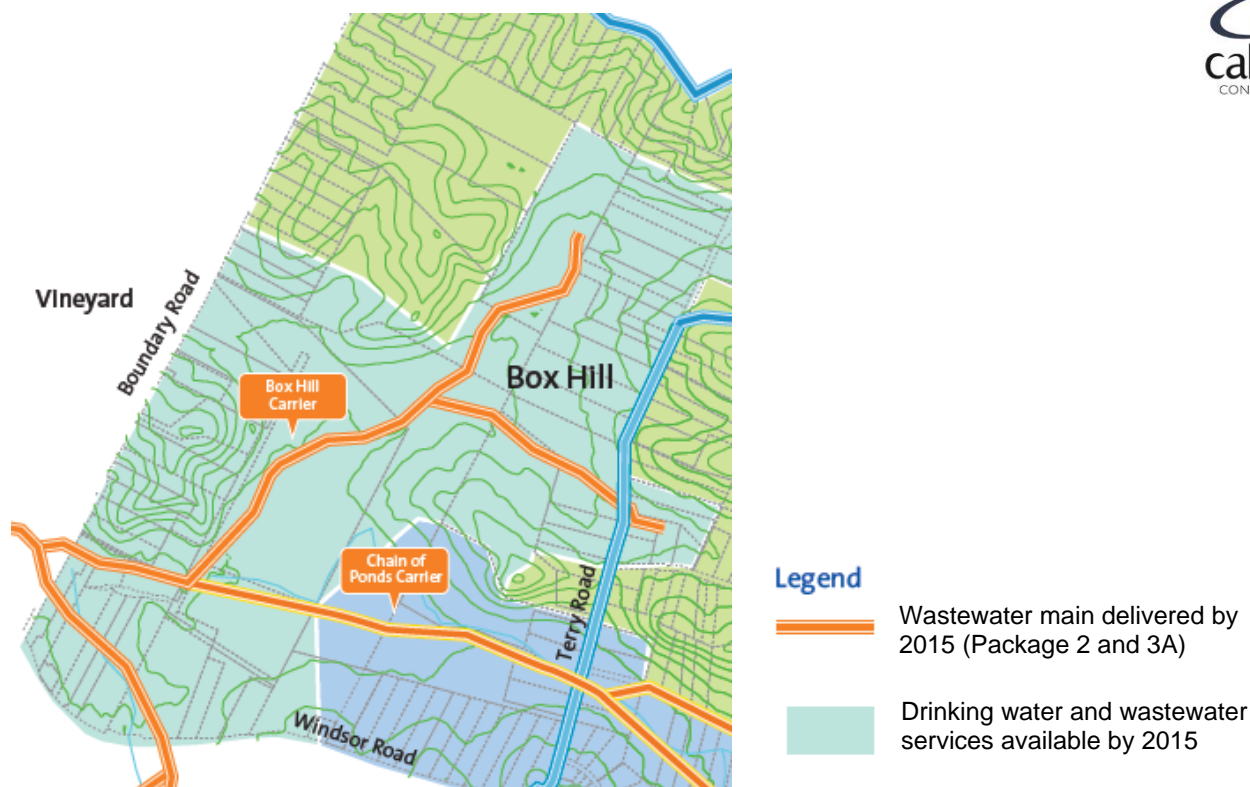


Figure 4 – Box Hill Indicative Water and Wastewater Growth Servicing Plan  
(Source: Sydney Water)

As shown in Figure 4 above, it is essential for development to occur in the Mogul Stud/Jundu land holding to connect into the Box Hill carrier to allow development in the surrounding areas to occur.

The construction of Mt Carmel Road will be a catalyst for residential development in Box Hill as it is the only main collector road from Windsor Road into the Box Hill Precinct as shown in Figure 2. Mogul Stud/Jundu land holding control the main access road and will be in the first phase of development in the Box Hill Precincts due to water and sewer services connected through the land holding. The residential development of Box Hill Precinct depends upon the development of the Mogul Stud/ Jundu land holding.

## 2.3 Submission to exhibited Box Hill Precinct Planning Package

On behalf of Mogul Stud/ Jundu, Calibre Consulting (formally Brown Consulting) prepared a submission (December 2011) to the Department of Planning and Environment on the exhibition of the Box Hill Draft Precinct Planning package. The submission included a detailed review of the precinct exhibition material including the consultant's studies and draft Indicative Layout Plan. An outcome of the submission was a suggested alternative ILP and amendments to the planning controls.

One of the key issues of concern raised in the 2011 submission was the inappropriate location for Mt Carmel Road and its intersection with Windsor Road. The issues raised in relation to the proposed location of Mt Carmel Road were two fold, firstly the alignment of Mt Carmel Road was positioned over two land holdings with different owners and secondly, the proposed location posed difficulties in relation to sight distances and an unsafe intersection.

The submission suggested an alternative location, similar to the proposed location of Mt Carmel Road sought in this Planning report, as shown in Figure 5.



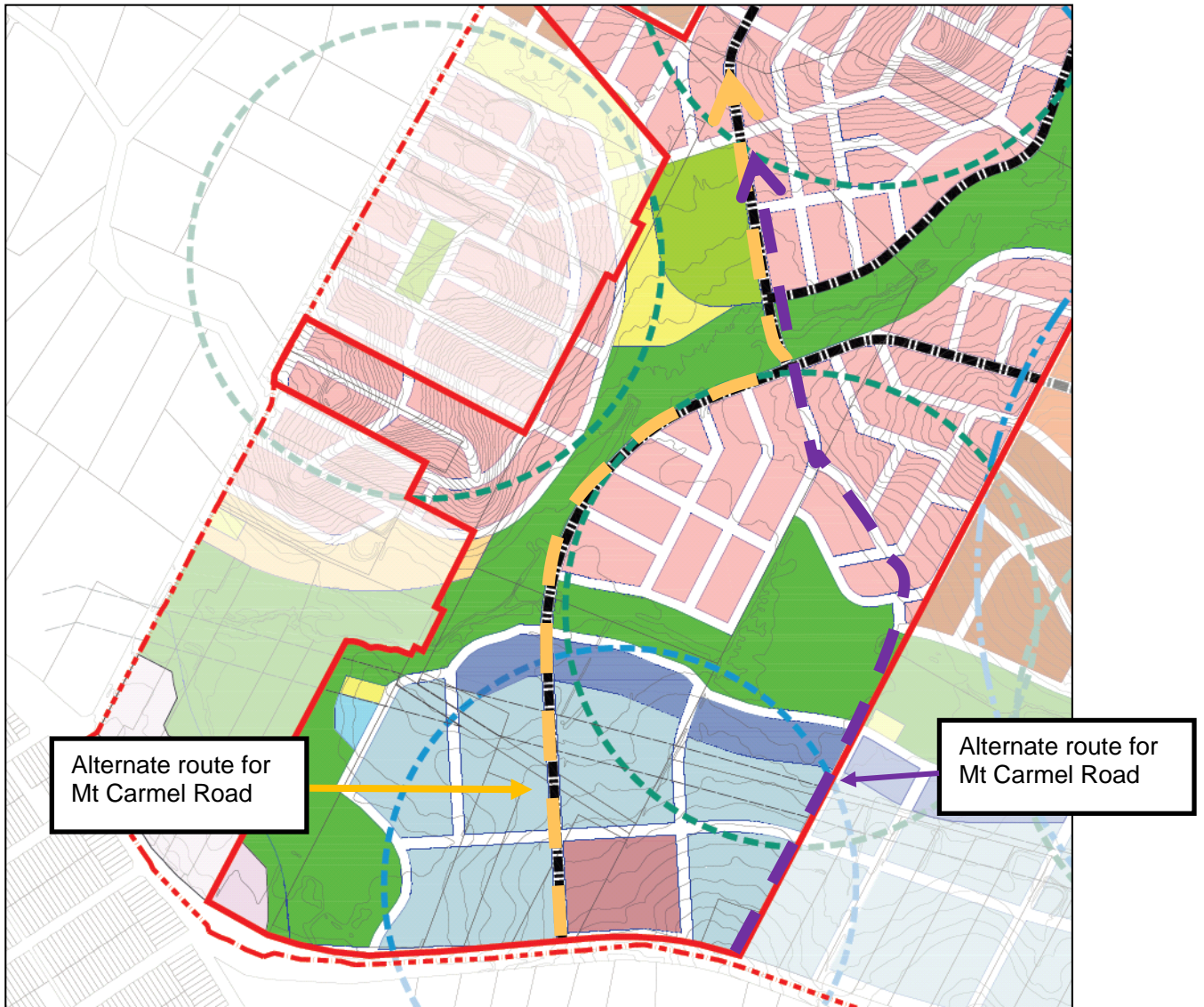


Figure 5 – Proposed suggested location of Mt Carmel Road in 2011 Mogul/Jundu submission

## 2.4 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precinct Plan

Box Hill and Box Hill Industrial Precincts were gazetted in April 2013 with the alignment of Mt Carmel Road amended slightly from the exhibited document as shown in Figure 6 below. The adjusted alignment located the entrance to Mt Carmel Road within the Mogul Stud/ Jundu land holding rather than in two ownerships. However, Mt Carmel Road as gazetted presented the same the issues in relation to the adverse impacts of Mt Carmel Road; the biodiversity and safe sight lines had not been addressed. Figure 7 is an excerpt of the gazetted land reservation acquisition plan that identifies the section of Mt Carmel Road to be acquired by Council.

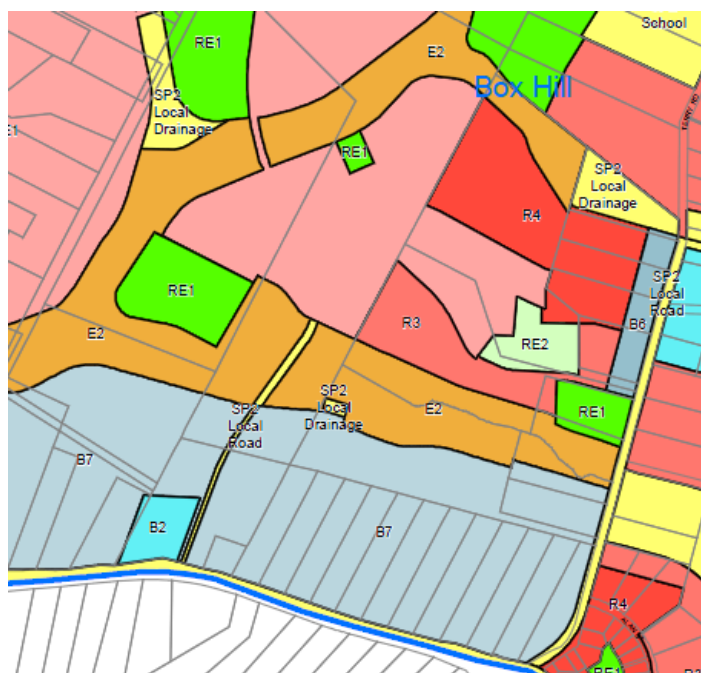


Figure 6 – Gazetted Land Use Zoning Plan, Source: SEPP Map



Figure 7 – Gazetted Land Reservation Acquisition Plan, Source: SEPP Map

## 3 PROPOSED PLANNING AMENDMENTS

### 3.1 Proposed Amendments

The land to which this planning amendment applies is wholly within the land owned by Mogul Stud/ Jundu Pty Ltd and does not impact on the road network in relation to other properties in the Precinct.

The amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* has been requested by the Council to relocate and rezone land for Mt Carmel Road which is identified as SP2 Infrastructure – Local Road on the Box Hill Land Use Zoning plans. As a result of the proposed relocation of Mt Carmel Road, and the local road network, several other land use zoning amendments are required:

- i. The B2 Local Centre (Box Hill Inn Village/Windsor Road Village) will be relocated with Mt Carmel Road so that it remains located to the west of Mt Carmel Road to service the motorists travelling into the Box Hill Precinct;
- ii. The proposed alignment of Mt Carmel Road will require Park No.1 to be shifted 12-14 metres to the east. The land use zone boundary between RE1 Public Recreation and E2 Environmental Conservation is to be shifted 12-14 metres to be in line with the edge of the tree line. This will ensure that no open space land is lost as a result of the relocation of Mt Carmel Road.
- iii. The B2 Local Centre (Mt Carmel Village) will be relocated with Mt Carmel Road so that it remains to the east of Mt Carmel Road, at the intersection of Mt Carmel Road and George Street. This is a similar location as proposed in the Box Hill Indicative Layout Plan.
- iv. Relocate three RE1 Public Recreation areas with similar land areas.
- v. Relocate the R3 Medium Density Residential area so that it is adjacent to the Mt Carmel Village B2 Local Centre and amend the minimum residential density accordingly.



Figure 8 – Concept Design of Mt Carmel Road

The planning controls and the principal development standards for the Box Hill Precinct are included in the relevant maps in the Growth Centres SEPP Map Index. To achieve the proposed amendments to relocate the majority of Mt Carmel Road seven (7) Growth Centres SEPP maps are required to be amended as follows:

- 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, as a consequence of the above map amendments, the Box Hill DCP Indicative Layout Plan map is required to be amended. The amendments to the SEPP Maps are detailed in Section 3.3 of this Report

## 3.2 Justification for Amendments

The gazetted location of Mt Carmel Road, as shown in Figures 6 and 7, is unworkable and an inappropriate location particularly for the intersection with Windsor Road. As stated in the submission to the draft Precinct Planning Package in December 2011, the location of the Mt Carmel Road/ Windsor Road access junction is situated within a section of Windsor Road which provides a variable vertical and horizontal alignment which would result in an unacceptable engineer design with an excess of 5m of fill for Mt Carmel Road at the intersection with Windsor Road.

The gazetted location of the Windsor Road /Mt Carmel Road intersection is positioned on a sweeping bend which would create difficulties in meeting RMS's sight distance requirements. Windsor Road is also super elevated to enable arterial road movement. Consequently, to comply with existing road design requirements, Mt Carmel Road would have to be constructed with an upwards slope from the super elevated section of Windsor Road to enable the intersection to be constructed, then gradually levelling off and then sloping downwards till it reaches Killarney Chain of Ponds. Traffic engineers identified the following problems and unworkable situation with the location of the gazetted intersection:

- the retail centre proposed to be built on the south west corner of the Mt Carmel/Windsor Road intersection would be some 5 metres below the level of Mt Carmel Road, and
- the level of Mt Carmel Road would be some 2 metres above natural ground level at the first intersection back from Windsor Road.

It is not commercially feasible to proceed with the construction of Mt Carmel Road in the gazetted location because of the extremely detrimental effects that it would have on the proposed retail centre and the intersections for the future business park land.

This Planning Report seeks to relocate Mt Carmel Road and its intersection with Windsor Road to an alternate location some 300m to the west. The relocation of Mt Carmel Road would first and foremost connect to the first phase development area and provide a suitable major entrance to the residential precinct. The creek crossing is located clear of any existing vegetation and in an already cleared area of the property as compared to the creek crossing for the gazetted location. The proposed location of Mt Carmel Road would also not require the extent of cut and fill associated with the gazetted location. The proposed relocation of Mt Carmel Road as the strategic road network connecting to the Riverstone East Precinct, could be considered as outlined in Figure 1.

All other amendments including the relocation of the two Local Centres, local parks and medium density residential land are a result of the amended road network. The areas of the two local centres remain the same with only a minor difference



for the RE1 Public Recreation areas and R3 Medium Density Residential Area. The two local centres have been repositioned so that the relationship of these local centres is commensurate with the gazetted SEPP. The residential density map has been amended in accordance with these changes.

### 3.3 SEPP Map Amendments

In support of the relocation of Mt Carmel Road, the SEPP Amendments are accompanied by suggested amendments to the maps for Box Hill contained in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precinct Plan*. The amendments proposed to the SEPP maps are to relocate Mt Carmel Road but also to reinstate land use zoning and development standards for land currently identified for Mt Carmel Road. This section outlines the amendments proposed for each SEPP map supported by justification for the amendments and any associated amendments to the SEPP written instrument.

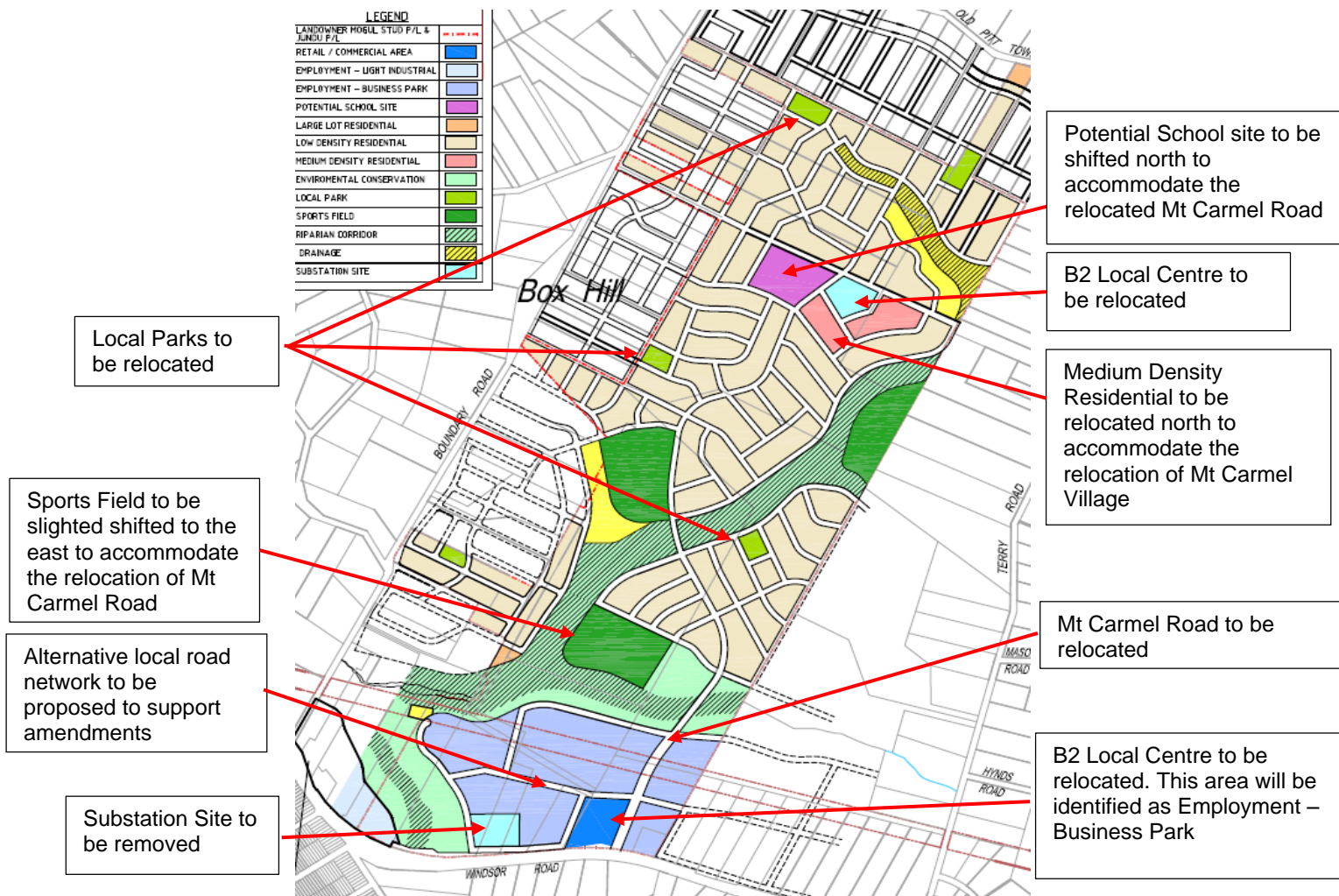
#### 3.3.1 INDICATIVE LAYOUT PLAN

---

To support the planning amendment, a revised indicative layout plan is proposed to support the land use zoning amendments. The proposed indicative layout plan incorporates the following changes:

- Relocation of Mt Carmel Road 300m west of the gazetted location,
- Relocation of two B2 Local Centres (Mt Carmel Village and Box Hill Inn Village/Windsor Road Village),
- Relocation of medium density residential land surrounding Mt Carmel Village,
- Alternative local road network to support the relocation of Mt Carmel Road and the B2 Local Centres,
- The location of the open space will be shifted slightly to the east to accommodate Mt Carmel Road,
- Relocation of three local parks to accommodate Mt Carmel Road,
- The location of the potential school site will be shifted slightly to the north to accommodate Mt Carmel Road,
- The removal of two substation sites,
- Mt Carmel Collector Road as the prominent spine road throughout the Precinct.

The ILP that supports the gazetted land use zoning plan identifies a substation site adjacent to Windsor Road. Correspondence with Endeavour Energy have been held regarding alternative locations for the substation as discussed in Section 7.



Map 1: Amendments to Indicative Layout Plan

The existing and proposed amendments to the indicative layout plan are shown on the following page.



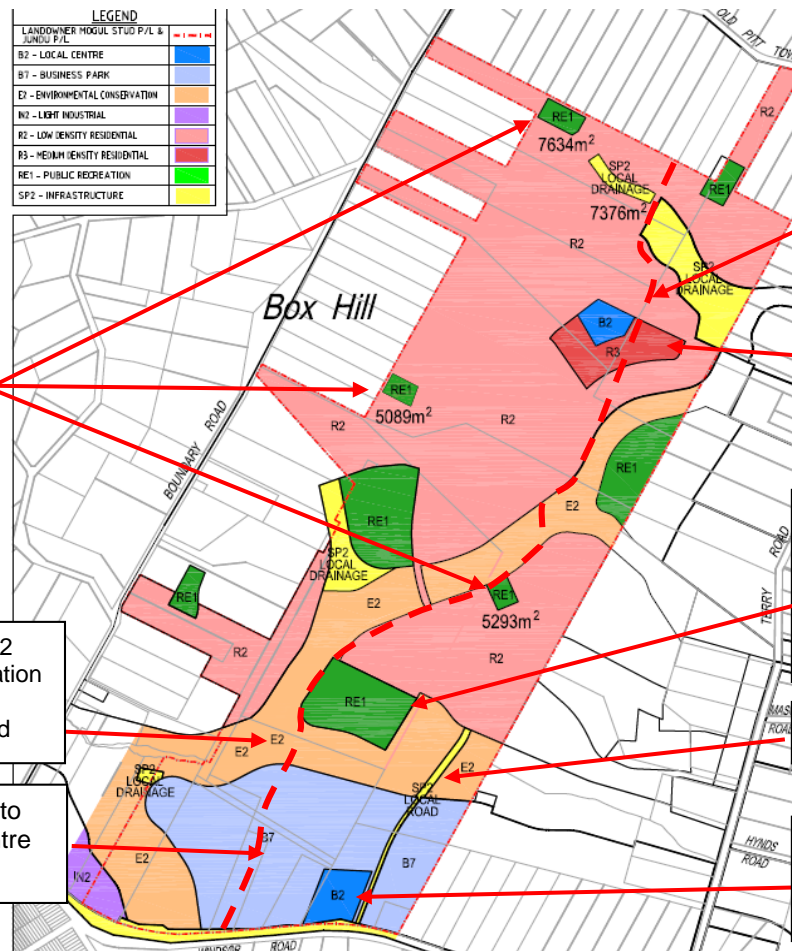
### 3.3.2 LAND ZONING MAP

---

The planning amendment seeks to relocate Mt Carmel Road 300m west of the gazetted location. This necessitates the following land use zoning amendments:

- Mt Carmel Road is zoned SP2 Infrastructure – Local Road. The southern portion of Mt Carmel Road from the bridge crossing at Killarney Chain of Ponds to the new intersection with Windsor Road is to be amended to E2 Environmental Conservation and B7 Business Park.
- The B2 Local Centre will be relocated with Mt Carmel Road; as a result the existing B2 Local Centre land will be zoned to B7 Business Park.
- Land for Mt Carmel Road is to be zoned B7 Business Park and E2 Environmental Conservation is to be zoned SP2 Infrastructure – Local Roads.
- A minor zone boundary adjustment between RE1 Public Recreation and E2 Environmental Conservation, shifting this boundary 12-14 metres to the east so the boundary is in accordance with the tree line. This will ensure that the proposed relocation of Mt Carmel Road which will run along the western boundary of the RE1 Public Recreation (being a local park) will not result in any loss of open space land.
- The R3 Medium Density residential and B2 Local Centre will be relocated as a result the existing R3 and B2 land will be zoned to R2 Low Density.
- R2 Low Density residential will be zoned B2 Local Centre and R3 Medium Density to accommodate the relocation of Mt Carmel Village.
- Relocation of three RE1 Public Recreation areas with similar areas.

The zoning amendments are identified in Map 2 with the existing and proposed amendments to the land use zoning plans are shown on the following page.



Map 2: Amendments to Land Zoning Map









### 3.3.4 NATIVE VEGETATION PROTECTION MAP

The Native Vegetation Protection Map identifies areas of existing native vegetation and areas for native vegetation retention. *Clause 6.2 Development Controls – native vegetation retention areas and riparian protection areas* aims to prevent the clearing of native vegetation retention areas or areas identified for riparian protection. *Clause 6.3 Development Controls – existing native vegetation* states that the consent authority must not grant development consent for development on land to which this clause applies unless it is satisfied that the proposed development will not result in the clearing of any existing native vegetation.

Map 4 is an excerpt of the Native Vegetation Protection map and identifies that the gazetted location of Mt Carmel Road is not identified as containing any existing native vegetation or areas for vegetation retention to allow for the construction of Mt Carmel Road.



As the planning amendment is to relocate Mt Carmel Road, the area identified in Map 4 should be reinstated to show any existing native vegetation and as native vegetation retention areas. The proposed location of Mt Carmel Road requires an amendment to the Native Vegetation Protection Map to provide a clear path through existing native vegetation areas and areas for native vegetation retention as shown in Map 4A. Otherwise, Clauses 6.2 and 6.3 will restrict the construction of Mt Carmel Road. The existing and proposed Native Vegetation Protection Maps on the following pages.



### 3.3.5 RIPARIAN PROTECTION AREA MAP

The Riparian Protection Map is similar to the Native Vegetation Protection Map as a clear path has been identified for the location of Mt Carmel Road to permit the construction of this road as shown on Map 5. Similar amendments are required to the Riparian Protection Area Map as proposed to the Native Vegetation Protection Map to reinstate any riparian protection areas that may have been identified for the gazetted location of Mt Carmel Road and to permit the construction of Mt Carmel Road. Map 5 identifies the proposed amendments to the existing and proposed Riparian Protection Area Maps. The existing and proposed map amendments are shown in the following page.

The Native Vegetation Protection Map is referred to in *Clause 6.3 Development Controls – existing native vegetation* which states that the consent authority must not grant development consent for development on land to which this clause applies unless it is satisfied that the proposed development will not result in the clearing of any existing native vegetation.



Map 5: Amendments to Riparian Protection Area Map





### 3.3.6 HEIGHT OF BUILDINGS MAP

The Planning amendment to relocate Mt Carmel Road also includes the relocation of the B2 Local Centre at the intersection of Mt Carmel Road and Windsor Road. As such, the building height map is required to be amended.

The area currently identified for B2 Local Centre has a maximum building height of 16 metres. The proposed relocated area for the B2 Local Centre will require an amendment to the height of building map from 24m (existing B7 Business Park land) to 16m (gazetted B2 Local Centre maximum building height). The surrounding B7 Business Park land has a maximum building height of 24 metres. As the B2 Local Centre is proposed to be relocated, the area currently identified as B2 Local Centre with a maximum height of 16 metres should be amended to a maximum building height of 24 metres, to be consistent with the amended B7 Business Park land use zoning. The proposed amendments are shown in Map 6 and the existing and proposed amendments to the Height of Buildings maps are shown on the following page.



Map 6: Amendments to Height of Buildings Map



### 3.3.7 FLOOR SPACE RATIO MAP

The Planning amendment to relocate Mt Carmel Road also includes the relocation of the B2 Local Centre at the intersection of Mt Carmel Road and Windsor Road. As such, the floor space ratio (FSR) map is required to be amended. The area currently identified for B2 Local Centre has a maximum FSR of 0.5:1. The surrounding B7 Business Park land does not have a maximum FSR so to relocate the B2 Local Centre, the proposed area is to be amended to show a maximum FSR of 0.5:1.

In addition, the area gazetted as B2 Local Centre must be amended to remove the maximum FSR to be consistent with the surrounding B7 Business Park area that does not have a maximum FSR. The proposed amendments are identified in Map 7 and the existing and proposed amendments to the Floor Space Ratio maps are shown on the following page.



Map 7: Amendments to Floor Space Ratio Map



### 3.3.8 LOT SIZE MAP

The Planning amendment to relocate Mt Carmel Road also includes the relocation of the B2 Local Centre at the intersection of Mt Carmel Road and George Street and the surrounding R3 Medium Density Residential land. As such, the lot size map is required to be amended to ensure the minimum lot size for the R3 Medium Density Residential land is consistent with the proposed land use zoning. The area currently identified for R3 Medium Density Residential is 240m<sup>2</sup> and this needs to be reflected in the proposed location for the R3 Medium Density Residential land.

In addition, the Planning amendment seeks to relocate three local parks. The minimum lot size map is to be amended to reflect the proposed locations of the local parks. The proposed amendments are identified in Map 8 and the existing and proposed amendments to the minimum Lot Size maps are shown on the following page.

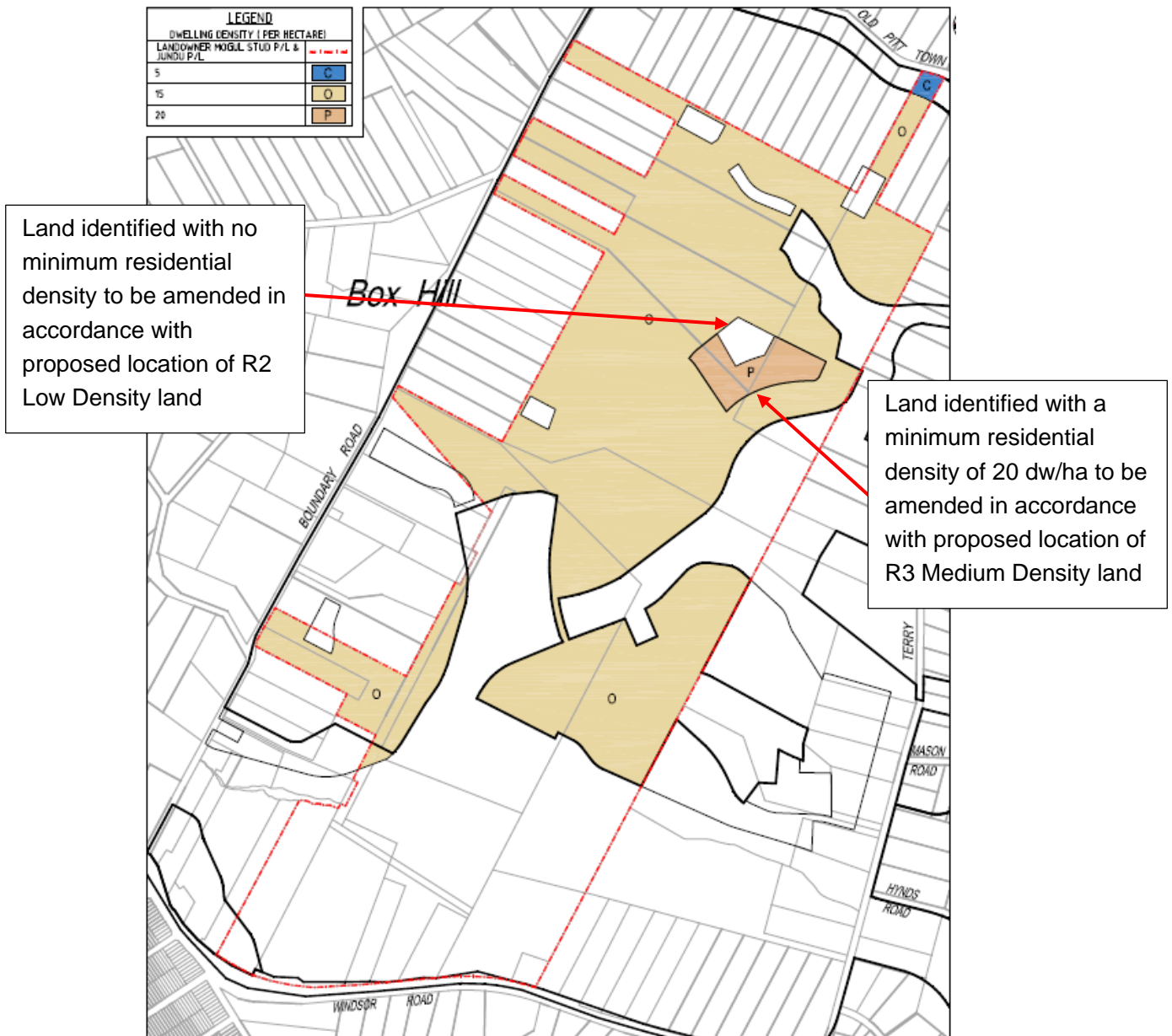






### 3.3.9 RESIDENTIAL DENSITY MAP

The Planning amendment to relocate Mt Carmel Road also includes the relocation of the B2 Local Centre at the intersection of Mt Carmel Road and George Street and the surrounding R3 Medium Density Residential land. As such, the residential density map is required to be amended to ensure the residential density for the R3 Medium Density Residential land is consistent with the proposed land use zoning. The area currently identified for R3 Medium Density Residential is 240m<sup>2</sup> and this needs to be reflected in the proposed location for the R3 Medium Density Residential land.



Map 9: Amendments to Residential Density Map



### 3.4 DEVELOPMENT CONTROL PLAN AMENDMENTS

The SEPP Amendments also require amendments to the Box Hill Development Control Plan in accordance with the new ILP. These amendments relate to the relocation of Mt Carmel Road and the B2 Local Centre with the following list of amendments required to the figures in the DCP:

- Figure 2 Box Hill and Box Hill Industrial Precincts Indicative Layout Plan
- Figure 3 Box Hill and Box Hill Industrial character areas
- Figure 4 Sub Precincts
- Figure 14 Road Network
- Figure 30 Public Transport
- Figure 31 Pedestrian and cycle network
- Figure 32 Open space
- Figure 43 Location of 20m and 21m front setbacks in employment areas
- Figure 50 Evacuation plan for regional PMF event
- Figure 51 Flood Affected areas with Potential to be Filled
- Figure 52 Catchments that bypass stormwater management devices
- Figure 55 Indicative APZ requirements
- Figure 56 Riparian Corridors
- Figure 57 Land with some Development Potential in the E2 Environmental Conservation Zone
- Figure 59 Location of existing and potential future noise source
- Figure 60 Sub-arterial and collector roads
- Figure 67 Indicative layout of Mt Carmel Village
- Figure 68 Indicative layout of Windsor Road Village

The proposed concept civil design has regard to the relevant DCP requirements, specifically a control relating to the minimum opening for a water crossing under Section 6.11 Riparian Corridors and Environmental Conservation Areas. This is discussed in Section 4.1 of this Planning Report.

### 3.5 Section 94 Contribution Plans

Section 94 Contributions Plan (CP) No.15 Box Hill Precinct is the relevant CP for the Box Hill Precinct. This contribution plan includes funding for one bridge crossing of the Killarney Chain of Ponds, Park No.1 (Athletics Track) sports field and intersection treatment.

#### 3.5.1 MT CARMEL & KILLARNEY CHAIN OF PONDS BRIDGE CROSSING

The CP included funding for one bridge crossing of the Killarney Chain of Ponds on the proposed Mt Carmel Road identified as Item (BR-1). This item was identified on the maps showing the location of facilities, however was not clearly identified in the Works Schedules. This has now been addressed in the adopted Contribution Plan.

On behalf of Mogul Stud/Jundu, it is requested that this section of Mt Carmel Road should be entirely funded by Section 94 Contributions and included in the draft Section 94 Plan.

The Box Hill DCP identifies that the section of Mt Carmel Road from the Killarney Chain of Ponds to Windsor Road (in the employment area) is not permitted to have vehicular driveway access. As the developer will not be able to have vehicular access, this section of Mt Carmel Road is servicing the wider employment area land and should be funded by Section 94 Contributions considering this road is for public benefit with no benefit to the developer.

As a result of the SEPP Amendments to relocate Mt Carmel Road, amendments are required to the Section 94 Contributions Plan. The concept bridge design is within the Section 94 budget with the cost estimate for the concept bridge design within the allocated \$8,694,000.

### 3.5.2 PARK NO.1 (ATHLETICS TRACK)

The proposed location of Mt Carmel Road is adjacent to the western boundary of Park No.1 (Athletics track) and Council have raised concerns that the new road location will encroach into Park No.1 and reduce the amount of open space. As shown in the plans supporting the relocation of Mt Carmel Road, the road can be positioned adjacent to the riparian corridor and will not reduce the size of Park No.1 by shifting the playing fields to the east so that the eastern Park No.1 boundary is against the tree line of the environmental conservation land. This would require a minor amendment to the RE1 zone boundary to permit the slight shift of the playing fields to the tree line which is discussed in Section 3.3 of this Planning report.

Figure 9 demonstrates how the relocation of Mt Carmel Road will not reduce the amount of open space in Park No. 1, with the red line showing the land use zone boundary between RE1 Public Recreation and E2 Environmental Conservation. The relocation of Mt Carmel Road will necessitate the shifting of Park No.1 to the boundary of the tree line which is approximately 12-14 metres east of its gazetted location, as shown in Figure 9. The Local Park No.1 is 5 hectares in area, based on the concept design for the Local Park provided by Council. The shifting of the park has not resulted in a loss of open space area.

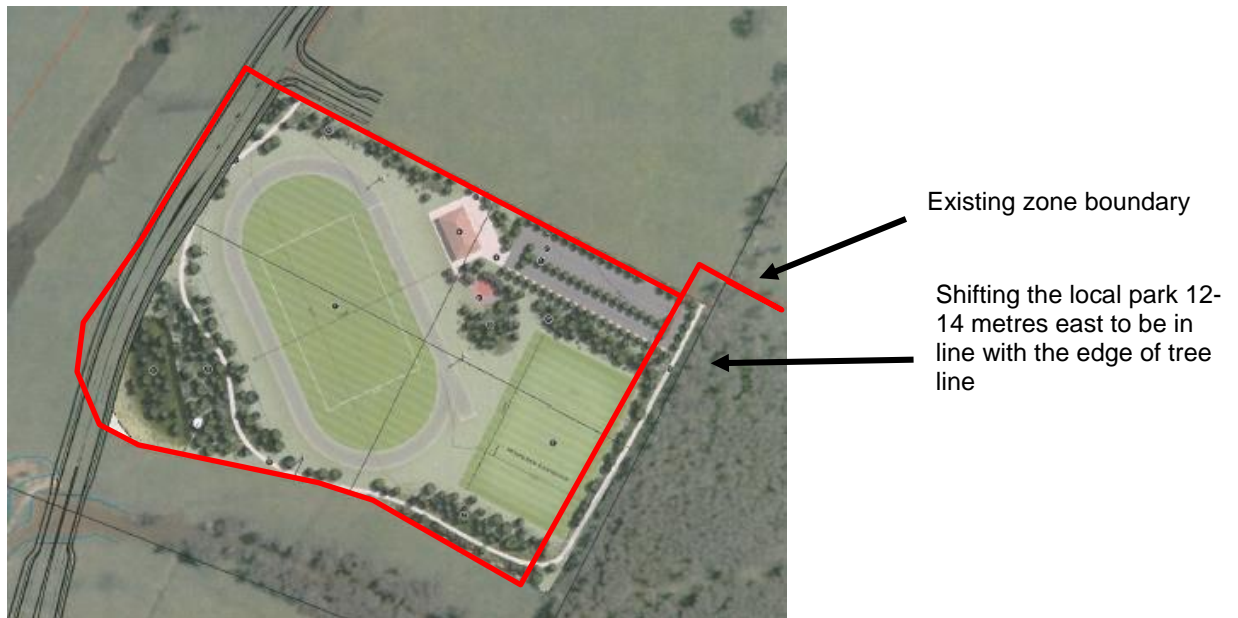


Figure 9 – map showing the proposed location of the local park

### 3.5.3 TRAFFIC FACILITIES

---

The CP identified the need for the signalized intersection of Windsor Road and Mt Carmel Road. However, the CP has not allocated funding towards this intersection. This intersection is a major intersection for the Precinct and an important connection to the arterial road network.

On behalf of Mogul Stud/Jundu this submission is seeking recognition that the Windsor/ Mt Carmel Road intersection should be funded through appropriate infrastructure funding and should not be borne by the applicant. Should this intersection not be included in the CP, it is considered that it should be funded under the SIC contributions.

The CP identified the need for traffic signals at three key intersections along the route of Mt Carmel Road. The amended route for Mt Carmel Road and realignment has removed the need for four-way traffic controlled intersections and replaced these three intersections as roundabouts.

This submission is seeking recognition that the Mt Carmel Road intersections should be roundabouts and be funded through amendments to the Section 94 CP.

The Council has finalised the CP and it is submitted that this Planning Proposal would necessitate an amendment to the CP.

## 4 SUPPORTING DOCUMENTATION

This Planning Report is supported by a concept road design, Intersection Design and Traffic Assessment Report, Flora and Fauna assessment and a Flood assessment. These reports are discussed in this section and attached as appendices to this report. In addition, this section also discusses a concept layout for the relocated Local Centre and amendments required to the positioning of the Local Park as a result of the relocation of Mt Carmel Road.

### 4.1 Civil Design

A civil concept design for Mt Carmel Road was prepared by Brown Consulting to demonstrate how the relocated Mt Carmel Road would be constructed. This concept design includes the intersection of Windsor Road and Mt Carmel Road and a concept design for Mt Carmel Road from Windsor Road, including the bridge crossing over Killarney Chain of Ponds, to the residential area. The concept civil design plans are attached at Appendix A.

The two design options include Option 1 being a bridge consisting of three 15m spans and Option 2 being a bridge consisting of seven 16m spans. Option 2 consisted of a bridge across the entire width of the riparian corridor, however the costings for Option 2 identified that this option was too expensive. Based on a preliminary cost estimates, Option 1 is estimated at \$4.4 million, with Option 2 is estimated at \$10.8 million without consideration of land acquisition.

The Box Hill Development Control Plan contains controls relating to bridge treatment in riparian corridors and environmental conservation areas. Section 6.11 Riparian Corridors and Environmental Conservation Areas includes the following control:

*“17. Waterway crossing are required to have a minimum opening width equating to 50% of the width of the relevant riparian corridor”*

In relation to this DCP control, where Mt Carmel Road is crossing Killarney Chain of Ponds, this section of stream is considered a third order stream as per the Strahler system. The updated NSW Office of Water guidelines requires a Riparian zone at this location that is approximately 75m wide in total (60m wide plus the channel width of 15m). Option 1 is the civil concept design supporting the SEPP Amendments which spans 45m. This bridge width is in accordance with the DCP control no.17 (above) as the relevant width is 75m therefore the bridge has to be a minimum 38.5m. The proposed bridge is 45m and is in accordance with control no.17. In addition, it is noted that it is likely that the intention of this control no.17 is for a total opening width to be a minimum of 50% of the riparian corridor meaning that pylons can be placed within this '50%' width.

A comparison between Option 1 and Option 2 is incorporated in the Flooding Assessment.

### 4.2 Intersection Design and Traffic Assessment Report

An Intersection Design and Traffic Assessment Report was prepared by Calibre Consulting and is attached at Appendix B. This Traffic Report is relevant to the SEPP Amendments as it discusses the suitability of the relocation of Mt Carmel Road. The Intersection Design and Traffic Assessment Report included the following:

- Considerations in relation to the design of the original and new alignments of the entry to Box Hill and the intersection with Windsor Road – road hierarchy, sight distance, super-elevation, coordination between traffic signals,
- Reassessment of traffic flows and the intersection performance during peak periods,
- Traffic statement confirming the suitability of the relocation of Mt Carmel Road and Design.



The Traffic report provides the following recommendations:

- The previous analysis of the intersection, based on the originally proposed location, indicated that it would operate within its notional operational capacity, but it would provide insufficient sight distance due to the road level of Windsor Road being super elevated in a sweeping left hand bend travelling west. Its performance could also be improved with greater co-ordination with adjacent intersections if it were located further west. Another constraint included an excess of 5m of fill that would be required to align the intersection, the requirement to remove a significant amount of vegetation in the riparian corridor;
- Through the design process it was noted that the preferred arrangement would include two right turn movements for motorists turning right from the southern leg of Windsor Road into Mt Carmel Road in order to match the existing northbound through lanes on Windsor Road. In addition, it was noted that the additional lane would improve the performance of the intersection, particularly during the evening peak period;
- Sidra analysis was undertaken for both final and interim arrangements. The performance of the intersection on both scenarios was found to be satisfactory;
- This Traffic report has provided the necessary argumentation for the relocation of the subject intersection as well as required traffic modelling demonstrating satisfactory level of service.

### 4.3 Flora and Fauna

A Flora and Fauna Assessment (ref:13006) was prepared by Hayes Environmental to support SEPP Amendments for the relocation of Mt Carmel Road, proposed creek rehabilitation and bulk earthworks for the Mogul Stud/Jundu land holding. As demonstrated in Section 3 of this report, the road traverses environmental conservation land. The majority of the site has been biodiversity certified and does not require further biodiversity assessment. The Flora and Fauna Assessment addresses the impacts of the development on non-certified lands, which the relocation of Mt Carmel Road crossing across Killarney Chain of Ponds creekline is situated. The study area for the Flora and Fauna Assessment is shown in Figure 10 including the area to be disturbed as a result of the relocation of Mt Carmel Road.

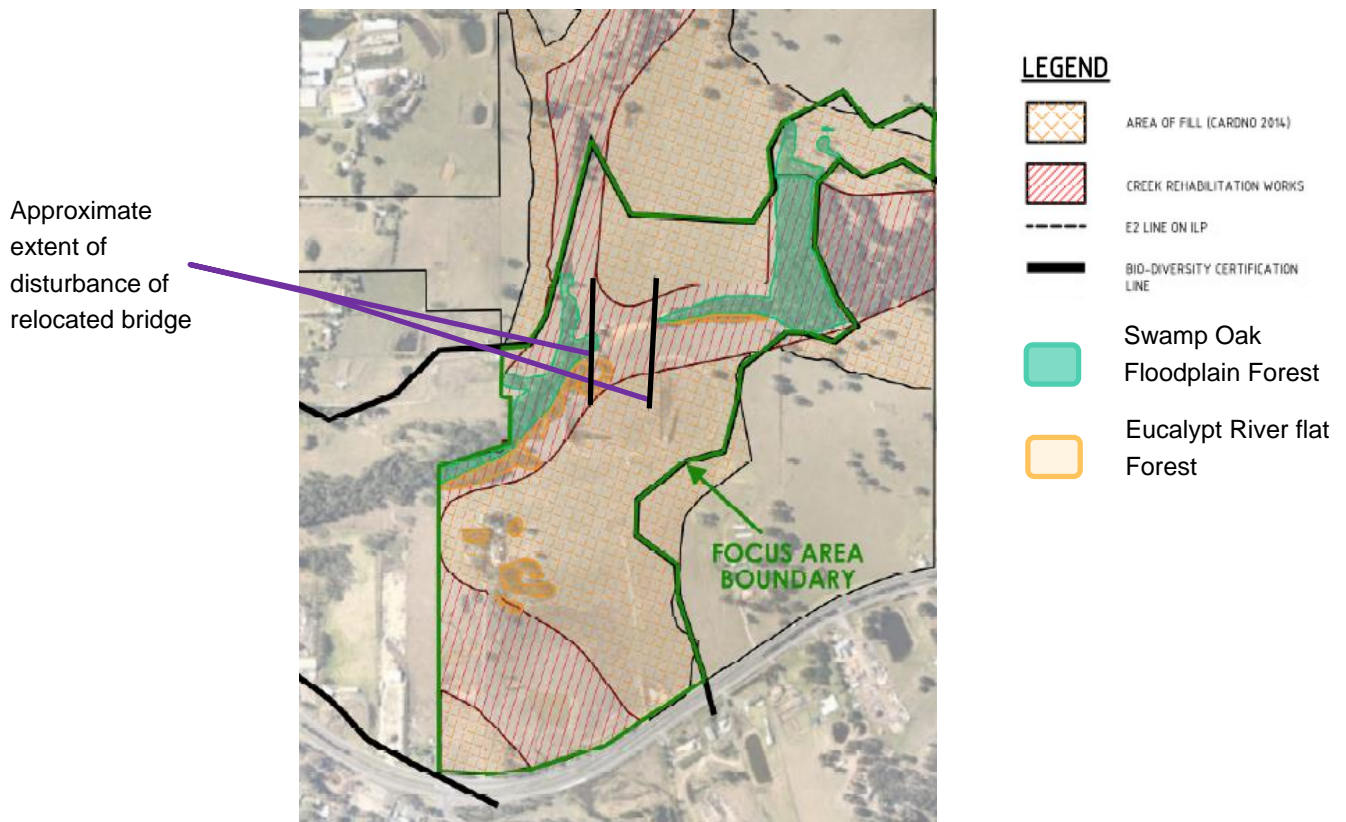


Figure 10 – Approximate extent of disturbance of relocated bridge

Source: Hayes Environment Report Figure 2 Native vegetation communities within the Focus Area p.6

The objectives of this flora and fauna assessment are relevant to the SEPP amendments are as follows:

- “identify native flora and fauna species, populations and ecological communities known or likely to occur within the focus area;
- determine the legislative and conservation significance of species, populations and ecological communities known or likely to occur within the focus area, with reference to the Commonwealth [Environmental Protection & Biodiversity Conservation] EPBC Act, and the NSW [Threatened Species Conservation]TSC Act;
- identify and describe the impacts of the proposed works upon native flora and fauna species, populations and ecological communities, having regard to the local and regional context of the site;
- assess the significance of potential impacts of the proposed works upon threatened species, populations and ecological communities, pursuant to s.5A of the EP&A Act (commonly referred to as the ‘seven-part test’); and
- consider whether the proposal should be referred to the Commonwealth Minister for Environment & Heritage under the EPBC Act;
- recommend appropriate environmental management measures that should be implemented to avoid, mitigate and/or compensate for impacts of the proposed works upon native flora and fauna and their habitats” (p.3 Hayes Environmental 2014).

The assessment identified two native vegetation communities within the study area (which are identified in Figure 10) including the Swamp Oak Floodplain Forest and the River-flat Eucalypt Forest which are listed as endangered ecological communities under the TSC Act, but not the EPBC Act. No plant species listed as ‘threatened’ under either the TSC Act or the EPBC Act were recorded in the study area. No flora species identified as an ‘endangered population’ listed under the TSC Act were recorded within the study area.

The Flora and Fauna Assessment included an assessment of the relocation of Mt Carmel Road on the Swamp Oak Floodplain Forest. The report concluded that the loss of vegetation for the proposed Mt Carmel Road crossing has been minimised to the greatest extent possible (approximately 0.15ha in a local occurrence of 8ha) and is substantially less than which would be affected with the current planned crossing, which runs through the middle of the main patch of Swamp Oak Forest. The relocation of Mt Carmel Road reduces the impact of urban development on the Swamp Oak Floodplain Forest and would have a positive outcome for biodiversity.

The Flora and Fauna Assessment identified a list of fauna species recorded within the subject site and species known to have occurred within 2km of the site. The threatened microchiropteran bat species could potentially be affected by the proposed works and a number of bird species listed as migratory under the EPBC Act are known to be present in the locality. No fauna species listed as 'endangered population' under the TSC Act were recorded, or are likely to occur in the study area.

The Flora and Fauna Assessment recommended that the implementation of a Vegetation Management Plan for the riparian corridor forms part of the bulk earthworks, creek rehabilitation and relocation of Mt Carmel Road works.

## 4.4 Flood Assessment

A flood assessment report was prepared by Cardno to support a Development Application for the proposed relocation of Mt Carmel Road from Windsor Road to Killarney Chain of Ponds. This flood assessment is relevant to the SEPP Amendments as the flood assessment is undertaken for the relocation of Mt Carmel Road in the location which the SEPP Amendments seeks. The objectives of the flood assessment were to determine the following:

- If the relocation of the Killarney Chain of Ponds crossing has an impact on the hydraulic performance of the developed Box Hill precinct; and,
- If the two concept bridge designs proposed within the DA satisfy all relevant design criteria.

The two design options include Option 1 being a bridge consisting of three 15m spans and Option 2 being a bridge consisting of seven 16m spans.

The flood assessment discusses the hydraulic performance and water level impacts of the relocation of Mt Carmel Road and the bridge crossing of Killarney Chain of Ponds. The following comments are provided:

*"There are water level impacts (0.2-0.35m) upstream of the proposed bridge for Option 1. As these impacts are quite localized (within 60 metres upstream of bridge structure) the hydraulic impact is considered negligible. However these water level increases will need to be incorporated into future detailed fill designs in this area immediately upstream of the crossing.*

*It is worth noting these impacts are less than those resulting from the sensitivity analysis conducted for the original Killarney Chain of Ponds crossing from the Revised WCM Strategy Report (Cardno, 20014). The water level impacts resulting from the original crossing location exceeded .5m for the 100 yr event.*

*Note that the water level impacts for both design options are contained within the Mogul Jundu property" (p.3).*

The flood assessment concluded that the proposed relocation of the Mt Carmel Road has the following outcomes:

- *'The proposed relocation of the Mount Carmel Road crossing of Killarney Chain of Ponds has negligible impact on the hydraulic performance of the Revised Box Hill WCM Strategy (Cardno, 2014),*
- *Both Design Option 1 and Design Option 2 for the proposed bridge crossing are appropriate for adoption as they are both shown to meet all design criteria,*

- The modelling results suggest that if Option 1 is adopted this may have a minor impact on final fill levels immediately upstream (within 60 metres) of the proposed crossing location' (p.7).

The negligible impact of upstream flooding with Option 1 within 60m is contained within the applicant's land and does not impact adjoining lands.

## 4.5 Local Centre – Windsor Road Village

The relocation of Mt Carmel Road also necessitates the relocation of the Local Centre (Windsor Road Village). An excerpt of a concept design for the layout of the B2 Local Centre is provided in Figure 11a to demonstrate how the Local Centre can be accommodated in the proposed location. The area for the B2 Local Centre is consistent with the gazetted B2 Local Centre area. The concept design also demonstrates how the B2 Local Centre land relates to the land to the west of Mt Carmel Road to serve the needs of the residents within the Mt Carmel area.

The Council has expressed concern as to how the proposed Local Centre in the new location at the western end of the Business Park zone serves the needs of the employment area. In this regard, the proposed B2 Local Centre site would be accessible to serve the workers' needs while recognizing that other refreshment facilities could be accommodated within the Business Park.



Figure 11a – Windsor Road Village Concept Design



Retail advice prepared by MacroPlan Dimasis supports the SEPP Amendments (attached at Appendix E) and considers the alternate location proposed for the local centre within the SEPP Amendments. The advice states that the new location has several strategic (and resultant economic) benefits, particularly compared with the existing site.

The proposed location is considered 'central' to its trade catchment, given the proposed location of collector roads to service the catchment and of planned walking/bicycle networks. The proposed location of the B2 Local Centre would service the surrounding residential catchment just as efficiently as the gazetted location and create an opportunity to provide more desirable surroundings as it will be situated adjacent to land zoned for Environmental Conservation. As a result of the proposed location which has better visibility and vehicular access to the site, there is a potential for higher levels of visitation but would not negatively impact the surrounding centres. The local centre will remain a local centre servicing nearby employment residential catchments and is proposed further away from other planned local centres at Terry Road and Nelson Road.

## 4.6 LOCAL CENTRE – MT CARMEL VILLAGE

The relocation of Mt Carmel Road has also necessitated the relocation of Mt Carmel Village to ensure that the relationship between Mt Carmel Road and Mt Carmel Village remains as per the existing ILP. Mt Carmel Village has been relocated so that it is situated with frontage to Mt Carmel Road and George Street, as shown below in Figure 11b.



Figure 11b – Mt Carmel Village Concept Design

## 4.7 Local Park

As discussed in Section 3.5.2, the gazetted location of Park No. 1 (Athletics Track) will be required to be shifted to the east approximately 12-14 metres to ensure that the proposed location of Mt Carmel Road does not encroach on Park No. 1. Council provided a concept design for the Local Park which is included in Figure 9 and demonstrates that the proposed location of Mt Carmel Road will not reduce with the area of open space in the Local Park, being 5 hectares, as a result of the minor shifting of the local park.

The eastern boundary of Local Park no. 1 is the RE1 Public Recreation and E2 Environmental Conservation zone boundary. The shifting of the Local Park will require a minor amendment to the zone boundaries, as discussed in Section 3.3 of this Planning report, with the Local Park to be in line with the edge of the tree line which is the proposed RE1 and E2 zone boundary. The proposed shifting of the local park will not impact on vegetation, as can be seen clearly in Figure 9.

In addition, the relocation of Mt Carmel Road adjacent to the Local Park will provide a significant vista and enhanced view for motorists travelling along Mt Carmel Road as an entrance statement to the residential area. The relocation of Mt Carmel Road is considered a positive outcome for the future residents and will have a good visual appearance as a major entry road to the residential precinct.



## 5 PLANNING CRITERIA

This Planning Report has been prepared to support SEPP Amendments to relocate Mt Carmel Road. This section of the Report addresses the relevant matters for a rezoning as outlined in the NSW Department of Planning and Environment's Guide to Preparing Planning Proposals (October 2012). This Section addresses the relevant matters for the rezoning under Section 3-7 inclusive.

### 5.1 Part 1 – Objectives or Intended Outcomes

The objectives or the intended outcomes accurately reflect the desired outcome of the SEPP Amendments which are as follows:

- The existing planned location of Mt Carmel Road was positioned on a crest and curviline alignment of Windsor Road with unsafe sight lines for motorists travelling along Windsor Road,
- The ILP location resulted in an unsatisfactory relationship with the planned adjacent local centre as a result of excessive filling of 5m in height to achieve the standard road alignment,
- The proposed location will result in a decrease in the amount of vegetation to be removed, reducing the impact of urban development on the Swamp Oak Floodplain Forest, an Endangered Ecological Community which is on the Threatened Species Conservation Act 1995. This is the only mapped occurrence of this vegetation type within The Hills Shire Local Government Area. The relocation of Mt Carmel Road will have a positive outcome for biodiversity,
- The proposed location will result in a decrease in the amount of fill required for the construction of Mt Carmel Road and provides a significant economic benefit in the proposed alternative location,
- Mt Carmel Road is a major sub-arterial/collector road in Box Hill Precinct and will be one of the main roads providing access into the precinct and provides important links to the arterial road network and adjacent Precinct.
- Relocating Mt Carmel Road necessitates several planning amendments as shown in the planning package of documents submitted with this proposal.

This Planning Report identifies that the gazetted location of Mt Carmel Road is unworkable and in an inappropriate location, particularly for the intersection with Windsor Road. The intended outcome for this Planning Report is to provide an alternative location for Mt Carmel Road that supports better biodiversity outcomes for the Box Hill Precinct, is better suited to the topography of the land and therefore requires less fill for the construction of this road and provides a safer Windsor Road intersection for motorists.

### 5.2 Part 2 – Explanation of Provision

This Part provides a more detailed explanation of how the objectives are to be achieved by means of amending the SEPP (Sydney Region Growth Centres) 2006 – The Hills Growth Plans. The proposed outcome will be achieved by amending the SEPP maps for the Box Hill Precinct, as identified in Section 3.3 of this Report, and are summarised as follows:

- SEPP Map Land Use Zoning Map – Mt Carmel Road is zoned SP2 Infrastructure – Local Road. To relocate Mt Carmel Road, land identified in Map 1 is to be zoned from B7 Business Park and E2 Environmental Conservation to SP2 Infrastructure – Local Road. The section of Mt Carmel Road that is to be relocated will be amended to E2 Environmental Conservation and B7 Business Park, as shown in Map 1. As the B2 Local Centre is to be relocated with Mt Carmel Road, B7 Business Park land is to be amended to B2 Local Centre land and the existing location of the B2 Local Centre is to be amended to B7 Business Park. The E2 Environmental Conservation and RE1 Public Recreation zone boundary bordering Park No.1 is to be slightly shifted 12-14 metres to the east, in line with the tree line for the Environmental Conservation land. Three RE1 Public Recreation areas have been relocated as a result of the new road network. In addition the B2 Local Centre Mt Carmel Village and R2 Medium Density Residential area surrounding this Local Centre are to be relocated.

- SEPP Map Reservation Acquisition Map – Mt Carmel Road is identified SP2 Infrastructure – Local Road to be acquired by Council under the Reservation Acquisition Map. The relocation of Mt Carmel Road will require the amended location of the area identified in Map 2 as land to be acquired by Council. This Proposal also requires the relocation of three Local Parks.
- SEPP Map Native Vegetation Map – Mt Carmel Road has an existing clear path through an area identified as native vegetation and areas for vegetation retention. The proposed location of Mt Carmel Road will not necessitate the removal of vegetation in the Native Vegetation Protection Map. As the gazetted location of Mt Carmel Road traverses through an Endangered Ecological Community, this area is to be reinstated with the appropriate classification of vegetation either existing native vegetation or areas for vegetation retention as per the Native Vegetation Map legend.
- SEPP Map Riparian Protection Map – Mt Carmel Road has a cleared path through a riparian protection area. The proposed location of Mt Carmel Road will require the same extent of cleared area in the Riparian Protection Map as shown in Map 5. As the gazetted location of Mt Carmel Road traverses through a riparian protection area, this land is to be reinstated as riparian protection area.
- SEPP Map Building Height Map – the B2 Local Centre will be relocated with Mt Carmel Road. To support this, the building height map is to be amended so that the proposed location which now has a maximum of 24 metres is amended to a maximum of 16 metres for the B2 Local Centre. The gazetted B2 Local Centre location maximum height of buildings standard is to be amended from 16 metres to 24 metres, in accordance with the surrounding B7 Business Park zone. This Proposal also requires the location of three local parks, the building height map is to be amended accordingly.
- SEPP Map Floor Space Ratio Map – the B2 Local Centre will be relocated with Mt Carmel Road. To support this, the Floor Space Ratio map is to be amended so that the proposed location which does not have a maximum FSR is to be amended to a maximum of 0.5:1. The gazetted B2 Local Centre location has a maximum of 0.5:1 FSR which is to be amended to show no maximum FSR, in accordance with the surrounding B7 Business Park zone.
- SEPP Map Lot Size Map – the R3 Medium Density Residential area surrounding the B2 Local Centre area (Mt Carmel Village) which has a minimum lot size of 240m<sup>2</sup>. This minimum lot size needs to be consistent with the proposed location of the R3 Medium Density Residential area and the map amended accordingly. In addition, this Proposal also requires the location of three local parks, the minimum lot size map is to be amended accordingly.
- SEPP Map Residential Density Map – the R3 Medium Density Residential area surrounding the B2 Local Centre area (Mt Carmel Village) has a minimum residential density of 20 dwellings per hectare. The B2 Local Centre area does not have a minimum residential density and this is to be amended in accordance with the proposed land use zoning. The residential density needs to be consistent with the proposed location of the R3 Medium Density Residential area and the map amended accordingly.

### 5.3 Part 3 – Justification

The overarching principles to consider when demonstrating the justification for SEPP Amendments are discussed in Section 5 of this Planning Report.

### 5.4 Part 4 – Supporting Documentation

This Planning Report is supported by a concept road design, Intersection Design and Traffic Assessment Report, Flora and Fauna assessment and Flood Assessment which are discussed in Section 4 of this Planning Report.

## 5.5 Community Consultation

The guide to preparing SEPP Amendments states that an indication of any proposed community consultation strategy is required within a submission. Discussions have previously been held with The Hills Shire Council, the Department of Planning and Environment and Roads & Maritime Services in relation to relocating Mt Carmel Road. Concerns raised in these meetings have been addressed within this Planning Report.

Considering the nature of this proposal, and that there is no existing community that will be affected by the relocation of Mt Carmel Road, it is not envisaged that any additional State agencies will need to be consulted. However, the gateway determination will confirm the degree of community consultation required.

## 6 JUSTIFICATION

### 6.1 Section A – Need for the SEPP Amendment

*Are the SEPP Amendments a result of any strategic study or report?*

The SEPP Amendments do not implement the outcomes of a strategic study or report however the precinct planning undertaken for Box Hill has been reviewed and referred to in Part B – Relationship to Strategic Planning Framework.

*Are the SEPP Amendments the best means of achieving the objectives or intended outcomes, or is there a better way?*

Yes – this Planning Report supports SEPP Amendments to relocate Mt Carmel Road is the most appropriate way to achieve the intended outcomes as amendments to the Box Hill Precinct in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan* is required.

### 6.2 Section B – Relationship to Strategic Planning Framework

The Box Hill Precinct is located adjoining the Riverstone East Precinct to the south as shown in Figure 12. The North West Growth Centre Structure Plan provides an indication of how the Box Hill Precinct relates to Riverstone East, as shown in Figure 13.

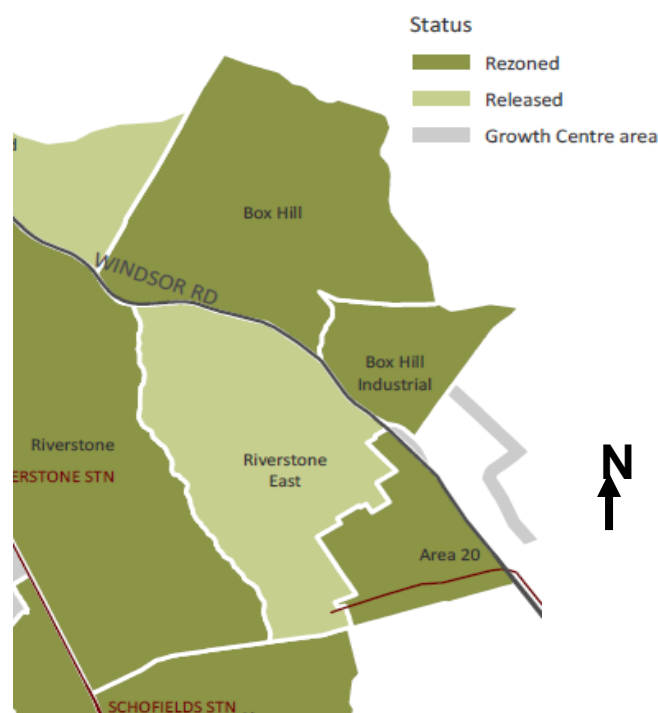


Figure 12 – The Box Hill Precinct in relation to Riverstone East Precinct  
(Source: Department of Planning & Environment – 2015)

The North West Growth Centre Structure Plan (edition 3) provides an overview of the strategic planning of the whole North West Growth Centre and identifies at a high level how precincts will interrelate with each other. As shown in Figure 13, an excerpt of the structure plan, Mt Carmel Road is identified as providing a connection from the Box Hill Precinct through Riverstone East Precinct to Schofields Road.



Figure 13 – Excerpt of the North West Growth Centre Structure Plan (Source Department of Planning & Environment)

The Department of Planning and Environment released a draft Riverstone East Precinct Plan which is on exhibition until 18<sup>th</sup> September 2015. Figure 14 is an excerpt from the Riverstone East Draft Precinct Plan which demonstrates how the proposed location of Mt Carmel Road will connect into a planned road in the the Riverstone East Precinct.

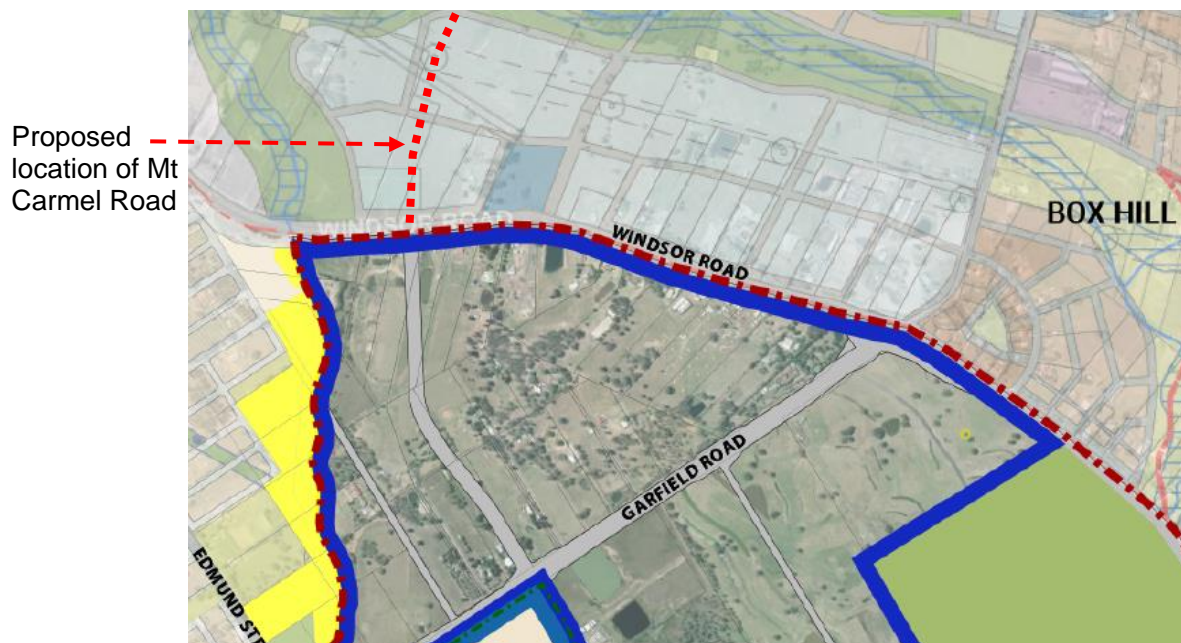


Figure 14 – Relationship between Box Hill and Riverstone East Precinct showing the proposed location of Mt Carmel Rd connecting to a planned road in Riverstone East (excerpt Riverstone East Draft Precinct Plan)

The relocation of Mt Carmel Road is in accordance with the strategic road network and facilitates the connection of the Box Hill Precinct via the Riverstone East Precinct to the proposed North West Rail Station at Cudgegong Road.

*Are the SEPP Amendments consistent with the objectives and action of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

There are no applicable regional or sub-regional strategies for the Box Hill Precinct. Box Hill is located within the North West Growth Centre with the Growth Centres referred to in the Sydney Metropolitan Strategy, however there are no applicable objectives or actions. The relocation of Mt Carmel Road is not contrary to any State Planning Policies. The SEPP Amendments would not be contrary to State or Regional planning principles as access is still being provided to the Box Hill Precinct, just 300 metres west of the gazetted location.

*Are the SEPP Amendments consistent with Council's local strategy or other local strategic plans?*

Mt Carmel Road is situated within the Box Hill Precinct in the North West Growth Centre, released for urban development by the NSW Department of Planning and Environment. As such, there are no local strategies that are required to be considered in the SEPP Amendments to relocate Mt Carmel Road.

*Are the SEPP Amendments consistent with the applicable State Environmental Planning Policies?*

Table 1 below identifies the applicable State Environmental Planning Policies and the extent of the SEPP Amendments' consistency with these policies.

Table 1 – Applicable State Environmental Planning Policies

SEPP	Requirement	Proposal
SEPP Sydney Region Growth Centres 2006	The aims of this Policy are to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region	The SEPP Amendments are in accordance with this Policy as it seeks to rezone part of Box Hill Precinct to provide a better outcome for residential development, employment prospects and other urban development
SEPP Exempt and Complying Development Codes	The aims of this Policy are to provide exempt and complying development codes that have State wide application	Future development on the property will consider the provisions of the SEPP
SEPP Infrastructure 2007	The aim of this Policy is to support greater flexibility in the location of infrastructure and service facilities along with improving regulatory certainty and efficiency	Future development of the subject site will consider the provisions of the SEPP, with applications to be referred to the RMS as necessary
SEPP Mining, Petroleum production and extractive industries 2007	The aim of this Policy is to provide the proper management and development of mineral, petroleum and extractive ecologically sustainable development	This Proposal does not impact the potential for extractive industries and does not impede potential mining of coal resources



SEPP	Requirement	Proposal
SEPP No. 60 Exempt and Complying Development	The aims of this Policy are to provide exempt and complying development codes that have not been provided for those types of development through a local environmental plan. This has State wide application	Future development of the subject site will consider the provisions of the SEPP
SEPP No. 55 Remediation of Land	The aim of this Policy states that land must not be develop if it is unsuitable for a proposed use because it is contaminated	A preliminary contamination report has commenced and will be completed prior to future development. This will ensure that any contamination of the subject site is identified and remediated
SEPP No. 19 Bushland in Urban Areas	The aim of this Policy is to protect bushland in public open space zones and reservations and to ensure that bush preservation is given a high priority when a local environmental plan for urban development is prepared	The subject site is identified as 'certified' land under the Biodiversity Certification Order for the North West and South West Growth Centres. Therefore, no further studies assessing the impacts of proposed development on threatened Flora and Fauna is required. This Policy is not a consideration in this Proposal or future development. A Flora and Fauna Assessment supports the SEPP Amendments and is attached at Appendix C.
SREP No. 20 Hawkesbury – Nepean River (No.2 – 1997)	The aim of this Policy is to integrate planning with catchment management to protect the river system with future land use to be considered in a regional context	A Flood Assessment supports the SEPP Amendments and attached at Appendix D.

*Are the SEPP Amendments consistent with applicable Ministerial Directions (s.117 Directions)?*

Table 2 identifies the applicable ministerial directions and the extent of the SEPP Amendments' consistency with these directions.

Table 2 – Applicable Ministerial Directions (s.117 Directions)

Direction	Objective	Response
1.1 Business and Industrial Zones	This Direction applies to existing or proposed business or industrial zones. The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	The SEPP Amendments will not reduce the area and locations of existing business zones, as the relocated Mt Carmel Road will be in accordance with the width and length of the gazetted Mt Carmel Road. The amendments to rezone Business land to Infrastructure will not reduce the amount of Business land as the gazetted location of Mt Carmel Road will be rezoned to Business land. The B2 Local Centre land is to be relocated with Mt Carmel Road, the size of the relocated B2 Local Centre will be in accordance with the gazetted B2 Local Centre and the DCP controls. As such, the SEPP Amendments will not have an adverse impact on the Business land.
2.1 Environment Protection Zones	The objective of this Direction is to protect and conserve environmentally sensitive areas.	The SEPP Amendments will not have an adverse effect on Environment Protection Zones as roads are permissible with Consent in the zones. The gazetted Mt Carmel Road had a cleared path in the riparian protection, and native vegetation protection maps. The SEPP Amendments seeks for this cleared area to be replicated for the proposed location of Mt Carmel Road and reinstate the gazetted area of Mt Carmel Road for environmental purposes. The cleared path proposed in the riparian protection and native vegetation protection maps is the same amount of cleared area as gazetted in the SEPP. As such, the Proposal will not have an adverse impact on the Environment Protection Zones. In addition, the relocation of Mt Carmel Road has a positive outcome for the Swamp Oak Floodplain Forest which is listed as an Endangered Ecological Community as the gazetted location of Mt Carmel Road would remove more of this endangered Community.

Direction	Objective	Response
4.3 Flood Prone Land	<p>The objectives of this direction are:</p> <ul style="list-style-type: none"> <li>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</li> <li>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>	<p>The SEPP Amendments seeks to relocate Mt Carmel Road within a flood prone and Major Creeks Land area as shown in the North West Growth Centre Development Control Map (sheet DVC_008). The flood planning standards have been satisfactorily addressed in the Flood Assessment attached at Appendix D.</p>
7.1 Implementation of the Metropolitan Plan for Sydney 2036	<p>The objective of this Direction is to give legal effect to the vision, transport and land use strategy policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036.</p>	<p>The SEPP Amendments are not contrary to the Metropolitan Plan for Sydney 2036. The SEPP Amendments are not amending the Box Hill Precinct, only relocating Mt Carmel Road.</p>

## 6.3 Section C – Environmental, Social and Economic Impacts

*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 proposed relocation of Mt Carmel Road and the B2 Local Centre will not have any adverse impacts on critical habitats, threatened species, populations or ecological communities or their habitats. On the contrary, the relocation of Mt Carmel Road is decreasing the impacts of the gazetted location of Mt Carmel Road on the Swamp Oak Floodplain Forest which is listed as an Endangered Ecological Community on the Threatened Species Conservation Act 1995. This is the only mapped occurrence of this vegetation type currently within The Hills Shire Local Government Area.

Therefore, this Planning Report supports the SEPP Amendments to relocate Mt Carmel Road has positive outcomes for biodiversity in The Hills Local Government Area.

*Are there any other likely environmental effects as a result of the SEPP Amendments and how are they proposed to be managed?*

There are no likely environmental effects or natural hazards constraining the proposed location. All environmental effects have been addressed in the Precinct Planning process for the Box Hill Precincts.

This Planning Report is supported by a Flood Assessment and Flora and Fauna Assessment which addresses environmental impacts of the relocation of Mt Carmel Road.

The Flood Assessment concludes that the proposed relocation of Mt Carmel Road crossing of Killarney Chain of Ponds has negligible impact on the hydraulic performance of the Revised Box Hill WCM Strategy (Cardno, 2014), the two options considered for the proposed bridge crossing both are appropriate for adoption and meet all design criteria and modelling results for Option 1 may have a minor impact on final fill levels immediately upstream (within 60 metres) of the proposed crossing location.

The Flora and Fauna Assessment concluded that the relocation of Mt Carmel Road would not likely impose a significant effect upon threatened species, population or ecological community listed on the schedules of the NSW TSC Act. The proposed development would not be likely to impose a significant impact upon any matter of National Environmental Significance. The Flora and Fauna Assessment provides recommendations including the environmental management measures to form part of the proposed development and measures to avoid, manage and minimise impacts upon native flora and fauna.

*Have the SEPP Amendments adequately addressed any social and economic effects?*

The SEPP Amendments will not result in any social or adverse economic effects should the SEPP Amendments proceed. The relocation and construction of Mt Carmel Road will support the development of the Box Hill Precinct, providing opportunities for the Business Park and Local Centre areas to develop. Mt Carmel Road is providing vehicular access into the residential zoned areas which will encourage the development of these areas.

The relocation of the B2 Local Centre with Mt Carmel Road will not have an adverse economic impact. One of the functions of positioning the B2 Local Centre on the western side of Mt Carmel Road was to service the needs of the residential population travelling into the Box Hill Precinct. The relocation of the B2 Local Centre so that it is situated on the western side of Mt Carmel Road which is consistent with the gazetted relationship between Mt Carmel Road and the B2 Local Centre will ensure that the SEPP Amendments will not have an adverse economic impact.

## **6.4 Section D – State and Commonwealth Interests**

*Is there adequate public infrastructure for the SEPP Amendments?*

The Box Hill Precinct has been released for urban development with the Precinct Planning process ensuring that infrastructure and services will be scheduled when required for urban development. The Precinct Planning Report for Box Hill and Box Hill Industrial Precincts discussed an Infrastructure Delivery Plan which aimed to deliver infrastructure in line with demand generated by new urban development. Infrastructure provision arrangements have been negotiated for the Precincts for water and sewer, gas and electrical infrastructure. As such, there is adequate public infrastructure planned to be installed to coincide with the development of the Box Hill Precincts.

*What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?*

RMS and the Department of Planning and Environment were consulted with respect to be the relocation of Mt Carmel Road. RMS has provided in-principle support to the major intersection of Mt Carmel and Windsor Road. Further traffic comments are provided in Appendix B.

The views of the State and Commonwealth public authorities will not be known until after the initial Gateway Determination. The determination will identify State agencies to be consulted regarding the rezoning proposal.

Biodiversity certification helps conserve areas of biodiversity and protects threatened species, populations and communities that are listed under the Threatened Species Conservation Act 1995. Areas identified as 'Certified lands' are exempt from threatened species assessment under the *Environmental Planning & Assessment Act 1979* with an excerpt of the biodiversity certification area in Box Hill Precinct shown in Figure 15.

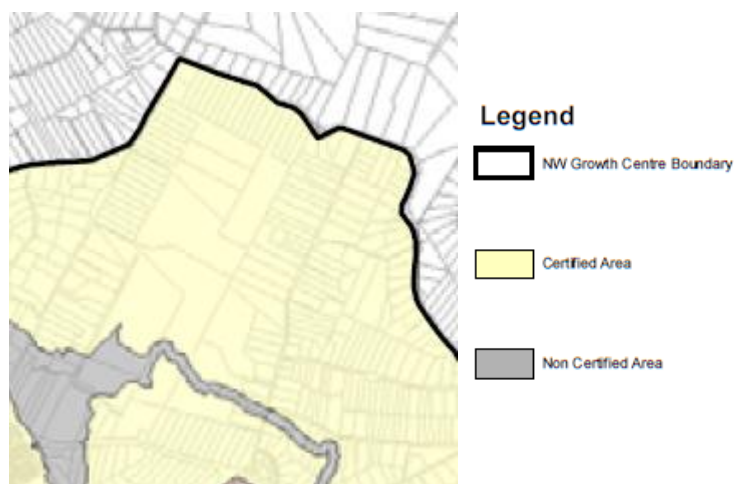


Figure 15 – Land in Box Hill identified as 'Certified Area' and 'Non Certified Area'  
Source: Biodiversity Certification Order

The majority of the Mogul Stud/ Jundu land holding has been biodiversity certified, as demonstrated in Figure 15. However, there are some areas which are not with the proposed location of Mt Carmel Road within an area that is non-certified. A Flora and Fauna Assessment prepared by Haynes is submitted with the SEPP Amendments and assesses the impact of the bridge crossing on biodiversity in non-certified lands. The Flora and Fauna Assessment is discussed in Section 4 of this Report.

## 7 ANY OTHER RELEVANT MATTERS FOR CONSIDERATION

Prior to submitting the SEPP Amendments, discussions have been held with The Hills Shire Council regarding the relocation of Mt Carmel Road. Council have raised some issues in relation to the impacts of the proposal in their letter dated 28 January 2014. The issues raised are discussed below:

- **Strategic Framework**

This Planning Report includes a revised Indicative Layout Plan, amendments to the relevant SEPP maps, review of the principal development standards and amendments to the Development Control Plan to support the SEPP Amendments to relocate Mt Carmel Road. Discussions have been held with the Department of Planning and Environment regarding the connection of Mt Carmel Road with the Riverstone East precinct planning that links with the future road network to connect to the public transport corridors being the North West Rail link.

Council raised concern regarding the viability of the proposed substation site, notionally shown on the indicative layout plan. Correspondence has been received from Endeavour Energy stating that they do not raise any objections to relocating the zone substation to another location for the Box Hill Precinct, which will permit the proposed road network. Endeavour Energy are also considering other options outside of the Mogul Stud/Jundu land holdings.

- **Traffic & Access**

The proposed relocation of Mt Carmel Road does not alter the street network hierarchy and provides a direct north-south road linking Old Pitt Town Road to Windsor Road as also provided by the gazetted location of Mt Carmel Road. The relocation does not impact on the function of Mt Carmel Road or the relationship with higher order roads. A revised extract of the Indicative Layout Plan supports the SEPP Amendments to show how the relocated Mt Carmel Road connects into the existing street network and also into the Riverstone East Precinct (Figure 1 and Map 1).

It is acknowledged that adjustments to the pedestrian/cycle ways are to be made as a result of the relocation of Mt Carmel Road. The Traffic and Transport report has considered the comments from RMS and addressed these issues in the design concept plans.

- **Water Management/ Riparian Corridors**

Council are concerned that the proposed road alignment will encroach on the riparian corridors and result in a reduction in floodplain widths. As shown in Map 5 the proposed location of Mt Carmel traverses the riparian corridor and continues north adjacent to the eastern side of the riparian corridor to connect into the existing Mt Carmel Road. The proposed location will not encroach on the riparian corridor any further than the gazetted location of Mt Carmel Road.

The DCP requires 50% of the riparian corridor to be clear span, with the riparian corridor being 50m, the required width is 40m. The proposed bridge crossing is 45m.

This Planning Report is accompanied by bridge designs (Appendix A) and flood modelling (Appendix D).

- **Open Space Network**

Council are concerned that the new location for Mt Carmel Road will reduce the amount of open space in Park No. 1 (Athletics track). As discussed in Section 3.5 of this report, Figure 9 demonstrates that Mt Carmel Road can be positioned adjacent to the riparian corridor and will not reduce the size of Park No.1 by shifting the playing fields to the east so that the eastern Park No.1 boundary is against the tree line of the environmental conservation land. This would require a minor amendment to the RE1 zone boundary to permit the slight shift of the playing fields to the tree line. This minor amendment is included in Section 3.3 of this Report.



The area of the local park is 5 ha and is in accordance with Council's concept layout design for the local park. As demonstrated in Figure 9, the relocation of Mt Carmel Road does not reduce the amount of open space.

- **Viability of Employment Areas**

The proposed location will meet the aims of the Box Hill Inn Village to create a vibrant mixed use village centre that serves the needs of the people who live and work in the surrounding area. The Box Hill Inn Village will be relocated to the western side of Mt Carmel Road to replicate the gazetted position of the B2 zone adjoining Mt Carmel Road. This location will ensure that the Box Hill Inn Village will be easily accessible for the population travelling into Box Hill. In addition, given the size of the Business Park is of considerable size, it would be expected that other food and drink restaurants/ take away shops would operate in the Business Park to ensure that the needs of the people who live and work in Box Hill are met.

The proposed location of the Box Hill Inn Village in the SEPP Amendments are supported by the necessary SEPP Map amendments and development standard amendments as identified in Section 3 of this Report.

The relocation of Mt Carmel Road and the B2 Local Centre will not impact the relationship between the heritage item and surrounding land uses as the development will be dictated by the current B7 height controls.

The new road alignment also relocates the business precinct with an excerpt of a concept design provided in Figure 10 and discussed in Section 4.5 of this report. The concept design demonstrates how the relocated B2 Local Centre can achieve the same amount of area as identified in the gazetted plans for the B2 Local Centre. The concept plans also demonstrate how the B2 Local Centre relates to land to the west of Mt Carmel Road and how the proposed location will not reduce the development opportunities.

- **Section 94 Contributions Plan**

The SEPP Amendments will be supported by an amendment to the Land Reservation SEPP map and it is requested that Council make available the details of Council's allowance for Mt Carmel Road and what works and costs are attributed to Section 94 funds. The full cost of the bridge construction and the sub-arterial road south to Windsor Road should be included in Section 94 CP and this proposal should necessitate an amendment to the plan.

- **Special Infrastructure Contributions (SIC)**

In addition, the Windsor Road intersection should be funded by SIC. Currently, there is no provision for the Windsor Road and Mt Carmel Road intersection to be funded by SIC as per the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011*. The SIC does not make an allowance for new intersections on Windsor Road, however considering that the intersection of Windsor Road and Mt Carmel Road forms a major sub-arterial road connection to the arterial road system, this intersection should be recognised as a SIC funded intersection.

- **Development Control Plan**

This Planning Report is accompanied by a revised Indicative Layout Plan, SEPP map amendments, and DCP amendments.

There are no further matters required for consideration for this Planning Report.

## 8 CONCLUSION

This Planning Report supports SEPP Amendments to rezone land for the relocation of the southern portion of Mt Carmel Road from the Killarney Chain of Ponds creek crossing to a new intersection on Windsor Road. This relocation requires an amendment to the Box Hill land use zoning plan in the *State Environmental Planning Policy (Sydney Region Growth Centres) (SEPP) 2006 – The Hills Growth Centre Precincts Plan*. This Planning Report is prepared on behalf of the owner Mogul Stud/Jundu Properties. This Planning Report is supported by the following maps and documentation:

- SEPP Maps including land use zoning map, reservation acquisition map, native vegetation map, riparian protection map, building height map, floor space ratio map, minimum lot size map and residential density map.
- Revision of Indicative Layout Plan.
- Development Control Plan amendments including precinct road layout.
- Precinct Planning Review.

The benefits of relocating Mt Carmel Road are as follows:

- The existing planned location of Mt Carmel Road was positioned on a crest and curvilinear alignment of Windsor Road with unsafe sight lines for motorists travelling along Windsor Road,
- The ILP location resulted in an unsatisfactory relationship with the planned adjacent local centre as a result of excessive filling of 5m in height to achieve the standard road alignment,
- The proposed location will result in a decrease in the amount of vegetation to be removed, reducing the impact of urban development on the Swamp Oak Floodplain Forest, an Endangered Ecological Community which is on the Threatened Species Conservation Act 1995. This is the only mapped occurrence of this vegetation type within The Hills Shire Local Government Area. The relocation of Mt Carmel Road will have a positive outcome for biodiversity as the area of Swamp Oak Floodplain Forest to be removed is substantially less than the existing vegetation to be removed under the current planned location,
- The proposed location will result in a decrease in the amount of fill required for the construction of Mt Carmel Road and provides a significant economic benefit in the proposed alternative location,
- Mt Carmel Road is a major sub-arterial/collector road in Box Hill Precinct and will be one of the main roads providing access into the precinct and provides important links to the arterial road network and adjacent Precinct.
- Relocating Mt Carmel Road necessitates several planning amendments as shown in the planning package of documents submitted with this proposal.

This Planning Report is supported by the following consultant plans and reports:

- Concept Road Designs for the relocated Windsor Road/ Mt Carmel Road intersection and Mt Carmel Road from Windsor Road to the residential area,
- An Intersection Design and Traffic Assessment Report for the relocated Mt Carmel Road,
- A Flora and Fauna Assessment assessing the biodiversity impacts of relocating Mt Carmel Road,
- A Flood Assessment assessing the flooding impacts associated with relocating Mt Carmel Road, and
- A Retail Report assessing the proposed relocation of the B2 Local Centre.

The likely impacts of the proposed planning amendment have been considered in terms of a positive impact on the natural environment, a major road that provides a better built environment and the social and economic impact of the proposed amendments are satisfactory. It is considered that the SEPP Amendments report contains sufficient information to demonstrate that all relevant environmental matters have been addressed to allow the Department to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – The Hills Growth Centre Precincts Plan.

The Department of Planning and Environment are requested to amend the SEPP to facilitate residential development in the Box Hill Precinct with the ultimate construction of this major access road.

## APPENDICES

## APPENDIX A CONCEPT ROAD DESIGN

## **APPENDIX B INTERSECTION DESIGN & TRAFFIC ASSESSMENT REPORT**

## **APPENDIX C FLORA & FAUNA ASSESSMENT**



## **APPENDIX D FLOOD ASSESSMENT**

**APPENDIX E   RETAIL REPORT**

## **APPENDIX F THE HILLS SHIRE COUNCIL'S LETTER DATED 28 JAN 2014**