

ITEM NO. 2.8

Affected Property	Address	Box Hill and Box Hill Industrial Precincts
	Suburb	BOX HILL

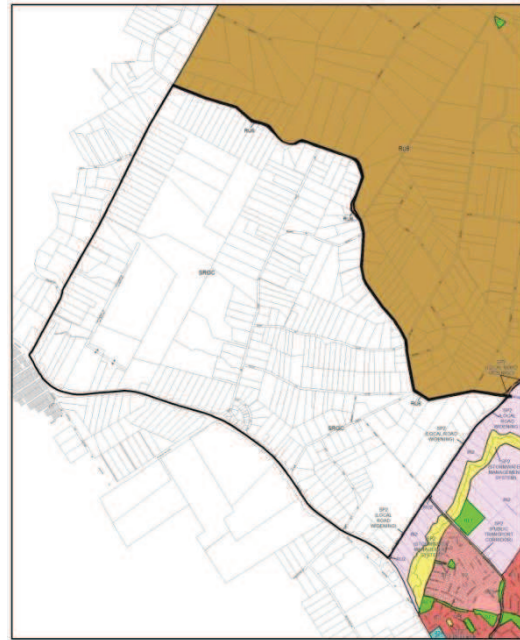
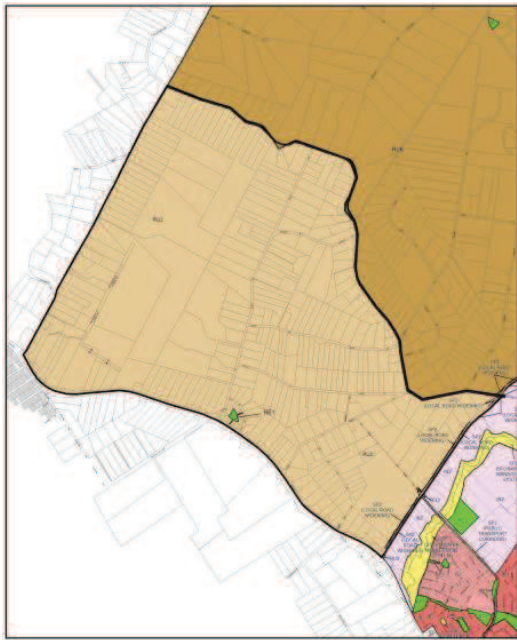
**REQUIRED AMENDMENT**

- Amend the Land Zoning Map to remove the Box Hill Precincts
- Amend the Lot Size Map to remove the Box Hill Precincts
- Amend the Height of Buildings Map to remove the Box Hill Precincts
- Amend the Heritage Map to remove Heritage Items (I38, I39, I40 and I186)
- Amend the Land Reservation Acquisition Map to remove the land identified for Local Road Widening within the Box Hill Precinct

EXPLANATION

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (The Hills Growth Centres Precincts) 2013 was notified on 5 April 2013. The amendment rezoned the Box Hill and Box Hill Industrial Precincts from RU2 Rural Landscape to a range of urban zones and corresponding lot sizes and building heights. The amendment additionally lists the relevant heritage items and land acquisition responsibilities under the SEPP rather than The Hills LEP 2012. Accordingly, all affected LEP map sheets must be amended to remove previous development standards for the precincts given these are now governed by the Growth Centres SEPP.

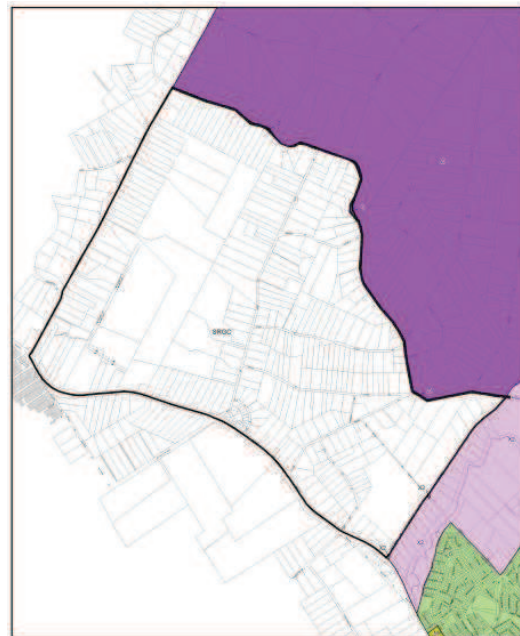
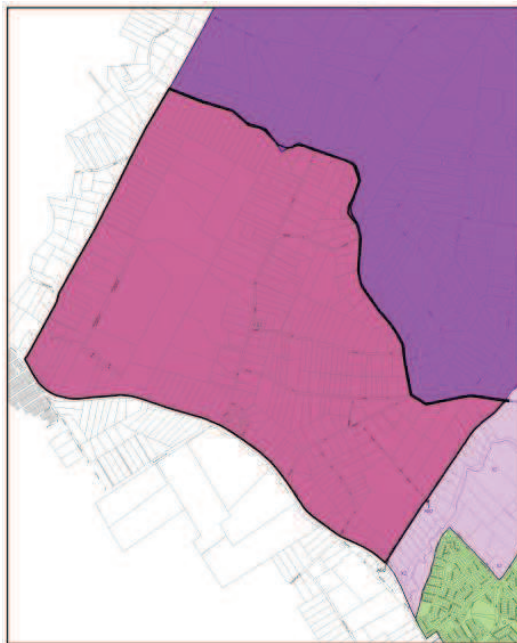
Existing and Proposed Zone Maps



Land Zoning (LZN)

IN2	Light Industrial	RU2	Rural Landscape
R2	Low Density Residential	RU6	Transition
R3	Medium Density Residential	SP2	Infrastructure
RE1	Public Recreation	SRGC	SEPP (Sydney Region Growth Centres) 2006

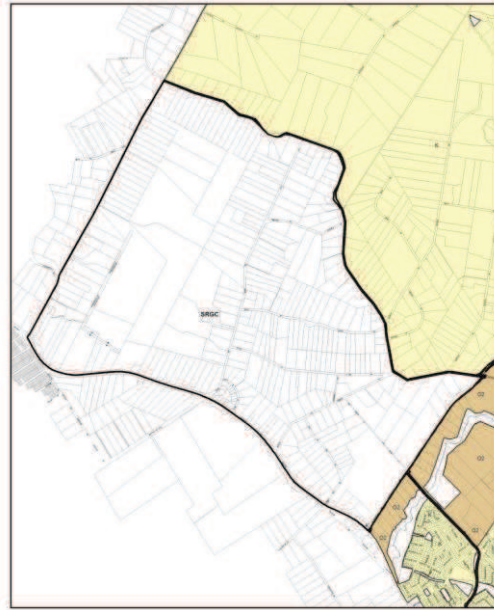
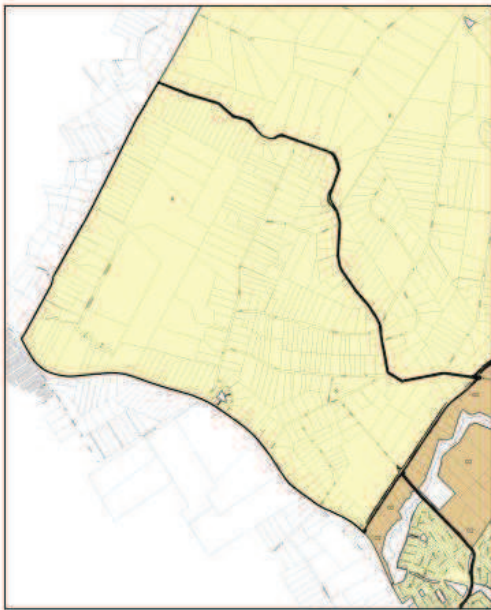
Existing and Proposed Lot Size Maps



Minimum Lot Size (sq m) (LSZ)

G	450	Z	2 ha
X2	8000	AB2	40 ha

Existing and Proposed Height of Building Maps



Height of Building m (HOB)

K 10.0 **O2** 16.0

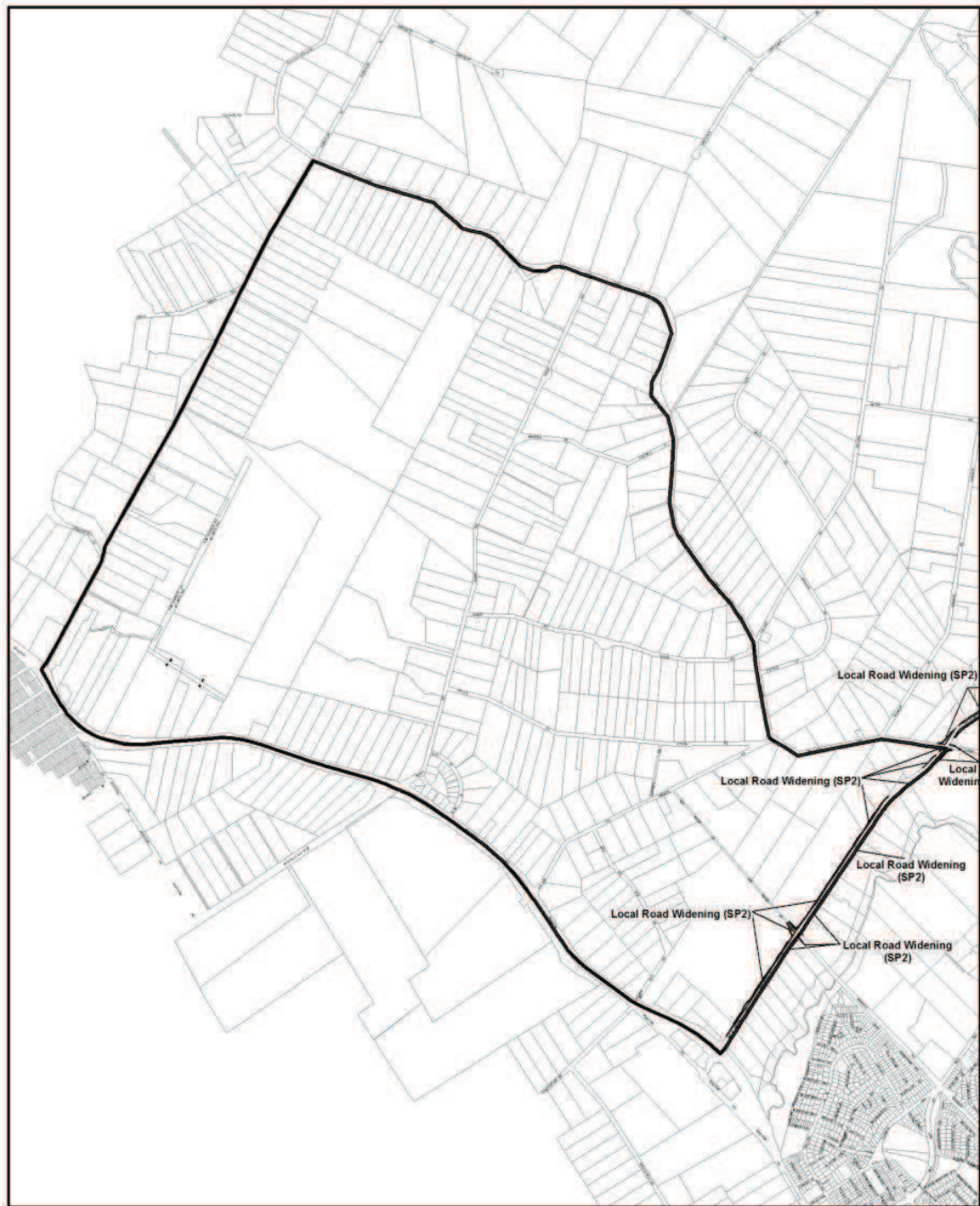
Existing and Proposed Heritage Maps



Heritage (HER)

Item - General **Item - Archaeological**

Existing Land Reservation Acquisition Map



Proposed Land Reservation Acquisition Map

