

8 April 2014

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Dear Bob,

### **BOX HILL TOWN CENTRE - STRATEGIC JUSTIFICATION**

This letter considers an alternate location of a proposed local centre at Box Hill and provides a strategic justification for the centre's repositioning.

#### **Background**

The Box Hill precinct was rezoned on 5 April 2013 by the Department of Planning and Infrastructure to allow for the development of a new residential precinct with capacity for 9,600 new homes. The precinct covers an area of 974 hectares and, when fully developed, will comprise a new town centre and three village centres to support the new population, estimated at just shy of 30,000 persons.

Mogul Stud Pty Ltd and Jundu Pty Ltd (Mogul Stud//Jundu) own the largest parcel of land in the Box Hill precinct. The site is located in the western part of the precinct and benefits from access to Windsor Road, Boundary Road and Old Pitt Town Road. It is well positioned to provide new housing, employment and infrastructure services in Box Hill.

Mogul Stud/Jundu are currently preparing a Planning Proposal to request an amendment to the State Environmental Planning Policy (*Sydney Region Growth Centres*) 2006 to allow for the relocation of Mount Carmel Road. Mount Carmel Road is a proposed road that is located within the parcel of land owned by Mogul Stud/Jundu.

We understand that the relocation of Mount Carmel Road is required for the following reasons:

- The existing planned location is positioned with unsafe sight lines for motorists travelling along Windsor Road.
- The road has an unacceptable engineering design as a result of the variable vertical horizontal alignment.
- There is an unsatisfactory relationship with the planned adjacent local centre as a result of excessive filling (of 5 metres in height) required to achieve the standard road alignment.

An alternative westward location of the road is proposed. The new location is preferred for reason that:

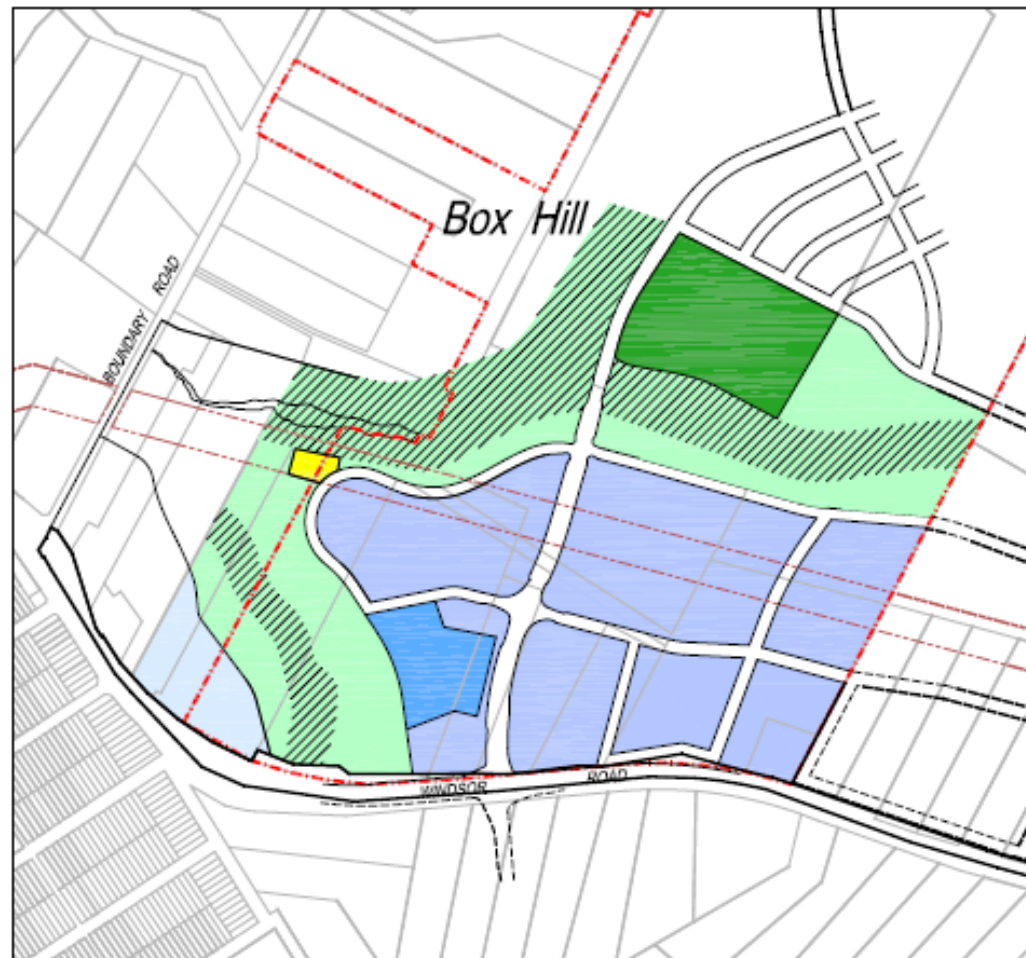
- The proposed location will result in a decrease in the amount of vegetation to be removed, reducing the impact of urban development.
- The proposed location will result in a decrease in the amount of fill required for the construction of Mount Carmel Road and provides significant economic benefit to justify its suggested location.

In our view, if Mount Carmel Road is to be realigned the proposed B2 Local Centre (also located on the Mogul Stud/Jundu land parcel) should be repositioned further west so as to be located at the intersection of Windsor Road and the newly positioned Mount Carmel Road. The new road arrangement and proposed 'shifting' of the B2 Local Centre zone to match, is predicted to generate economic benefits for the broader precinct.

Figure 1 illustrates the existing and proposed indicative layout plan (ILP) for the site, including the proposed new road layout and suggested new location of the B2 Local Centre.



EXISTING



PROPOSED

LEGEND	
LANDOWNER PROPOSAL STUDY P/L & JUNDU P/L	OR 1 OR 2 OR 3
RETAIL / COMMERCIAL AREA	Blue
EMPLOYMENT - LIGHT INDUSTRIAL	Light Blue
EMPLOYMENT - BUSINESS PARK	Medium Blue
SUBSTATION SITE	Cyan
ENVIRONMENTAL CONSERVATION	Green
RIPIARIAN CORRIDOR	Dark Green
SPORTS FIELD	Dark Green
DRAINAGE	Yellow

PROJECT DATA					
PLAN	WIND	A1	WIND	A1	
BATH	ABA	WIND	P.L.	WIND	P.L.
SURVEY	TRUCK	A.C.	DATE	10-3-2014	

A3 0 40 80 120 160 200 A1  
1:2000

Windsor and Boundary  
ALL WINDSOR P/L &  
JUNDU P/L  
SUPERSEDED BY THE  
CONTRACTOR'S USE WITHIN  
WINDSOR P/L & JUNDU P/L  
© Brown Consulting 2014 Pty Ltd

**BROWN**  
Smart Consulting  
2014

CLIENT  
MOGUL STUD P/L & JUNDU P/L

WINDSOR ROAD & BOUNDARY ROAD  
BOX HILL

INDICATIVE LAYOUT PLAN

ISSUE	DESCRIPTION	DATE
1	REVISION	10-3-2014
2	ORIGINAL ISSUE	10-3-2014
DRAWING No.	X11295-F21	AMEND.
		1

Sheet 1 of 7 sheets

### **Relocation of B2 Local Centre – Strategic Benefits**

The new location for the proposed B2 Local Centre is around 400 metres to the west of the existing planned site, at the edge of the B7 – Business Park zone. It is proposed to relocate the exact same land area as is currently in the existing gazetted plans for the B2 Local Centre in its current position.

The new location has several strategic (and resultant economic) benefits, particularly when compared with the existing site. The new road location and accompanying B2 Local Centre zone offers/facilitates:

- Improved estate visibility from Windsor Road generated by a lesser amount of fill required to support the road infrastructure.
- A 'northern gateway' to the Box Hill precinct.
- Better site lines from Windsor Road as the terrain is flatter.
- An opportunity to create a Local Centre with more desirable surroundings where people want to spend time as the proposed new centre is located adjacent to land zoned for Environmental Conservation.
- The provision of 'extraordinary' local services (e.g. outdoor café with seating or local restaurant servicing the business catchment) due its conservation setting, a distinguishing feature that sets the preferred sites apart from other local centres within the Box Hill precinct.
- Direct access and improved accessibility to the Business Park and to the Box Hill residential precinct.
- The potential to link with adjoining Business Park land to provide an integrated offer of retail and fuel services, providing a strong, distinct and safe Business Park entry.
- A preferred configuration, as considered by RMS, as it is expected to provide better transport links.

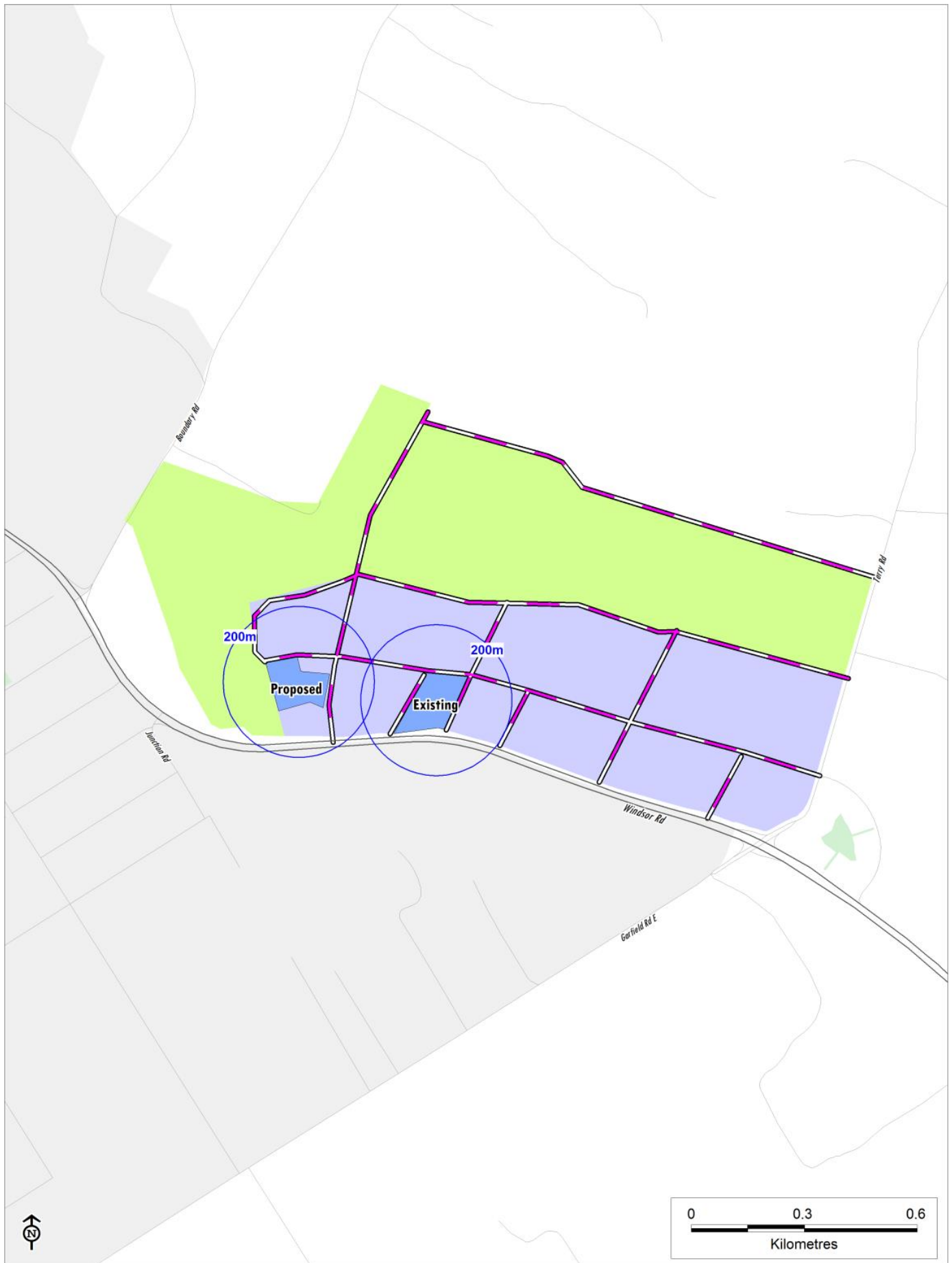
- The provision of at-grade parking that can be easily and conveniently accessed from Windsor Road and from within the Business Park.
- A potential for higher visitation levels to the centre, generated by better visibility and vehicular access to the site.
- No negative impacts on the other centres in the surrounding retail hierarchy as the centre will remain a local centre serving nearby employment and residential catchments.
- Is situated further away from other planned local centres at Terry Road and Nelson Road and therefore less likely to impact on their catchments.
- The ability to connect with walking/bicycle trails to be provided within the adjacent conservation lands, without compromising the value of such lands.
- A better walkable outcome for the catchment given the site's connection to adjacent conservation land.
- A location that is 'central' to its trade catchment, given the proposed location of collector roads to service the catchment and of planned walking/bicycle networks. Whilst the proposed new location would be less 'walkable' for some workers in the employment precinct (i.e. those located to the south-east of the precinct), it would become more 'walkable' for other workers (i.e. those located to the north-west of the precinct). The new location is also further distant from the Terry Road centre and therefore less likely to be impeded by the dominance of this larger local centre offering which is within walking distance for workers occupied at the eastern end of the Business Park.

The proposed Local Centre is likely to include a small supermarket and supporting specialty retail that would service residents of Box Hill, nearby workers and passing motorists. We consider that the alternative location would service the surrounding residential catchment just as efficiently as the current location. Generally the alternative location would also serve the surrounding workforce equally as well, with only a small distance added to the drivetime for some workers, which would be offset by reduced distances for other workers.

We have examined a 200m walkable radius around each centre to estimate in practical terms whether there would be much change to numbers of workers who could potentially access the centre by foot. While it is accepted that a walkable distance can be up to 400m, or even 800m, the larger this distance the lower the proportion of people/workers who would actually walk the distance.

In a suburban Business Park location, it is reasonable to assume that a high proportion of workers would walk a distance of 200m or less to access convenience retail facilities.

Map 1 presents the existing and proposed Local Centre location with a 200m walkable radius.



**Map 1: Box Hill Local Centre**  
**Existing & Proposed B2 Local Centre**





Table 1 shows the total area comprised within a 200m radius and the proportion of proposed employment area that falls within each radius.

Table 1			
Radius	Site area (ha)	% of employment area covered by radius	
		Existing	Proposed
200m	12.56	77%	68%
Source: MacroPlan Dimasi			

Based on this analysis, the alternative site location would result in only a slight reduction in the amount of employment area that is covered by the 200m radius.

In reality, most of the trade at the centre would be generated by residents accessing the centre by car, and even workers nearby would be inclined to use their car if they were buying groceries on their way to or from home or work.

Yours sincerely



**Wayne Gersbach**

General Manager NSW