

THE HILLS SHIRE COUNCIL

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26 February 2016

Paula Tomkins
Senior Planner
Housing and Employment Delivery
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: FP183

Dear Paula

Proposed Amendments to the Growth Centres SEPP and Box Hill and Box Hill Industrial Development Control Plan - Mt Carmel Road Realignment

I am writing in response to the request from the Department for comments on proposed amendments to State Environmental Planning Policy (The Hills Growth Centre Precinct Plan – Relocation of Mount Carmel Road) received on 3 December 2015. It is noted that the proposal was on exhibition until 1 February 2016 however an extension has been granted to allow for the matter to be reported to Council for consideration.

Following a review of the exhibited documentation, it is considered that the proposed amendments are satisfactory and unlikely to result in any unacceptable impacts within the Box Hill Precinct or substantial change to the planned development outcomes. Accordingly, no objection is raised to the proposed amendments to the Growth Centres SEPP and Box Hill Precinct DCP subject to the following:

1. The current Growth Centres SEPP Land Reservation Acquisition Map identifies acquisition for the purpose of Local Open Space on land at 17-21 Boundary Road (being Lots 21 and 21, DP 1070858). This acquisition has been omitted from the exhibited maps (both existing and proposed), despite both parcels containing an area of land zoned as RE1 Public Recreation (which remains unchanged under both the existing and proposed maps). This area of acquisition should be reinstated in order to reflect both the existing and proposed zoning of the land and acquisition liability to Council;
2. The exhibited amendments are based on the current Growth Centres SEPP maps and DCP however it is anticipated that the recent planning proposal for the Box Hill Employment Lands (6/2014/PLP) and associated amendments to the Box Hill Precinct DCP will be gazetted in early 2016, prior to the finalisation of the proposed amendments (the planning proposal (6/2014/PLP) was forwarded to the Department for finalisation in September 2015). Accordingly, should the amendments to the Growth Centres SEPP and Box Hill Precinct DCP proceed, they should first be updated to reflect the outcomes of the recent planning proposal for the Box Hill Employment Lands (6/2014/PLP). Further, should any amendments to the DCP be finalised,

Council will require all electronic data associated with the mapping and figures within the amended DCP as the base for any future amendments which may be required; and

3. The exhibited Indicative Plan for the Windsor Road/Box Hill Inn Village within the Box Hill Precinct DCP is considered unsatisfactory and there are a range of more appropriate development outcomes for the centre that should be explored by the applicant and Department of Planning and Environment in order to facilitate an improved outcome. It is considered that further work should be undertaken to develop an Indicative Plan for the centre which:
 - a) Adequately addresses Windsor Road and provides a visual entry to the business park (as demonstrated within the existing ILP for the centre under the current DCP). This is due to the large portion of land fronting Windsor Road which is isolated from the retail spaces and is shown as vacant;
 - b) Adequately addresses the surrounding business park which it services (the proposed ILP shows the retail spaces located on the western boundary of the site at the furthest point from business park land to the east); and
 - c) Provides an appropriate interface with adjoining environmental conservation land to the west.

Following the completion of this further work, Council would be happy to assist with further review of the Indicative Plan for the Windsor Road/Box Hill Inn Village.

If you have any questions in relation to this matter please contact Nicholas Carlton, Forward Planning Coordinator on 9843 0416.

Yours faithfully



Stewart Seale
MANAGER - FORWARD PLANNING