

THE HILLS SHIRE COUNCIL

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15 July 2016

Evelyn Ivinson
Team Leader
Housing Land Release
NSW Department of Planning and Environment
By email: evelyn.ivinson@planning.nsw.gov.au

Our Ref: FP183

Dear Evelyn

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

I am writing with respect to the proposed amendments to the Box Hill Precinct DCP in association with proposed amendments to the Growth Centres SEPP (Relocation of Mount Carmel Road) as they relate to the Windsor Road / Box Hill Inn Village.

Council considered the publicly exhibited documents on 23 February 2016 and resolved to provide in-principle support for the amendments on the condition that:

"The Indicative Layout Plan for the Windsor Road/Box Hill Inn Village be updated to facilitate an improved outcome consistent with the current Indicative Layout Plan for the centre with respect to the relationship with Windsor Road, Mount Carmel Road and the surrounding business park, the location of parking/vacant portions of the site and the associated isolation of retail spaces and the interface of development with adjoining environmental conservation land to the west".

In accordance with Council's resolution, Council wrote to the Department on 26 February 2016 providing in-principle support for the exhibited amendments subject to further work being undertaken with respect to the Indicative Plan for the Windsor Road/Box Hill Inn Village within the draft DCP which ensures that the Village centre:

"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".

On 13 July 2016, the applicant submitted an amended Indicative Layout Plan for the Windsor Road/Box Hill Inn Village with minor amendments to remove reference to the "loading dock". It is noted that the amended Indicative Layout Plan does not, in isolation, resolve the issues previously raised by Council. However, in order to allow the proposed amendments to the Growth Centres SEPP and DCP to proceed, it is considered that Council's issues can be satisfactorily addressed as part of the Development Assessment process providing that the following amendments are made to Section 8.1.4 of the DCP prior to finalisation by the Department:

1. Replace the exhibited Indicative Layout Plan for the Windsor Road/Box Hill Inn Village with the amended plan provided to Council by the Applicant on 13 July 2016 (removing reference to "loading dock");
2. Delete Clause 8.1.4 (6), which requires buildings to define the entry to the Business Park – on the basis that this cannot be satisfactorily achieved in the proposed new location for the village, regardless of design;
3. Insert the following two (2) additional 'Built Form' controls requiring:
 - a. *Environmental conservation land is to act as a focal point for the village and transparent materials and voids should be used to strengthen the relationship (visual and otherwise) with environmental conservation land to the west; and*
 - b. *Common areas (such as food courts and circulation spaces) within the village are to maximise outlook towards environmental conservation land to the west unobstructed by site servicing and loading facilities, waste storage and other infrastructure;*
4. Replace Clause 8.1.4 (15) relating to 'Public Domain' with a new control that requires:
 - a. *Landscaping is to be used to define the entry to the Business Park surrounding the village centre;*

The above amendments to Section 8.1.4 of the exhibited DCP are provided as Attachment 1 to this letter.

Subject to the incorporation of these amendments prior to finalisation, it is considered that Council's outstanding issues can be satisfactorily addressed as part of the Development Assessment process and the proposed Growth Centres SEPP and DCP amendments can now proceed.

If you have any questions in relation to this matter please contact Nicholas Carlton, A/Principal Forward Planner on 9843 0416.

Yours faithfully



Stewart Seale
MANAGER - FORWARD PLANNING

Attach: Recommended amendments to Exhibited DCP (Section 8.1.4)