

THE HILLS SHIRE COUNCIL

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PCU057578

15 December 2014

Ms Rachel Cumming
Director Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001

Our Ref: 6/2014/PLP

Dear Ms Cumming

PLANNING PROPOSAL SECTION 56 NOTIFICATION

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 The Hills Growth Centre Precincts Plan (Amendment No.(#)) – Box Hill Employment Lands

Pursuant to Section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing planning proposals' issued under Section 55(3) of the EP&A Act. The planning proposal and supporting materials are enclosed with this letter for your consideration.

The proposal generally seeks to rezone approximately 53 hectares of land within the Box Hill Industrial Precinct from IN2 Light Industrial to part B6 Enterprise Corridor, part RE1 Public Recreation, part R3 Medium Density Residential and Part R2 Low Density Residential. The purpose of the proposal is to facilitate greater job diversity and employment opportunities to meet the needs of future residents within the Box Hill Precinct. Given the B6 zone is proposed for the majority of the existing employment lands it is also proposed to rezone existing land zoned B6 Enterprise Corridor west of the proposed Box Hill Town Centre to R1 General Residential and remove 'shop top' housing as a permitted land use in the B6 zone.

When considering the planning proposal, it would be appreciated if all queries by the panel could be directed to Council's Principal Forward Planner, Janelle Atkins on 9843 0266. Following receipt of the Department's written advice, Council will proceed with the planning proposal.

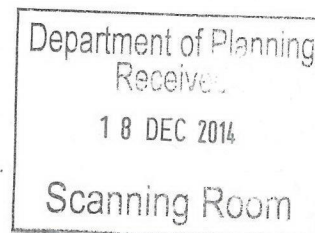
It is requested that a Gateway Determination for the proposal be issued in January 2015 in accordance with the timeframe identified in the planning proposal to enable the progression of the Contributions Plan for the Box Hill and Box Hill Industrial Precincts.

Any future correspondence in relation to this matter should quote reference number 6/2014/PLP. Should you require further information please contact Anne Banyai, Forward Planning Coordinator on 9843 0390.

Yours faithfully

Stewart Seale
MANAGER FORWARD PLANNING

Attachment 1: Planning Proposal



PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: Proposed State Environmental Planning Policy (Sydney Region Growth Centres) 2006 The Hills Growth Centre Precincts Plan (Amendment No (#)) Box Hill Employment Lands

ADDRESS OF LAND:

The subject land areas are as follows:

Area 1: Box Hill Industrial Precinct:

Lot	176	DP	10157	9-13	Edwards Road	Rouse Hill
Lot	175	DP	10157	76	The Water Lane	Rouse Hill
Lot	2	DP	1071664	285-297	Annangrove Road	Rouse Hill
Lot	124	DP	1140966	267A	Annangrove Road	Rouse Hill
Lot	3	DP	546799	269	Annangrove Road	Rouse Hill
Lot	4	DP	546799	15	Edwards Road	Rouse Hill
Lot	1	DP	240668	17	Edwards Road	Rouse Hill
Part Lot	177	DP	10157	5-7	Edwards Road	Box Hill
Part Lot	176	DP	10157	9-13	Edwards Road	Box Hill
Lot	175	DP	10157	76	The Water Lane	Rouse Hill
Lot	2	DP	1071664	285-297	Annangrove Road	Rouse Hill
Lot	175	DP	10157	76	The Water Lane	Rouse Hill
Part Lot	2	DP	202532	31	The Water Lane	Rouse Hill
Lot	2	DP	1071664	285-297	Annangrove Road	Rouse Hill
Lot	174	DP	10157	58	The Water Lane	Rouse Hill
Lot	175	DP	10157	76	The Water Lane	Rouse Hill
Lot	2	DP	1071664	285-297	Annangrove Road	Rouse Hill

Area 2: Land west of the Town Centre (Interface Area)

Part Lots 1 – 6 and 12, DP 27502 Terry Road, Box Hill.

SUMMARY OF HOUSING AND EMPLOYMENT YIELD:

	EXISTING (potential under current zone)	PROPOSED	TOTAL CHANGE
Dwellings	24	289	+265
Jobs	3180	3162	-18 (negligible)

SUPPORTING MATERIAL:

Attachment A	List of State Environmental Planning Policies
Attachment B	List of Ministerial Directions
Attachment C	Council Report and Minute of 9 December 2014

THE SITE:

The land which is the subject to the amendment is the existing Box Hill Industrial Precinct (Area 1) which is generally located along the south-eastern boundary of the Precinct adjoining Annangrove Road. The proposed amendment also applies to land to the west of Box Hill town centre, along Terry Road (Area 2) which is currently zoned B6 Enterprise Corridor.

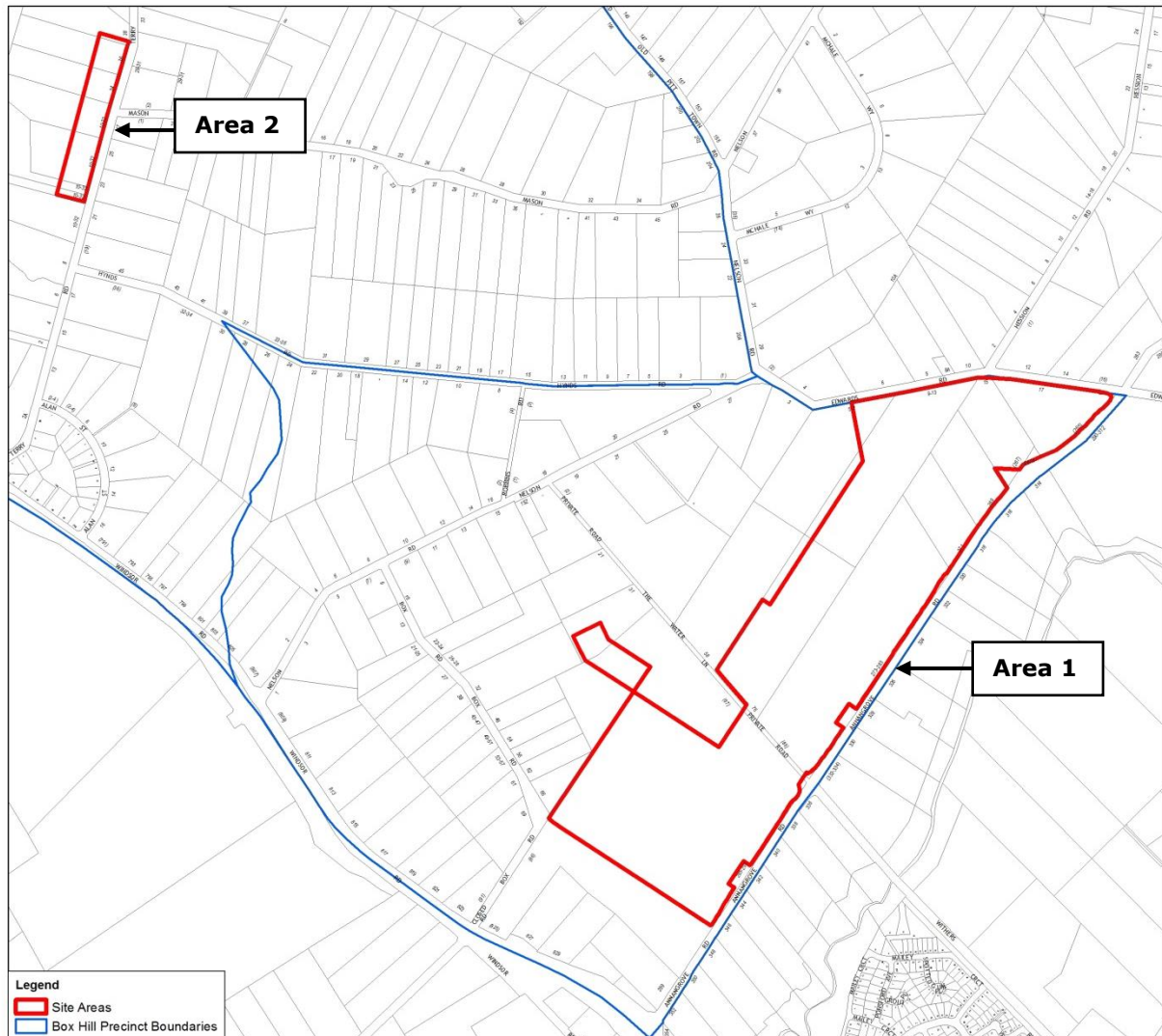


Figure 1: Site Areas

BACKGROUND:

Box Hill and Box Hill Industrial Precincts were rezoned for urban development on 5 April 2013 under State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Amendment (The Hills Growth Centres Precincts). The final precinct plan (Figure 2) zoned 133ha of Employment lands including approximately 53ha of Light Industrial Land along Annangrove Road, extending to Box Road to the west and Edwards Road to the North.

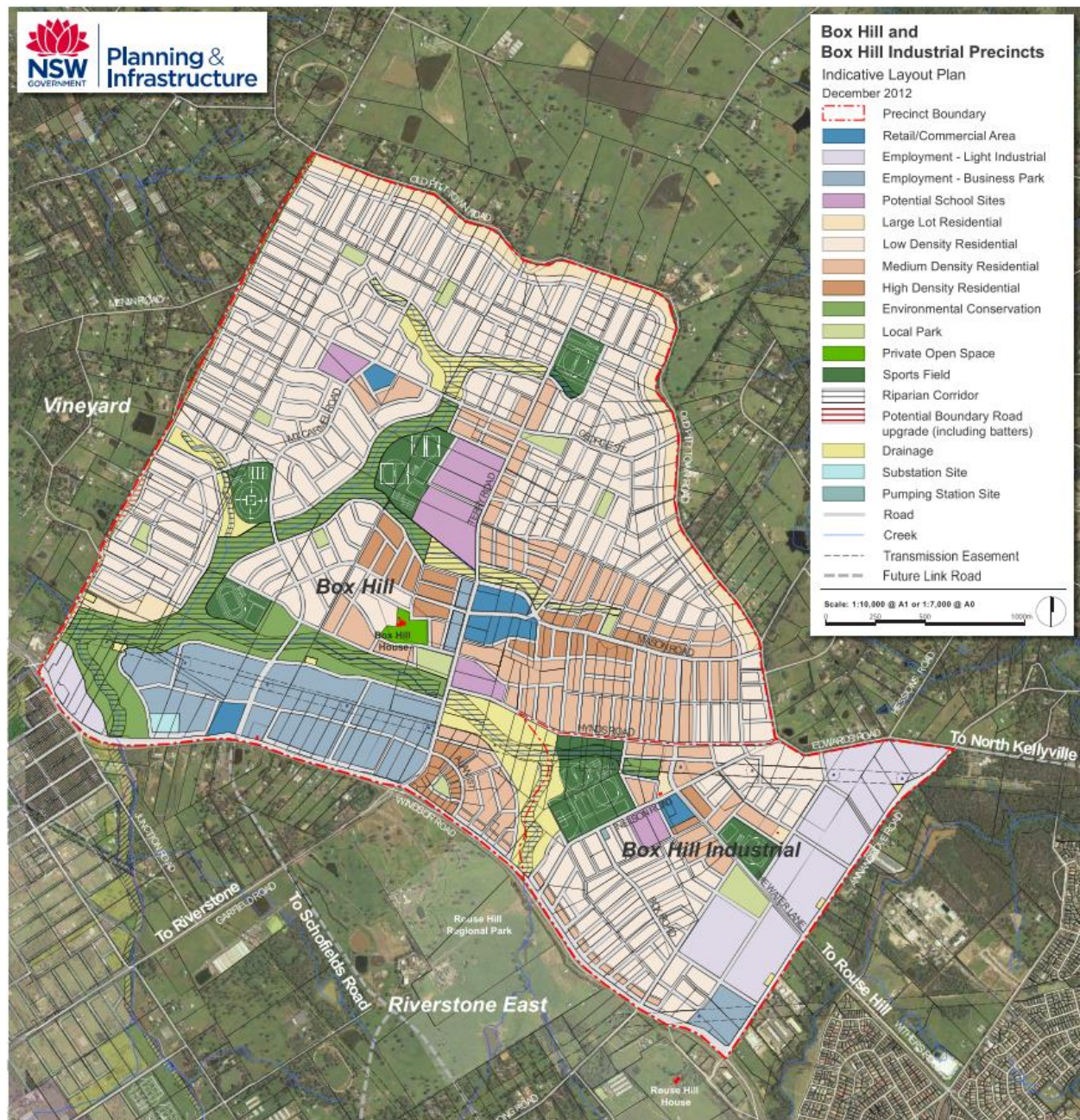


Figure 2: Box Hill and Box Hill Industrial Precincts Indicative Layout Plan (December 2012)

Since the notification of the release area a review of planning framework for the Box Hill Industrial Precinct has been undertaken by The Hills Shire Council.

PART 1 OBJECTIVES OR INTENDED OUTCOME

The objective of the planning proposal is to facilitate greater job diversity and employment opportunities within the Box Hill Industrial Precinct alongside additional housing options and local open space to meet the needs of future residents.

PART 2 EXPLANATION OF THE PROVISIONS

The proposed outcomes will be achieved by rezoning the majority of existing light industrial zoned land within the Box Hill Precinct to flexible employment, residential and public recreational uses. The rezoned employment area will have increased development opportunity through an amended floor space ratio and more flexible subdivision outcomes by way of a reduced minimum lot size.

The gazetted precinct plan zoned 53.2 hectares of land IN2 Light Industrial within the Box Hill Industrial Precinct. It is proposed to rezone 26.9 hectares to B6 Enterprise Corridor, 21.8 hectares to R2 Low Density Residential, 1.1ha to R3 Medium Density Residential and 3.2 hectares to RE1 Public Recreation. In addition, approximately 1.4ha of land currently zoned R2 Low Density Residential is proposed to be rezoned to R3 Medium Density Residential. The revised zonings would be supported by a range of proposed Development Control Plan amendments including a revised road layout for the precinct.

The proposed changes would adjust the total zoned land areas across the precinct as follows:

Land Use Zone	Gazetted Area (hectares)	Proposed Area (hectares)	Change
R1 General Residential	0	2.8	2.8
R2 Low Density Residential	444.1	464.6	20.5
R3 Medium Density Residential	144	146.4	2.5
R4 High Density Residential	33.8	33.8	0
B2 Local Centre	13	13	0
B6 Enterprise Corridor	2.8	26.9	24.1
B7 Business Park	69.4	69.4	0
IN2 Light Industrial	59.2	6.1	-53.2
RE1 Public Recreation	59	62.3	3.3
RE2 Private Recreation	2.7	2.7	0
E2 Environmental Conservation	65.7	65.7	0
SP2 Infrastructure	70.5	70.5	0
Total Land Area	964.2	964.2	

Table 1: Comparison of land use zones in the current and proposed Box Hill and Box Hill Industrial Precinct Plan

A snapshot of the existing and proposed zones (in the context of surrounding zones, including Council's Local Environmental Plan) is shown below. Full detail on mapping changes is outlined in Part 4 – Mapping.

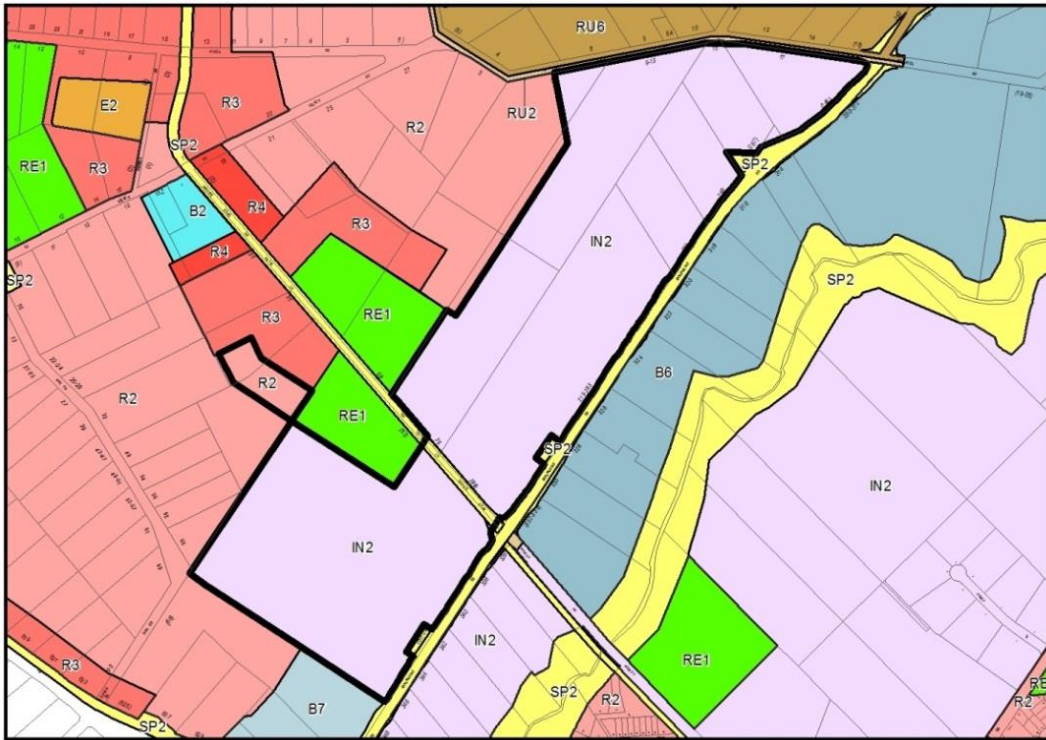


Figure 3: Existing Land Zoning Map – Area 1 – Box Hill Industrial

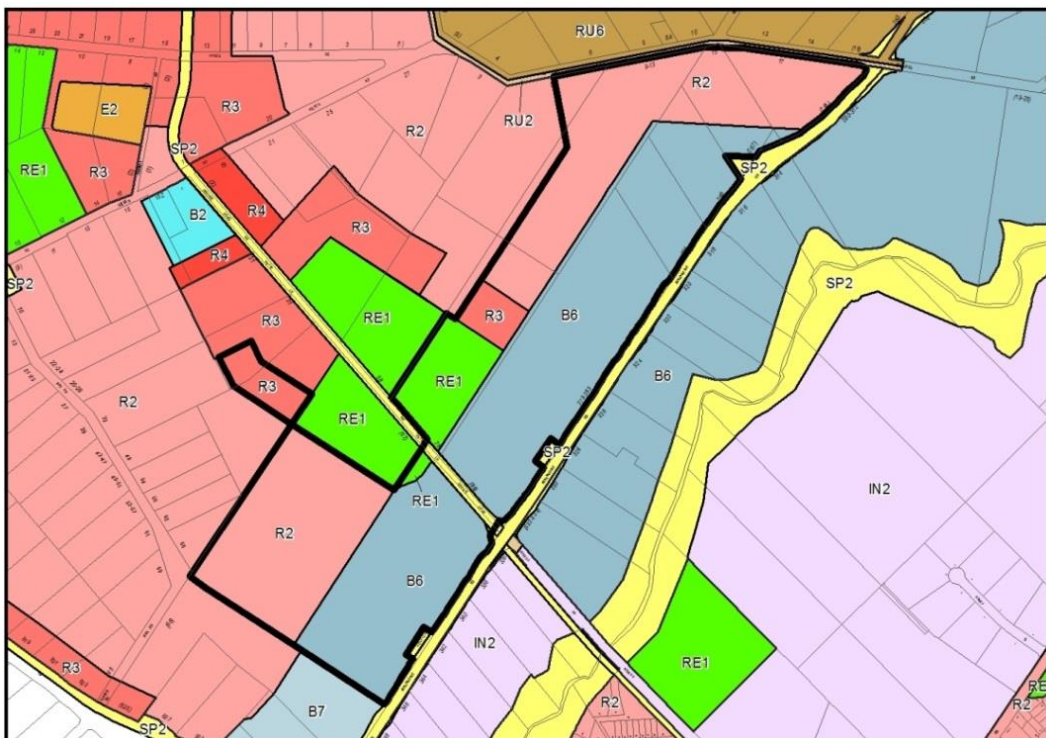


Figure 4: Proposed Land Zoning Map – Area 1 – Box Hill Industrial

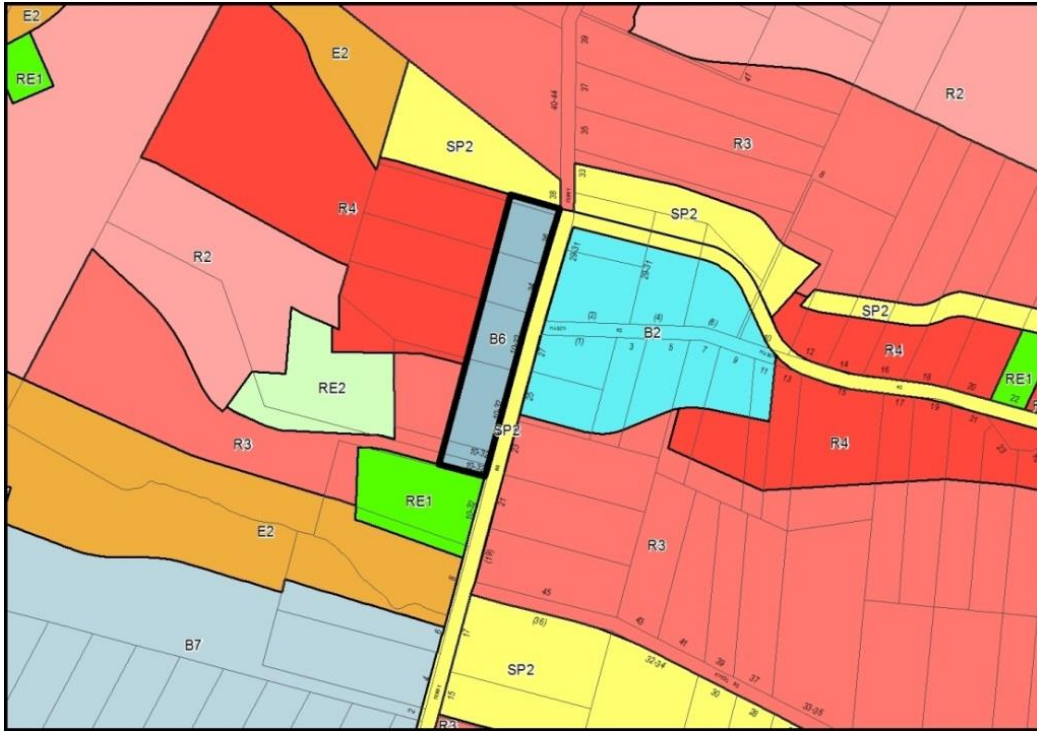


Figure 5: Existing Land Zoning Map – Area 2 – Box Hill Town Centre

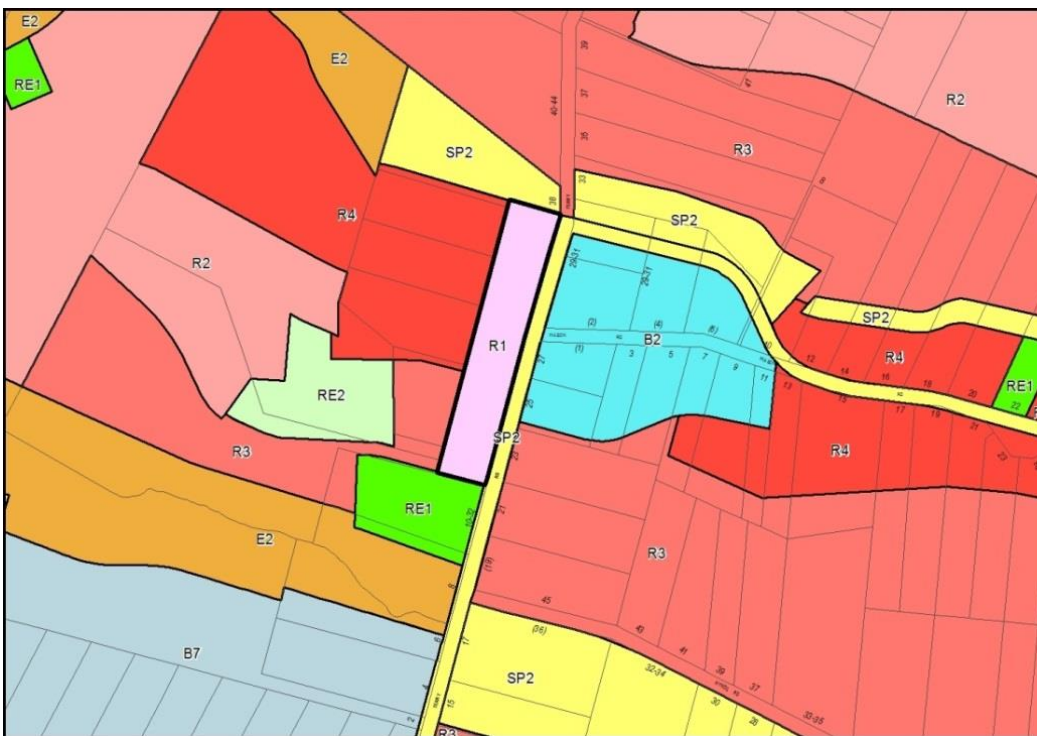


Figure 6: Proposed Land Zoning Map – Area 2 – Box Hill Town Centre

To support the proposed zones a revised road layout for Area 1 is proposed. This would be progressed as part of revised development controls for the precinct.

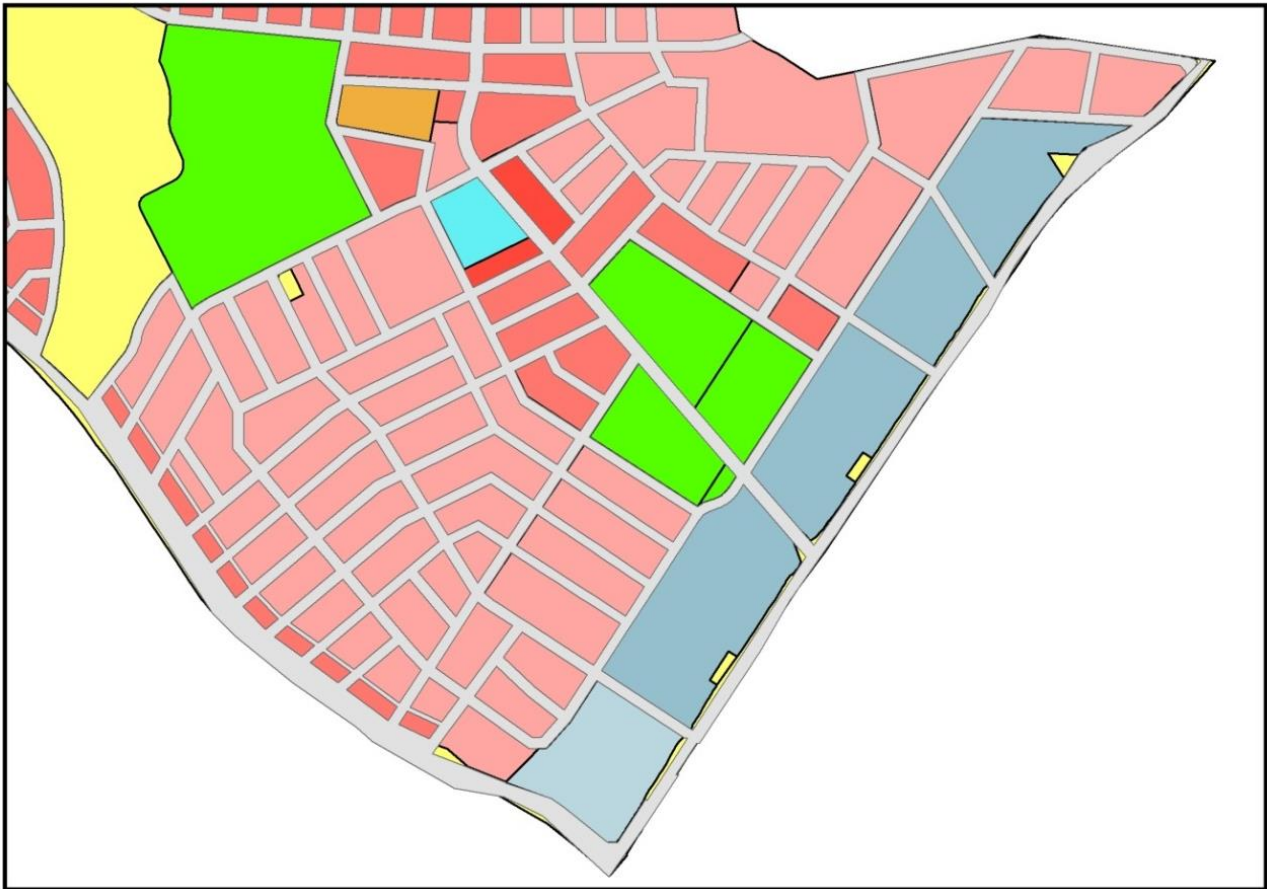


Figure 7: Area 1 – Box Hill Industrial proposed revised road layout

Employment Provisions Explanation

The planning proposal seeks to rezone 26.9 hectares of land currently zoned IN2 Light Industrial to B6 Enterprise Corridor. The purpose of the rezoning is to ensure the future resilience and versatility of the precinct as an employment area and to enable it to better adapt to the changing nature of industry.

The proposed B6 Enterprise Corridor Zone will retain future opportunities for light industrial and urban support functions within the precinct whilst providing additional development opportunities through business and office floor space. It is also proposed to reduce the minimum subdivision lot size from 8,000m² to 4,000m² and apply an increased floor space ratio of 1:1.

The approach being pursued through the planning proposal will open the precinct to a wider segment of the industrial market by amending the zone and development standards which currently apply to the precinct. This will result in a different type of industrial product and subdivision pattern from what has traditionally been offered within the Shire's other industrial areas and will facilitate smaller developments that suit niche industries who do not have access to capital to develop large multi-unit complexes and who require less restrictive strata by-laws to operate their business.

Whilst the extent of the employment land will reduce as a result of the rezoning, the employment capacity of the Precinct will be maintained given there will be an increase in the maximum floor space ratio potential and higher job densities associated with the increased commercial and business land uses available under the B6 Enterprise Corridor Zone (reduced

from 80m² per employee to 50m² per employee). Given the foregoing the employment capacity is expected to be similar to existing projections. The additional opportunity provided by the B6 Enterprise Corridor zone will however ensure development in the precinct is viable and future jobs that are more aligned with the employment needs of incoming residents. Given light industrial land uses will remain permissible in the proposed zone, the precinct will continue to support these uses. It is also noted that 6.1 hectares of land zoned IN2 Light Industrial will remain at the western edge of the Box Hill Precinct, adjacent to Windsor and Boundary Roads.

As the B6 Enterprise Corridor zone is intended to be used to facilitate employment outcomes along the employment corridor it is also proposed to delete 'Shop top housing' as a permitted land use within the zone.

Residential Provisions Explanation

As future employment outcomes can be accommodated within a reduced land area it is appropriate to consider other uses which may meet wider objectives within the Precinct. Given the strategic importance to provide for increased housing delivery and diversity, a range of residential outcomes are proposed. It is therefore proposed that 2.18 hectares of land currently zoned IN2 Light Industrial is rezoned to R2 Low Density Residential. In addition it is proposed to rezone 1.4 hectares of land currently zoned R2 Low Density Residential to R3 Medium Density Residential.

The proposed residential zones would result in approximately 289 dwellings or 965 additional people which would increase the projected population within the Box Hill Precinct from 27,998 to 28,963 people.

The proposed zoning scheme has been established to minimise the potential impact on adjoining land uses and to facilitate logical zone boundaries within this portion of the Precinct. Land zoned R3 Medium Density Residential has been restricted to the areas adjoining the open spaces to improve the opportunities for passive surveillance. The remaining residential land is proposed to be zoned R2 Low Density Residential with a minimum dwelling density of 15 dwellings/ha for land south of The Water Lane.

In order to provide for appropriate transition across densities within the precinct and to ensure a diverse range of housing outcomes can be provided, a 700m² minimum subdivision lot size and 10 dwellings/ha dwelling density is proposed for the R2 Low Density Residential land north of The Water Lane. For dual occupancies in this location it is proposed to amend the written instrument of the SEPP (Clause 4.1A (4)) to specify a 700m² minimum land size.

Given a primarily detached, low density outcome is sought in this area it is proposed to amend the written instrument of the SEPP to specify a prohibitive minimum land size of 2,000m² for a semi-attached dwelling for land with a 10 dwellings/ha dwelling density under clause 4.1A (5). It is also proposed to insert an additional clause under 4.1AA (relating to Approval Pathway A2 Subdivision with Building Envelope Plans) stating the clause does not apply to land if the dwelling density (per hectare) in relation to the land is 10.

For building heights it is proposed to amend the Height of Buildings Map to apply a 14 metre height limit to the land zoned R3 Medium Density Residential and an 8.5 metre height limit to the land zoned R2 Low Density Residential, consistent with the standards of adjoining R2 and R3 zoned land.

Town Centre Interface Area Provisions Explanation

Given the intention to apply the B6 Enterprise Corridor to employment land within the Box Hill Industrial Precinct, it is proposed to rezone the existing strip of land which is currently zoned B6 Enterprise Corridor, adjoining the Box Hill Town Centre to R1 General Residential. The R1 General Residential zone is used elsewhere in the Shire for land adjacent to town centres that have an ancillary business/higher density residential character, such as on the fringe of Baulkham Hills and Castle Hill town centres. The B6 zone is generally not considered appropriate in this context as it contains mandated land uses that have the potential to impact

on residential amenity such as light industries, landscaping material supplies, passenger transport facilities, and warehouse and distribution centres. In this regard, the R1 General Residential zone is considered to be more appropriate to facilitate the future desired outcomes and character for land west of the future Box Hill Town Centre.

The objectives and permissibility of land uses within the R1 zone are proposed to be consistent with Council's Local Environmental Plan 2012. As the B6 Enterprise Corridor zone is intended to be used to facilitate employment outcomes along the employment corridor it is also proposed to delete 'Shop top housing' as a permitted land use within the B6 Enterprise Corridor Zone.

Recreational Infrastructure Provision (Active and Passive Open Space) Provisions Explanation

Given the increased residential yield it is necessary to ensure appropriate level of open space to support the recreational needs of the population. Accordingly, as part of this proposal it is proposed to rezone an additional 3.2 hectares of land for open space comprising of 3 ha for one (1) additional playing field and 2,000 m² for passive open space. For this land it is proposed to apply the RE1 Public Recreation zone with a Local Open Space Classification and identify Council as the relevant acquisition authority.

The figure overleaf shows the zoning and road layout for the precinct inclusive of the proposed amendments:



Land Zoning (LZN)

R2	LOW DENSITY RESIDENTIAL	B6	ENTERPRISE CORRIDOR	RE1	PUBLIC RECREATION
R3	MEDIUM DENSITY RESIDENTIAL	B7	BUSINESS PARK	RE2	PRIVATE RECREATION
R4	HIGH DENSITY RESIDENTIAL	IN2	LIGHT INDUSTRIAL	E2	ENVIRONMENTAL CONSERVATION
B2	LOCAL CENTRE	SP2	INFRASTRUCTURE		

Figure 8: Box Hill and Box Hill Industrial Precincts - proposed zones and road layout

Should a Gateway Determination be issued for the proposal it is recommended the Indicative Layout Plan for the precinct be updated as a draft to reflect the proposed revised zonings, recreation provision and road layout.

SECTION A - NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is the outcome of a strategic review of The Box Hill Industrial Precinct, undertaken by the Hills Shire Council since the notification of the release area. The outcomes of the review were reported to Council on 9 December 2014.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is considered to be the best way to achieve the intended outcomes for the subject land.

Within The Hills Shire there is an increasing need to provide versatile employment lands that reflect the nature trends within the workforce. Additional flexibility provided by the B6 Enterprise Corridor zone will provide wider opportunity for emerging industries and innovative local businesses as well as traditional urban support functions.

The proposed changes will improve the employment capacity of the area and result in a more efficient land use planning response to the delivery of new job growth. As light industrial land uses will remain permitted in the zone the proposal would not reduce opportunities for the development of land for such purposes. The proposed prohibition of 'shop top housing' will remove potential for land use conflict and ensure future development is focused on employment delivery.

As future employment outcomes can be accommodated within a reduced land area, it is appropriate to consider other uses which may meet wider objectives within the Precinct. Given the strategic importance to provide for increased housing delivery and diversity, a range of residential outcomes are proposed. These include low to medium density residential options to ensure housing choice and affordability outcomes.

The rezoning of the town centre interface area to R1 General Residential will better meet the land use and character objectives for this area by removing land uses which have the potential to impact on residential amenity in the context of higher densities.

The proposed residential zoning scheme has been established to minimise the potential impact on adjoining land uses and to facilitate logical zone boundaries within this portion of the Precinct. Land zoned R3 Medium Density Residential has been restricted to the areas adjoining the open spaces to improve the opportunities for passive surveillance. The remaining residential land is proposed to be zoned R2 Low Density Residential with a minimum dwelling density of 15 dwellings/ha for land south of The Water Lane and 10 dwellings/ha with a minimum lot subdivision lot size of 700m² for land north of The Water Lane.

The increase in dwelling yield requires adjustment of the amount open space to meet the needs the new community. It is noted that there is already an under provision of open space within the Box Hill Precinct under the current contributions plan with a rate of provision of only 2.12 hectares per 1,000 persons (below the standard benchmark of 2.83 hectares per 1,000 persons as contained within the Growth Centres Development Code). As such, the additional residential population will not only increase demand for open space infrastructure but also potentially exacerbate the existing shortfall within the precinct. Accordingly, as part of this proposal it is proposed to rezone an additional 3.2 hectares of land for open space comprising of 3 ha for one (1) additional playing field and 2,000 m² for passive open space. These additional open space facilities will increase the rate of provision of open space from 2.12 hectares per 1,000 persons to 2.16 hectares per 1,000 persons and the associated land acquisition and embellishment costs should be included within the contributions plan. It is anticipated that the additional residential population will largely offset the additional costs to be included within the contributions plan and the contribution rate is unlikely to change substantially as a result.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Yes, a discussion of consistency is provided below.

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney was released in December 2010 and formed the scheduled five yearly review of the Metropolitan Strategy *City of Cities: A Plan for Sydney's Future 2005*. The Plan establishes the planning framework for the Sydney Region to 2036 and takes into account population forecasts, housing and employment needs, sustainability, affordability, liveability and equity.

The Plan has identified that Sydney's growing population will require the generation of an additional 760,000 jobs by 2036 with 145,000 additional jobs to be located within the North West Subregion.

An overarching theme within the Plan is to ensure that more jobs are located closer to homes. The Box Hill Employment Area is within close proximity to the Rouse Hill Major Centre, the North West Rail Link and the future development and infrastructure proposed within the North West Growth Centre. Given the significance of this location, the precinct is well placed to accommodate both employment and housing growth.

Draft Metropolitan Strategy for Sydney 2031

In March 2013 the Draft Metropolitan Plan for Sydney was released for Public comment. Once finalised, the draft Strategy will replace the Metropolitan Plan for Sydney. The draft Strategy establishes a vision and key objectives, policies and actions to guide the growth of Sydney to 2031 and is underpinned by the following key outcomes:

- Balanced growth;
- A liveable city;
- Productivity and prosperity;
- Healthy and resilient environment; and
- Accessibility and connectivity.

The draft Strategy is a growth plan which is underpinned by transport and infrastructure initiatives to deliver an adequate supply of housing and employment opportunities through to 2031. The draft strategy is integrated with the NSW Long Term Transport Master Plan and State Infrastructure Strategy 2012-2032 as part of an overarching framework for Sydney's growth. The draft strategy seeks to provide at least 545,000 new homes across Sydney along with at least 625,000 new jobs to 2031 as well as introducing short term housing and employment targets to 2021.

As the proposal will facilitate the delivery of an additional 289 dwellings within the Box Hill and Box Hill Industrial Release Areas, which is already earmarked for urban development, the proposal is consistent with Objective 6 of the Draft Metropolitan Plan which seeks to 'Deliver a mix of well-designed housing that meets the needs of Sydney's population'. In addition to improving housing choice the planning proposal will assist Council and the Region in achieving its dwelling targets.

With respect to employment land, the key policies outlined within the draft Strategy are contained within the section 'productivity and prosperity of Sydney' and include the following:

- a) Provide new industrial lands to meet future demand.
- b) Industrial lands will better link with supply chains and markets.
- c) Sydney's industries will be supported to adapt to changing local, national and global markets.

- d) There will be better access to Strategic Centres, the Western Sydney Employment Area and key economic infrastructure as supported by the Long Term Transport Master Plan and State Infrastructure Strategy.
- e) Proposals to rezone existing industrial lands must be consistent with the Industrial Lands Strategic Assessment Checklist (Criteria Table 1, page 49).

The draft Strategy notes that existing industrial lands, especially in established areas, are under pressure to be rezoned to other uses. To provide a framework to assess proposals to rezone industrial land, an assessment checklist has been developed in consultation with key stakeholders on the NSW Government's Employment Lands Task Force. An analysis of this proposal against the key criteria contained within checklist is provided below.

- a) *Is the proposed rezoning consistent with State and/or council strategies on the future role of industrial lands?*

Within The Hills Shire there will be greater need to provide versatile employment lands that reflect the nature trends within the workforce. Additional flexibility will provide wider opportunity for emerging industries and innovative local businesses as well as traditional urban support functions. In this context it is important to ensure that there is a supply of land that provides for flexible land uses and can facilitate an appropriate diversity of economic outcomes. In recognition of the above, it is considered that the planning proposal will satisfy this criterion.

- b) *Is the site:*
 - *near or within direct access to key economic infrastructure?*
 - *contributing to a significant industry cluster?*

The proposed employment area is considered to be well situated being within close proximity to the Rouse Hill Major Centre, the proposed North West Rail Link, the North Kellyville Precinct to the south-east, and the Annangrove Road Industrial Area (including the Edwards Road Precinct which is also zoned B6 Enterprise Corridor). The precinct will significantly benefit from the delivery of key economic infrastructure such as the North West Rail Link and the District and Regional bus routes proposed as part of the planning for the North West Growth Centre. These transport links will ensure that the precinct is well connected to the surrounding residential areas and strategic centres.

- c) *How would the proposed rezoning impact the industrial land stocks in the subregion or region and the ability to meet future demand for industrial land activity?*

As part of the planning for the Box Hill and Box Hill Industrial Precinct, the Department of Planning and Environment engaged Hill PDA to prepare a retail and employment to forecast the demand and supply of employment land within the Precinct. One of the key findings of the Assessment was that by 2036 there would be demand for 492.6 hectares of industrial land and 112.3 hectares of business land within the Statistical Areas of Hawkesbury, Baulkham Hills (North) and Blacktown (North). Following a comparison of the forecast demand and the existing/proposed supply of industrial and business zoned land, it was identified that there was an oversupply of both forms of employment land. A map extract of the Statistical Areas used by Hill PDA in the assessment of the needs of business and industrial land is included below.

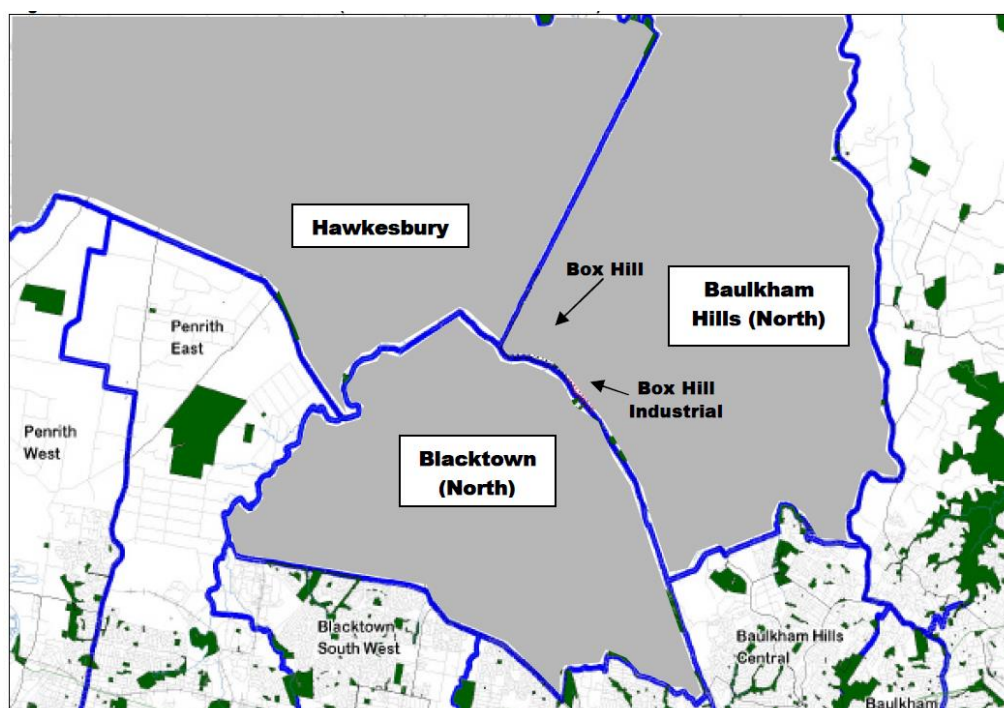


Figure 9: Statistical Local Areas

The following table provides a comparison of the demand and supply of employment land within the catchment of the Box Hill Precinct. As can be seen there will continue to be an oversupply of industrial zoned land. It is noted that the following supply figures include the changes being sought as part of this planning proposal.

Existing Demand and Supply of Employment Land Hills Shire North, Blacktown North and Hawkesbury SLAs				
		Industrial (ha)	Business (ha)	Total (ha)
Forecast Demand		492	112	604
Existing and Planned Supply		620.01	151.38	771.39
Hawkesbury	South Windsor (Existing)	53		53
	Mulgrave (Existing)	54		54
	Vineyard	TBD	TBD	TBD
Blacktown	Kings Park (Existing)	100		100
	Vineyard-Riverstone (Existing)	8		8
	Riverstone	14		14
	Riverstone West	88	16	104
	Marsden Park	246		246
The Hills Shire	Box Hill	6.5	96.41	102.91
	Annangrove Road (Existing)	50.51	38.97	89.48
Difference Demand Vs Supply		128.01	39.38	167.39
		Surplus	Surplus	Surplus

Table 2: Supply and Demand for Employment Land

As can be seen from the above table, there is considered to be significant supply of land within the North West Growth Centre to cater the future regional demand for more traditional industrial land. Notwithstanding this, light industrial uses will continue to be permitted through the B6 Enterprise Corridor zone. The planning proposal will make the employment area more flexible by permitting a wider range of employment uses.

The Department of Planning and Environment has noted within its Employment Lands Development Program Update Report 2014 that there has recently been a strong tendency for the rezoning of industrial land to business zones as a measure to make these areas more versatile for future employment uses.

- d) How would the proposed rezoning impact on the achievement of the subregion/region and LGA employment capacity targets and employment objectives?*

Whilst the extent of the employment land will reduce as a result of the rezoning, the employment capacity of the Precinct will be maintained given there will be an increase in the maximum floor space ratio potential and higher job densities associated with the increased commercial and business land uses available under the B6 Enterprise Corridor Zone (reduced from 80m² per employee to 50m² per employee). In recognition of the flexibility of the B6 Enterprise Corridor zone, the projected job creation within the employment area is expected to be similar to the current job growth.

- e) Is there a compelling argument that the industrial land cannot be used for an industrial purpose now or in the foreseeable future and what opportunities may exist to redevelop the land to support new forms of industrial land uses such as high-tech or creative industries?*

The approach being pursued through the planning proposal will open the precinct to a wider segment of the industrial market by amending the zone and development standards which currently apply to the precinct. This will result in a different type of industrial product and subdivision pattern from what has traditionally been offered within the Shire's other industrial areas and will facilitate smaller developments that suit niche industries who do not have access to capital to develop large multi-unit complexes and who require less restrictive strata by-laws to operate their business.

As mentioned previously, the overall employment capacity of the employment area will be maintained as the precinct will become more versatile and will be in a better position to cater for a wider variety of employment uses.

- f) Is the site critical to meeting the need for land for an alternative purpose identified in other NSW Government or endorsed council planning strategies?*

The planning proposal does not pursue an alternative use for the precinct. Whilst the B6 Enterprise Corridor zone will provide additional land use opportunities such as business and office uses, the light industrial and urban support function of the precinct will be retained.

Draft North West Subregional Strategy

The draft *North West Subregional Strategy* was prepared by the NSW Government to implement the Metropolitan Plan and the State Plan. The draft strategy plans to accommodate some 130,000 jobs and 140,000 dwellings within the North West Subregion by 2031. Of these, 47,000 jobs (36%) and 36,000 dwellings (26%) are to be accommodated within The Hills Shire. An overarching theme of the strategy is for dwelling and employment growth to be concentrated within centres and near to public transport hubs.

Employment areas currently employ around a quarter of the region's workforce and for this reason the planning of these areas is essential in ensuring that the Sydney Metropolitan economy remains efficient and competitive. In this regarding the rezoning of part of the IN2 Light Industrial zone to B6 Enterprise Corridor will be consistent with the Strategy as the employment capacity of the precinct will be maintained.

With respect to the provision of housing, the proposal will facilitate the delivery of 289 additional dwellings within a 30 minute commute of major centres such as Norwest, Rouse Hill, Castle Hill and the future Box Hill Business Park. These new dwellings will contribute to the dwelling targets of The Hills Shire and the broader Region.

North West Growth Centre Structure Plan

The proposal will further meet the wider vision and objectives for the development of the Box Hill Precinct and the North West Growth Centre generally. The proposal will better provide for economically viable development within the precinct alongside the delivery of a wider range of employment opportunities to meet both local and regional demand. Additionally the proposal will create additional opportunities for the development of a variety of housing types, and new open spaces to meet the recreation needs of the future population.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Yes, a discussion of consistency is provided below.

The Hills Future Community Strategic Plan

The Hills Future Community Strategic Direction articulates The Hills Shire community's and Council's shared vision, values, aspirations and priorities with reference to other local government plans, information and resourcing capabilities. It is a direction that creates a picture of where the Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community. The planning proposal is considered to be consistent with the following key outcomes:

- Balanced Urban Growth – (7) Responsible planning facilitates a desirable living environment and meets growth targets;
- Modern Local Economy – (10) Our Shire is the vibrant key business centre in the region.

Draft Local Strategy

In 2008 Council adopted its Local Strategy to provide the basis for the future direction of land use planning in the Shire and within this context implement the key themes and outcomes of the 'Hills 2026 Looking Toward the Future'. The Residential, Integrated Transport, Centres and Employment Lands Directions are the relevant components of the Local Strategy to be considered in assessing this application.

Residential Direction

Council's Residential Direction was adopted on 10 June 2008 and aims to provide an additional 36,000 dwellings by 2031 for the Shire. The Direction also seeks to provide for a diversity of housing choice, well located housing close to services and infrastructure, a built environment that reflects the "garden shire" image and the development of communities that offer a sense of place and community connection. The ultimate goal is to create housing options that promote sustainable economic, environmental and social outcomes for the residents of the Shire. The subject planning proposal seeks to rezone land that will provide an additional 289 residential dwellings which would be consistent with the following key directions:

- R1 Accommodate population growth;
- R2 Respond to changing housing needs; and
- R4 Facilitate quality housing outcomes.

Integrated Transport Direction

Council's Integrated Transport Direction commenced in May 2010 and provides an overall strategic context for the planning and management of transport within the Shire. The Direction provides a package of solutions to provide greater connectivity between key destinations and to ensure that residents and workers can get where they need to go with a range of integrated travel options. The Direction is underpinned by five key directions which are to:

- Plan and manage the Shire's transport network to meet community needs;
- Facilitate delivery of a cohesive transport network;
- Promote and enhance sustainable travel choices;
- Plan for an integrated transport network for new areas; and
- Encourage quality transport outcomes.

Future development will have access to District bus Route 3 and the Regional route along the Water Lane and District Bus Route 1 along Edwards Road. These transport links will ensure that future development within this portion of the precinct is well serviced by public transport services which will provide links to the surrounding residential areas and strategic centres.

Centres Direction

During the planning for the Box Hill and Box Hill Industrial Precinct, particular concern was raised by Council in relation to the proposed B6 Enterprise Corridor zone adjoining the proposed centre along Terry Road. Whilst the zone provides for a range of employment and residential uses, land uses which are mandated as permitted with consent could have the potential to impact on residential amenity including light industries, landscaping material supplies, passenger transport facilities, and warehouse and distribution centres. Such uses are not considered to provide an appropriate transition to higher density residential areas.

The objectives of the R1 General Residential zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable other land uses that support the adjoining or nearby commercial centres and protect the amenity of the adjoining or nearby residential areas.*

The approach being pursued is consistent with Action 5.1.1 of the Centres Direction which requires Council to have an active role in the planning and implementation of centres in Growth Centre Precincts. Additionally, Action 3.2.1 of the Centres Direction seeks to improve the permeability and legibility of centres. By applying the R1 General Residential zone to the land adjoining the proposed centre along Terry Road, will facilitate development which will provide a more appropriate commercial transition between the retail centre and adjacent residential uses.

Employment Lands Direction

The North West Subregional Strategy establishes an employment capacity target for the Shire from 2001 to 2031 of 47,000 jobs. The Employment Lands Direction demonstrates that there is capacity to meet this target with capacity for 55,574 additional jobs to 2031. In addition to the contribution towards anticipated employment targets, the Direction seeks to provide employment close to home, services and transport infrastructure.

By pursuing a B6 Enterprise Corridor zone at this location, it will improve the versatility of this employment area and will increase employment opportunities by catering for a wider variety of employment land uses. By doing so the planning proposal will assist in achieving the following key objectives within the Employment Lands Direction:

- E1 - Ensure that planning and future development provides for employment generation opportunities.
- E2 - Promote the Shire's competitive strengths to attract new business.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. An assessment of the planning proposal against applicable State Environmental Planning Policies is provided in Attachment A. A discussion on the consistency of the proposal with the relevant Policies is provided below.

State Environmental Planning Policy No 55 Remediation of Land

This Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by:

- (a) specifying when consent is required, and when it is not required, for a remediation work;
- (b) specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular; and
- (c) requiring that remediation work meet certain standards and notification requirements.

The Policy requires a planning authority to consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination.

As part of the planning for the broader Box Hill and Box Hill Industrial Precincts, a Land Capability, Salinity and Contamination Assessment was undertaken by WSP Environment and Energy. With respect to contamination the Assessment provided the following:

'The likelihood of contamination is linked to the previous and existing use of the land. However, the limited sampling undertaken across the Precincts did not result in any definitive link between current and known past land uses and evidence of contamination. Whilst contamination is not necessarily in existence for all land uses the information below provides an indication of the potential contamination for different land uses:

- *Potential contamination from residential houses on rural allotments may exist relating to asbestos containing materials from buildings, lead from paint, hydrocarbons and other organic chemicals from storage of chemicals and petrol onsite and vehicle maintenance, and potential contamination around farm dams. Soil contamination was identified with elevated concentrations of total petroleum hydrocarbons associated with fuel storage and vehicle maintenance and elevated concentrations of lead associated with residential buildings.*
- *Rural commercial and rural industry areas may have potential contamination in the form of contaminated material, scrap metal and other building materials, drums and chemical storages, underground and above ground storage tanks.*
- *The key potential contaminants on rural residential lots relate to asbestos in soils, oils storage associated with maintenance sheds and potential for contaminated fill around farm dams and drainage and creek lines. Market garden activities may have left residual chemicals in the soils and areas of cultivation may have pesticide and heavy metal contamination'.*

In accordance with the findings and recommendations of the assessment, development controls relating to contamination were included within the Development Control Plan. The controls require that for all proposed development, a Stage 1 – Preliminary Site Contamination Investigation is required with a Stage 2 assessment required where a Stage 1 report identifies that a site could potentially be contaminated. The Development Control Plan also required an assessment for asbestos on all properties prior to residential development.

For the reasons outlined above the proposal is considered to satisfactorily address the requirements of SEPP 55 Remediation of Land for the current phase of the proposal's assessment.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The SEPP provides for the coordinated release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region (in conjunction with Environmental Planning and Assessment Regulation relating to precinct planning). The Box Hill and Box Hill Industrial Precinct is zoned under the SEPP and forms part of the North West Growth Centre. The aims of the SEPP are as follows:

- (a) *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;*
- (b) *To enable the Minister from time to time to designate land in those growth centres as ready for release for development;*
- (c) *To provide for comprehensive planning for those growth centres;*
- (d) *To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity;*
- (e) *To provide controls for the sustainability of land in those growth centres that has conservation value;*
- (f) *To provide for the orderly and economic provision of infrastructure in and to those growth centres;*
- (g) *To provide development controls in order to protect the health of the waterways in those growth centres;*
- (h) *To protect and enhance land with natural and cultural heritage value; and*
- (i) *To provide land use and development controls that will contribute to the conservation of biodiversity.*

The proposal will further meet the wider vision and objectives for the development of the Box Hill Precinct and the North West Growth Centre generally. The proposal will better provide for economically viable development within the precinct alongside the delivery of a wider range of employment opportunities to meet both local and regional demand. Additionally the proposal will create additional opportunities for the development of a variety of housing types, and new open spaces to meet the recreation needs of the future population. Accordingly, it is considered that the planning proposal, along with the amendments to the Development Control Plan and Contributions Plan, will assist in achieving the aims of the SEPP.

State Environmental Planning Policy (Infrastructure) 2007

The key objective of the Policy is to assist in facilitating the delivery of infrastructure by introducing consistent planning regime which provides greater certainty regarding the planning provisions applying to infrastructure projects across NSW. The planning proposal does not contradict or repeat any provision within the Policy. Any future development within the precinct will need to be in accordance with the provisions of the Policy.

SREP No 20 Hawkesbury-Nepean River

The aim of SREP No 20 (No. 2 – 1997) is to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. This requires consideration of the impacts of the development on the environment, the feasibility of alternatives and consideration of specific matters such as environmentally sensitive areas, water quality, water quantity, flora and fauna, riverine scenic quality, agriculture, and metropolitan strategy.

Appropriate controls apply to ensure that future development does not adversely impact the riverine environment. Accordingly, it is considered that the planning proposal achieves satisfactory compliance with the provisions of SREP No 20 (No. 2 – 1997).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Yes. The consistency of the planning proposal with the s.117 Ministerial Directions is detailed within Attachment B. A discussion on the consistency of the proposal with each relevant Direction is provided below.

Direction 1.1 Business and Industrial Zones

The objective of this direction is to encourage employment growth, protect employment lands and support the viability of strategic centres.

A key objective of the planning proposal is to ensure the viable development of the employment lands within the Box Hill Industrial Precinct. The planning proposal seeks to

ensure that the future resilience and versatility of the precinct as an employment area. The proposal is therefore consistent with the underpinning objectives of the Direction.

Whilst the extent of the employment land will reduce as a result of the rezoning, the employment capacity of the Precinct will be maintained given there will be an increase in the maximum floor space ratio potential and higher job densities associated with the increased commercial and business land uses available under the B6 Enterprise Corridor Zone (reduced from 80m² per employee to 50m² per employee). Therefore, in recognition of the flexibility of the B6 Enterprise Corridor zone, the projected job creation within the employment area is expected to be similar to the current job growth.

Given the foregoing, any possible inconsistency with the Direction is considered justified.

Direction 2.3 Heritage Conservation

The Direction aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. The Direction sets out that a planning proposal must contain provisions that facilitate the conservation of environmental heritage.

Adjacent to the subject area, No.58 The Water Lane contains a heritage item known as The Hunting Lodge which is listed as an item of State Significance in Schedule 5 of the SEPP. The Hunting Lodge has both architectural and historic significance. It is State significant for its associations with early farms at Rouse Hill, Box Hill and Copenhagen Farm and for its possible association with S.H.Terry. It is also significant for its rarity as a 19th century hunting lodge and its associated elements including gothic/baronial design follies and the remains of a surrounding moat.



Figure 10: View of the Hunting Lodge north from the Water Lane

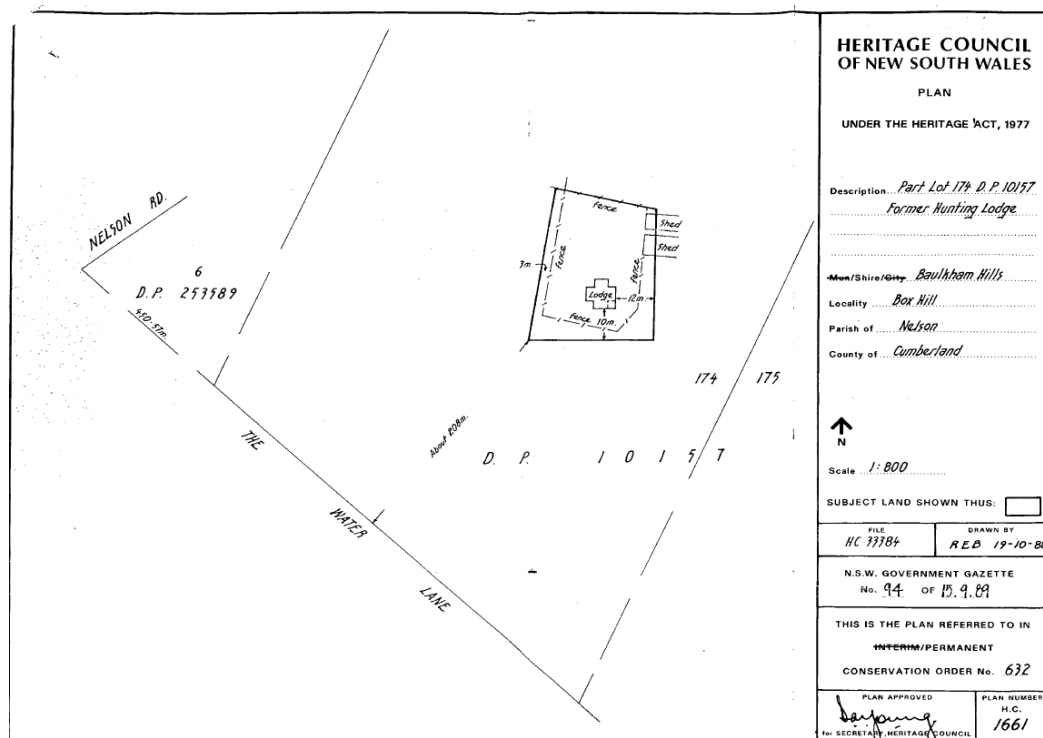


Figure 11: State Heritage Listing curtilage

Special area controls for the Hunting Lodge are contained within The Box Hill Development Control Plan. The objectives of the controls are:

- To conserve and protect the heritage significance of The Hunting Lodge
- To protect and enhance the heritage curtilage of The Hunting Lodge
- To ensure that the development around The Hunting Lodge respects the heritage value of the building
- To encourage the maintenance of the Hunting Lodge through an appropriate use

The DCP contains a Precinct Plan Control area for the Hunting Lodge which identifies curtilages and controls for surrounding development.



Figure 12: Precinct Plan Control Area for The Hunting Lodge

As part of future development the DCP requires that any housing to the north of the Hunting Lodge, across the proposed road be set back 5m from the property boundary. It is proposed that this control be replicated as part of amendments to the DCP in relation to the proposed residential zone to the east.

Given the State significance of the building it is important that future land uses, road locations and lot layouts in its vicinity are sympathetic in terms of scale, setbacks and built form. The current layout plan allows for industrial development to adjoin the heritage item to the east. The subject planning proposal will facilitate better a conservation outcome than the existing situation given a residential zone will allow for more sympathetic built form outcomes.

The proximity of the Hunting Lodge to the future playing fields will also provide further opportunity for the community to view and appreciate the State significant item. Given the foregoing it is considered to enhance the setting and significance of the item and is therefore consistent with the Direction.



Figure 13: Approximate location of the item in relation to the proposed zone changes

Direction 3.1 Residential Zones

The planning proposal provides for an approximately 289 residential dwellings within the Box Hill Precinct and will assist in the meeting of State Government dwelling targets. The proposed zoning and density standards will facilitate a mix of housing options including low to medium density lots. The majority of the land will have the opportunity of utilising recent changes to the planning framework for the growth centres in relation to smaller lots and approval pathways.

In order to provide a variety of lot sizes and housing choice it is however proposed that the revised zonings also provide for a portion of new allotments with a larger minimum lot size of 700m². The proposed framework therefore encourages variety and choice in housing types for future residents of the Precinct and is consistent with the Direction.

Direction 3.4 Integrated Land Use Transport

The subject areas considered to be well situated being within close proximity to the Rouse Hill Major Centre and future release areas in the Blacktown LGA. The precinct will benefit from the delivery of the North West Rail Link (with good access to both Rouse Hill and Cudgegong Road Stations) and the District and Regional bus routes proposed as part of the planning for the North West Growth Centre.

An expansion of business uses in the south of the precinct will ensure a greater range of employment opportunities for local residents and will also provide additional urban services to meet the needs of residents and workers in these areas.

Additional residential capacity in the north of the precinct will be suitably located adjacent to a future local centre and open space land. This will reduce required travel distances to access these vital services encouraging walking and cycling as key transport modes for the Box Hill Precinct. This residential land will also be located in close proximity to the planned business park thereby increasing residential densities close to employment.

Given the above, the proposed amendments will assist the precinct to achieve a high level of public transport use, cycling and walking and is therefore consistent with the Direction.

Direction 4.4 Planning for Bushfire Protection

The Direction requires that planning proposals have regard to Planning for Bushfire Protection Guideline 2006, introduce controls that avoid placing inappropriate developments in hazardous areas, and ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone.

A small portion of the land to be zoned B6 Enterprise Corridor is classified as bushfire prone land (Category 1) – Buffer Zone as shown below. Accordingly, any future development of this land may require the establishment of the Asset Protection Zones (APZs) and the preparation of a bushfire report.



Figure 14: Bushfire Prone Land Map

The Direction also requires that Council undertake consultation with the Commissioner of the NSW Rural Fire Service following receipt of a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and prior to undertaking community consultation in satisfaction of section 57 of the EP&A Act. Council will need to take into consideration any comments received as part of this consultation.

Direction 6.1 - Approval and Referral Requirements

The planning proposal is consistent with this direction since it does not include provisions requiring the concurrence or referral of future applications to a Minister or public authority.

Direction 6.2 – Reserving Land for a Public Purpose

The planning proposal intends to reserve 3.3ha of land for local open space purposes. The Hills Shire Council is the intended acquisition authority. The proposal is consistent with the objectives of the Direction subject to the approval of the Director General of the Department.

Direction 6.3 Site Specific Requirements

The proposal does not contain any unnecessarily restrictive site specific planning controls and is therefore consistent with the Direction.

Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036

The strategic plan prepared by the NSW Government titled the Metropolitan Plan for Sydney 2036 aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney region to 2036. The planning proposal is consistent with the strategic directions and key policy settings of the strategy since it will contribute to improved local employment outcomes and provide housing choice and recreational opportunities for the future population.

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. 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?

Biodiversity Certification of the Growth Centres SEPP was granted in December 2007, under section 126G of the *Threatened Species Conservation Act 1995* (TSC Act). Biodiversity Certification removes the need for further threatened species assessments before developing land in the 'Certified Areas'. However, Biodiversity Certification is not an automatic approval to clear native vegetation, it simply means that in Certified Areas threatened species assessments are no longer required as part of the submission of a development application, or when undertaking local and regional infrastructure works.

A patch of Cumberland Plain Woodland within certified lands exists to the east of Box Road. This patch of vegetation is Biodiversity Certified and no assessment requirements under the TSC Act would be required as part of any future development application for future redevelopment of the land.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The potential impact of future development on existing heritage items is discussed under Questions 6 relating to consistency with Direction 2.3 Heritage Conservation. The planning proposal will not result in any other environmental effects.

9. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal supports the economic and residential growth and future direction envisaged by the State Government and Council with respect to the urbanisation of the Box Hill and Box Hill Industrial Precinct.

An analysis of the jobs held by the resident population in The Hills Shire, based on 2011 Census data, shows the three most popular occupations were:

- Professionals (24,539 people or 28.1%);
- Clerical and Administrative Workers (15,162 people or 17.4%); and
- Managers (15,126 people or 17.3%).

The above occupations accounted for 54,827 of people in total or 62.8% of the employed resident population. As a comparison, the Greater Sydney Region employed 25.5% in Professionals, 16.2% in Clerical and Administrative Workers and 13.3% in Managers. The trend in occupations within The Hills Shire between 2006 and 2011 is included in the following graph.

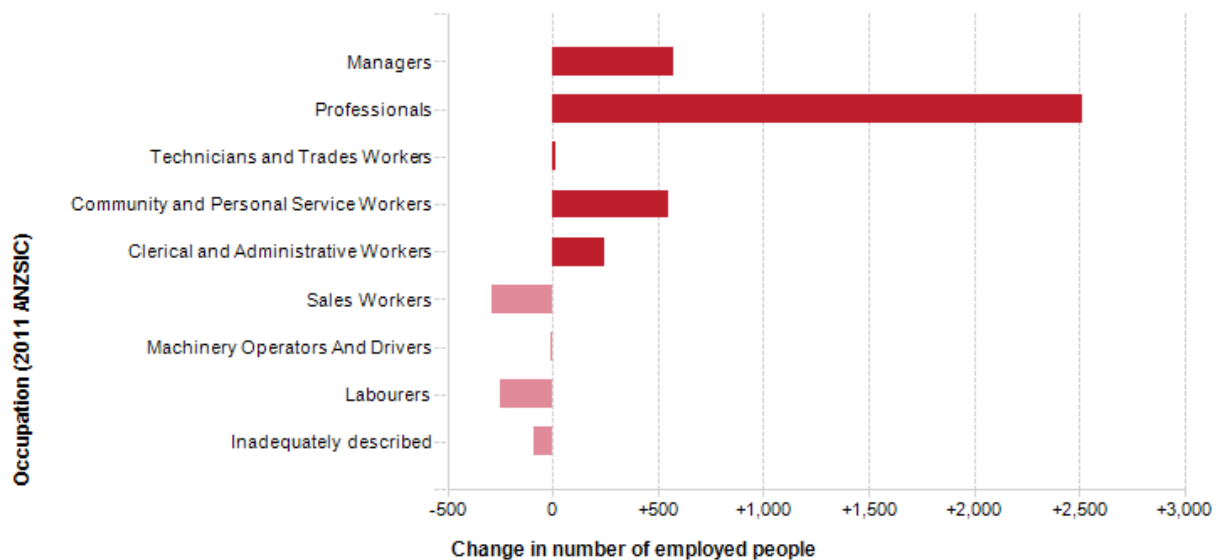


Figure 15: Change in occupation of Employment – 2006 to 2011 (profile.id by .id)

Within The Hills Shire there will be greater need to provide versatile employment lands that reflect the nature trends within the workforce. Additional flexibility will provide wider opportunity for emerging industries and innovative local businesses as well as traditional urban support functions. In this context it is important to ensure there is a supply of land that provides for flexible land uses and can facilitate an appropriate diversity of economic outcomes.

Whilst the extent of the employment land will reduce as a result of the rezoning, the employment capacity of the Precinct will be maintained given there will be an increase in the maximum floor space ratio potential and higher job densities associated with the increased commercial and business land uses available under the B6 Enterprise Corridor Zone (reduced from 80m² per employee to 50m² per employee). In recognition of the flexibility of the B6 Enterprise Corridor zone, the projected job creation within the employment area is expected to be similar to the current job growth.

Additionally, as mentioned previously, there is considered to be significant supply within the North West Growth Centre and West Central Subregion to cater the future regional demand for more traditional industrial land. Notwithstanding this, light industrial uses will continue to be permitted through the B6 Enterprise Corridor zone. The planning proposal will make the employment area more flexible by permitting a wider range of employment uses and will improve the employment area's versatility.

SECTION D - STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

Potable and Recycled Water

Sydney Water is the sole servicing authority for potable water and recycled water supply to the Box Hill Precincts. Future development will have access to existing and proposed Trunk infrastructure proposed as part of the servicing plan for the Box Hill Precinct. Delivery of this infrastructure will occur in-line with the timeframes proposed by Sydney Water. Consultation will be required with Sydney Water as part of the exhibition of the planning proposal.

Wastewater

Sydney Water is the sole servicing authority for waste water supply to the Box Hill Precincts. Future development will have access to existing and proposed Trunk infrastructure proposed as part of the servicing plan for the Box Hill Precinct. Delivery of this infrastructure will occur in-line with the timeframes proposed by Sydney Water. Consultation will be required with Sydney Water as part of the exhibition of the planning proposal.

Natural Gas

There is no existing natural gas reticulation within the Box Hill Precinct. However, the precinct will benefit from the natural gas infrastructure proposed as part of the broader North West Growth Centre. Reinforcement of the infrastructure within the area is required to provide natural gas to the entire 65,000 dwellings and commercial enterprises within the North West Growth Centre. This will consist of a high pressure feeder pipeline from the Jemena Trunk Receiving Station located in Industry Road, Vineyard, to the current high pressure network in Sunnyholt Road. Consultation will be required with Jemena as part of the exhibition of the planning proposal.

Electricity

As part of the precinct planning process for the Box Hill and Box Hill Industrial Precinct, it was determined that the supply of electricity can be provided from Mungerie Park for the first three to five years of development, equating to a maximum of 1,600 residential lots. Endeavour Energy aims to provide the Box Hill zone substation when development has reached a stage that cannot be supplied by the existing network. Electricity infrastructure will be delivered in accordance with Endeavour Energy's design requirements including 132kV feeders and the proposed zone substation will be funded by Endeavour Energy. The 22Kv distribution network and other required infrastructure, including padmount substation, will be funded by developers including any temporary works. Consultation will be required with Endeavour Energy as part of the exhibition of the planning proposal.

Local Infrastructure

Contributions Plan 15 – Box Hill Precinct applies to the Box Hill and Box Hill Industrial Precincts and facilitates the collection of monetary contributions from residential, commercial and industrial development in order to fund the provision of local infrastructure (water management, transport management and open space) required to support the urban development of the precinct.

The proposal will impact on both the underlying assumptions (residential and employment yield projections) and infrastructure requirements under the Contributions Plan. In particular, it is noted that the proposed road layout will require an additional roundabout to facilitate safe and efficient movement of traffic and the additional residential population will generate demand for additional open space facilities.

With respect to the provision of open space, it is noted that there is already an under provision of open space under the current contributions plan with a rate of provision of only 2.12 hectares per 1,000 persons (below the standard benchmark of 2.83 hectares per 1,000 persons as contained within the Growth Centres Development Code). As such, the additional residential population will not only increase demand for open space infrastructure but also potentially exacerbate the existing shortfall within the precinct. Accordingly, as part of this proposal it is proposed to rezone an additional 3.2 hectares of land for open space comprising of 3 ha for one (1) additional playing field and 2,000 m² for passive open space. These additional open space facilities will increase the rate of provision of open space from 2.12 hectares per 1,000 persons to 2.16 hectares per 1,000 persons and the associated land acquisition and embellishment costs should be included within the contributions plan. It is anticipated that the additional residential population will largely offset the additional costs to be included within the contributions plan and the contribution rate is unlikely to change substantially as a result.

The following amendments are proposed to the Contributions Plan in conjunction with the planning proposal to reflect the proposed increase in the planned future residential population of the Box Hill Precinct and in order to ensure that an adequate level of service of infrastructure is provided within the precinct:

- Update residential and employment yield projections to reflect the impacts of the planning proposal (including an increase in residential yield by 965 persons);

- Include one (1) additional roundabout required to facilitate safe and efficient movement of traffic within the proposed new residential area and road network; and
- Include land acquisition and embellishment costs for additional open space within the Box Hill Precinct with a total area of 3.2 hectares. This would facilitate the delivery of one (1) additional playing field and approximately 2,000 m² of passive open space.

The above amendments to the contributions plan will be exhibited concurrently with the planning proposal. Following exhibition, any submissions which are received will be considered in a further report to Council. The draft Contributions Plan must then be submitted to IPART for endorsement after which time the Contributions Plan would again be reported to Council for adoption.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal? (Note: The views of State and Commonwealth Public Authorities will not be known until after the initial gateway determination. This section of the planning proposal is completed following consultation with those public authorities identified in the gateway determination.)

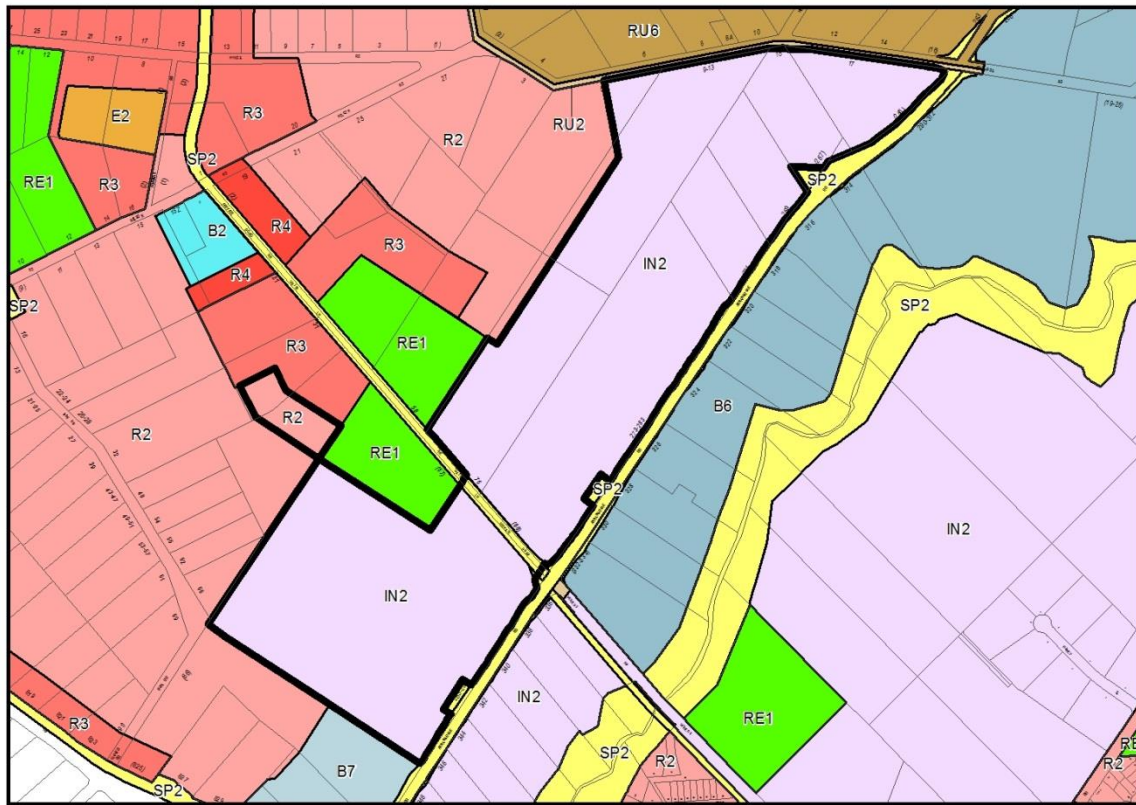
Following the Gateway determination, all relevant agencies will be consulted. A preliminary list of agencies to be consulted is included below:

- Sydney Water Corporation;
- TransGrid;
- Endeavour Energy;
- Office of Environment and Heritage;
- Department of Planning and Environment – Office of Strategic Lands;
- Roads and Maritime Services;
- Transport for NSW;
- NSW Rural Fire Services;
- Telstra
- Jemena; and
- Hawkesbury Nepean Catchment Management Authority.

PART 4 MAPPING

The planning proposal seeks to amend the zoning, floor space ratio, minimum subdivision lot size, height of buildings, residential density and land reservation acquisition maps of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in relation to the Hills Growth Centre Precincts (Box Hill and Box Hill Industrial Precincts).

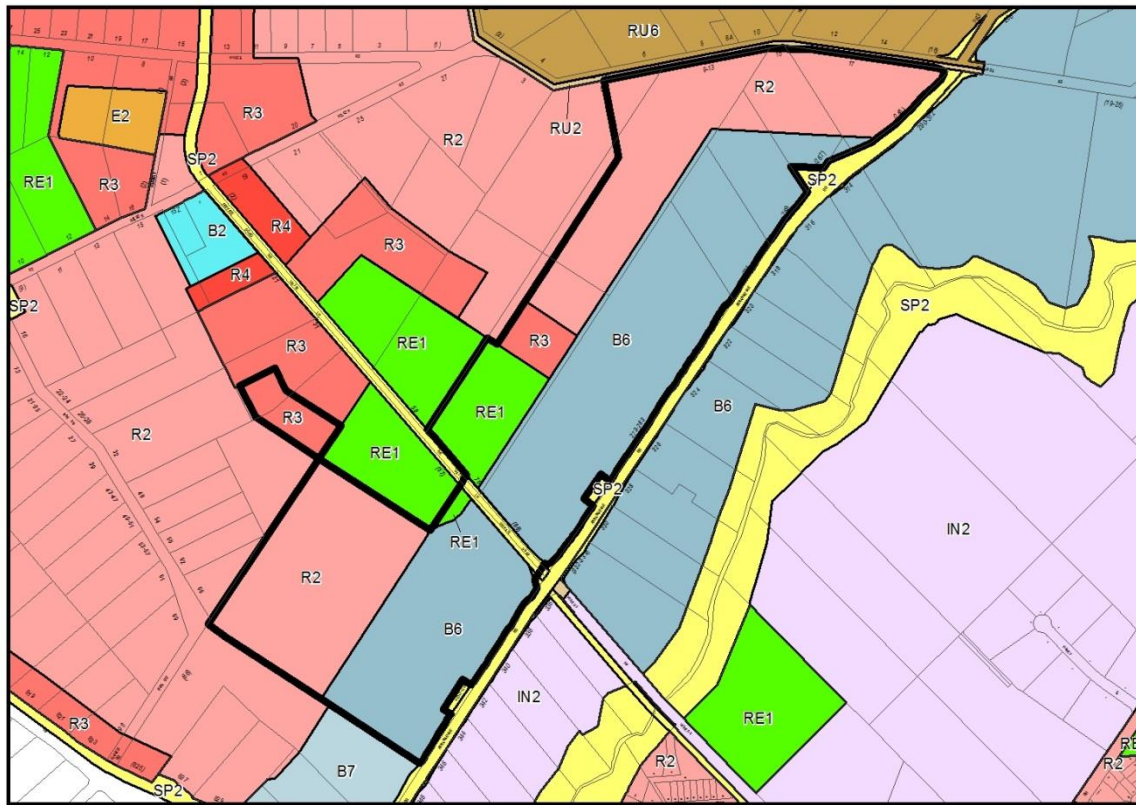
Existing Zone Map – Area 1- Box Hill Industrial



Land Zoning (LZN)

B2	Local Centre	IN2	Light Industrial	RE1	Public Recreation
B6	Enterprise Corridor	R2	Low Density Residential	RU2	Rural Landscape
B7	Business Park	R3	Medium Density Residential	RU6	Transition
E2	Environmental Conservation	R4	High Density Residential	SP2	Infrastructure

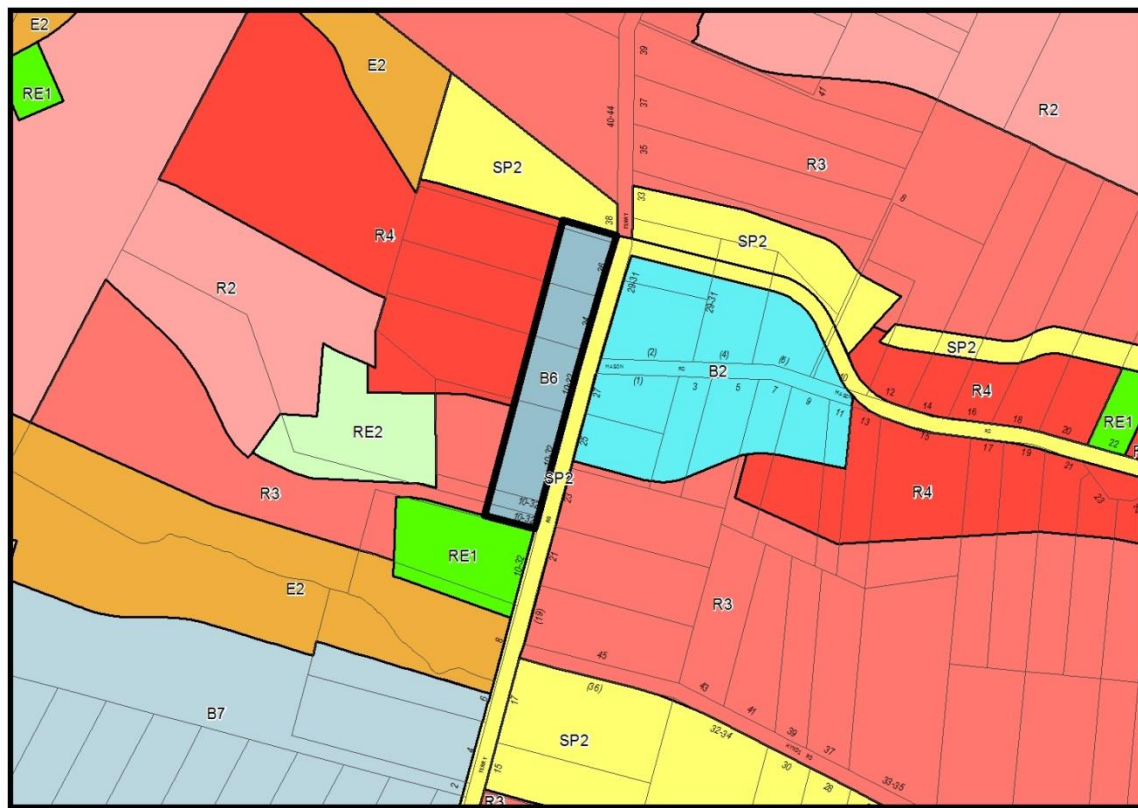
Proposed Zone Map – Area 1 - Box Hill Industrial



Land Zoning (LZN)

B2 Local Centre	IN2 Light Industrial	RE1 Public Recreation
B6 Enterprise Corridor	R2 Low Density Residential	RU2 Rural Landscape
B7 Business Park	R3 Medium Density Residential	RU6 Transition
E2 Environmental Conservation	R4 High Density Residential	SP2 Infrastructure

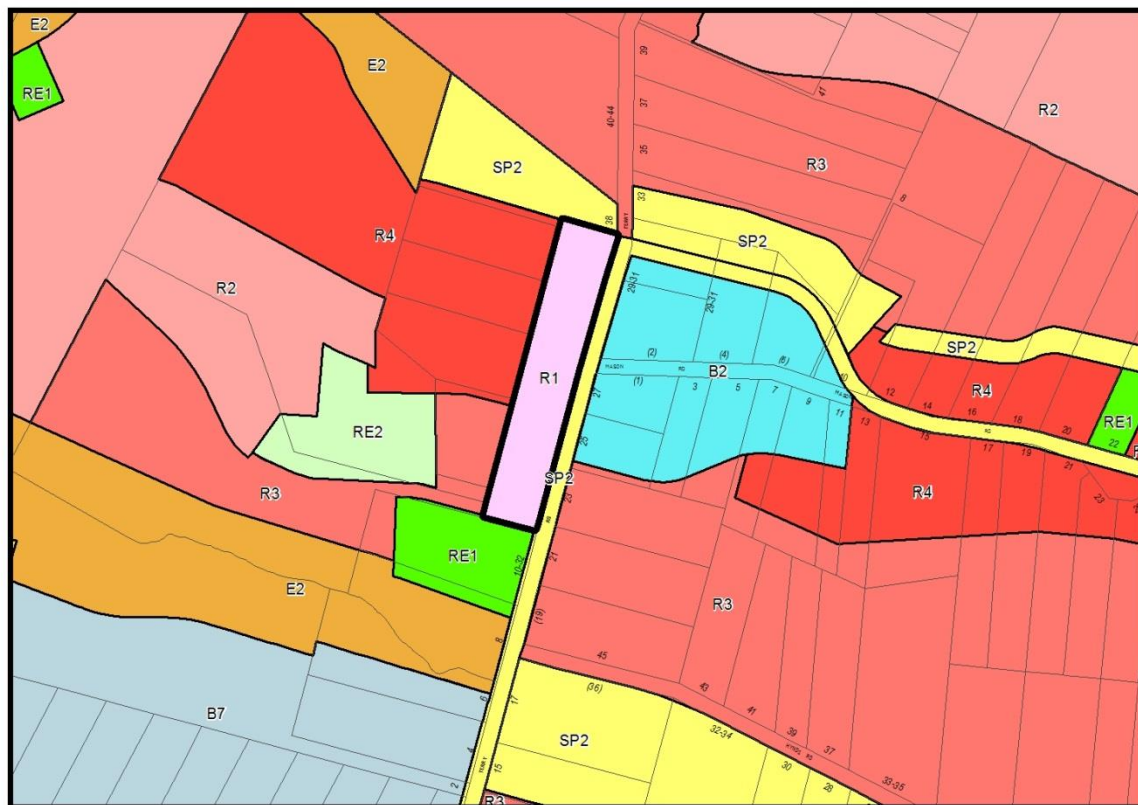
Existing Zone Map – Area 2 - Box Hill Town Centre



Land Zoning (LZN)

B2 Local Centre	E2 Environmental Conservation	R4 High Density Residential
B6 Enterprise Corridor	R2 Low Density Residential	RE1 Public Recreation
B7 Business Park	R3 Medium Density Residential	RE2 Private Recreation
		SP2 Infrastructure

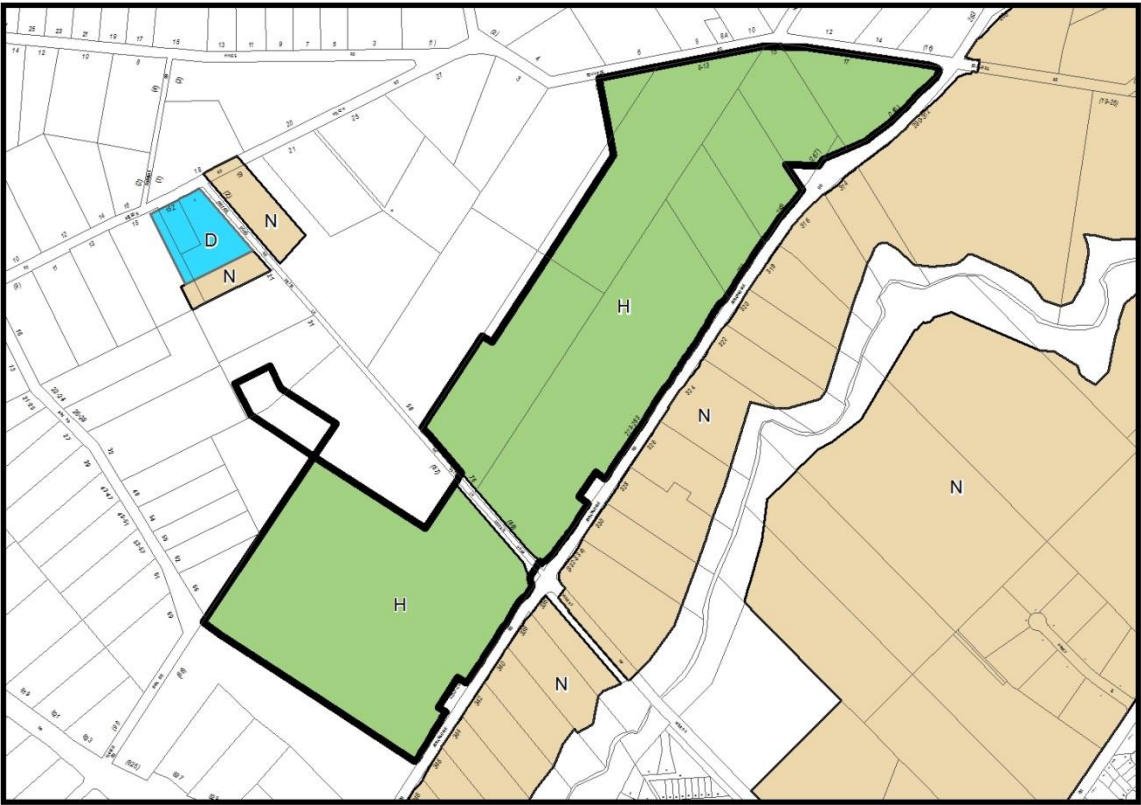
Proposed Zone Map – Area 2 - Box Hill Town Centre



Land Zoning (LZN)

B2 Local Centre	R1 General Residential	R4 High Density Residential
B7 Business Park	R2 Low Density Residential	RE1 Public Recreation
E2 Environmental Conservation	R3 Medium Density Residential	SP2 Infrastructure

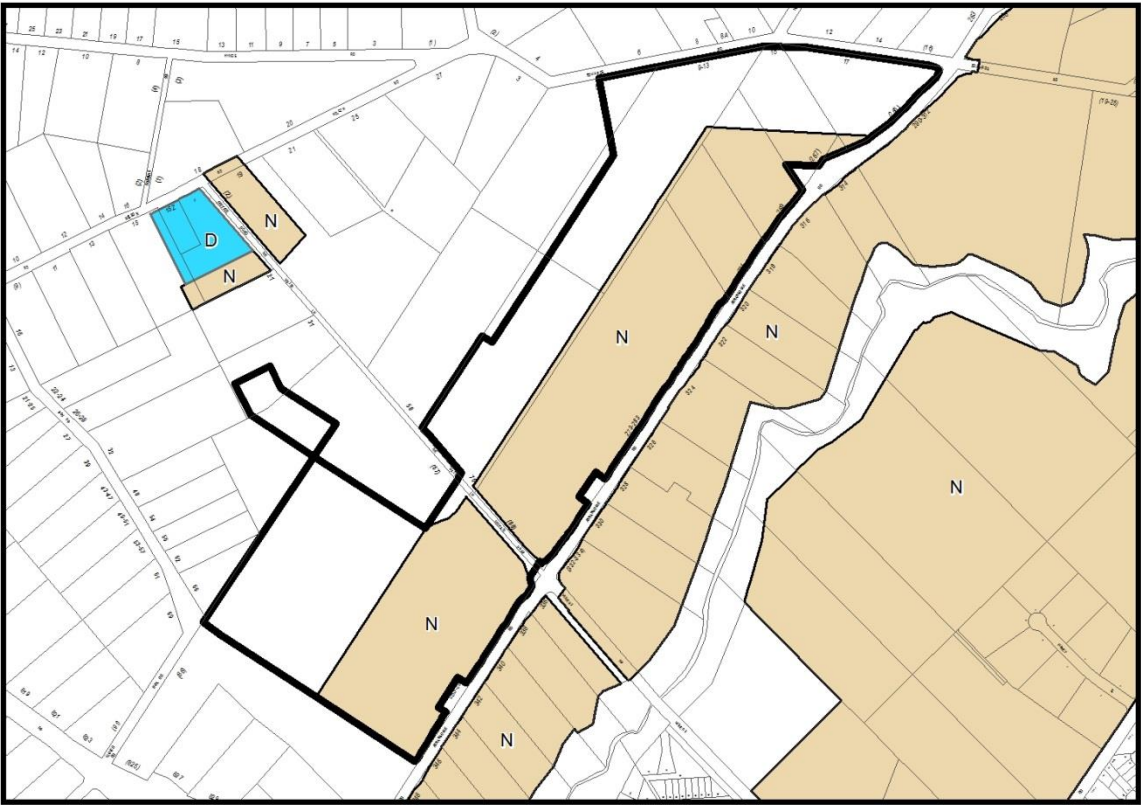
Existing Floor Space Ratio Map



Maximum Floor Space Ratio (FSR) (n:1)

D 0.5 **H** 0.7 **N** 1.0

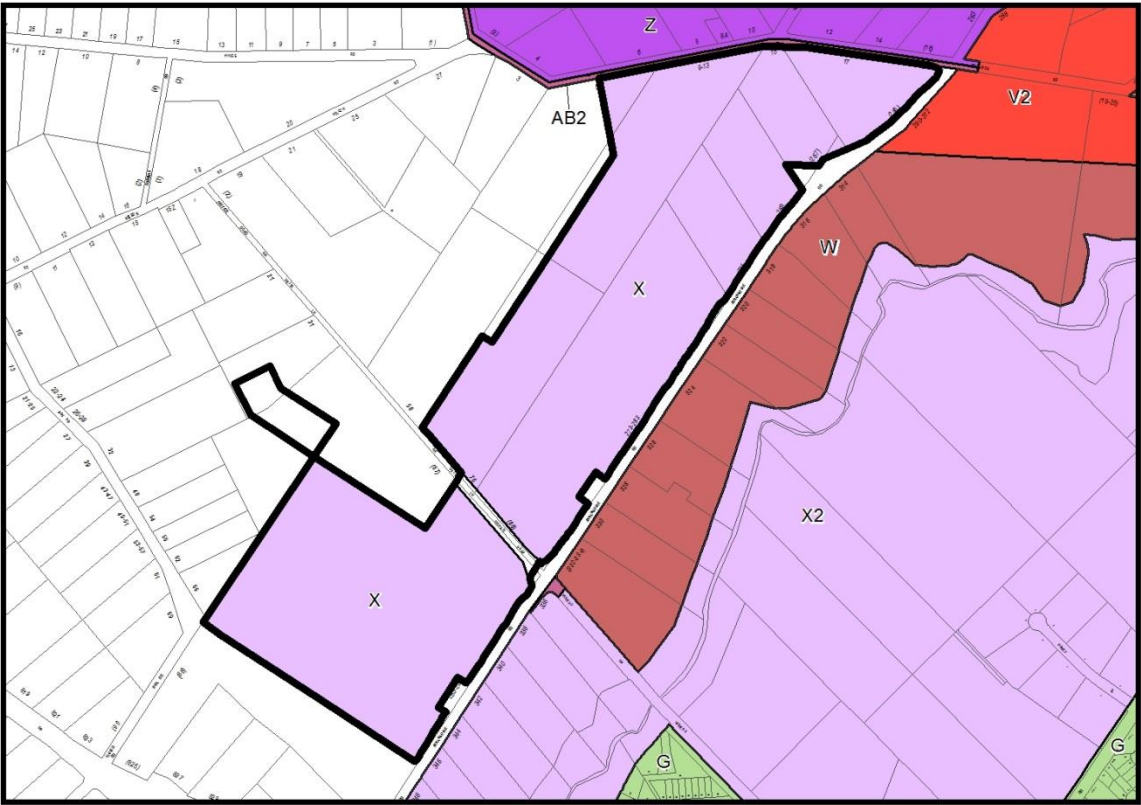
Proposed Floor Space Ratio Map



Maximum Floor Space Ratio (FSR) (n:1)

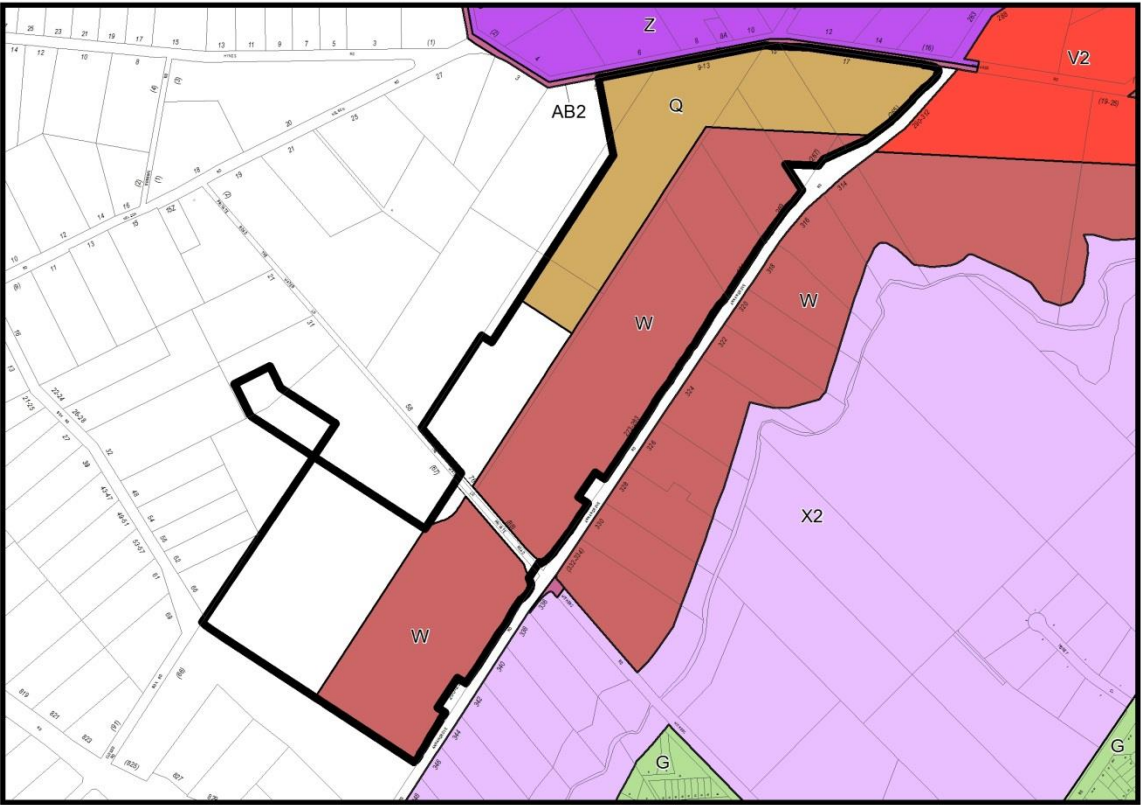
D 0.5 N 1.0

Existing Minimum Lot Size Map



Minimum Lot Size (sq m) (LSZ)					
G	450	W	4000	X2	8000
V2	2500	X	8000 (BH)	Z	2 ha
				AB2	40 ha

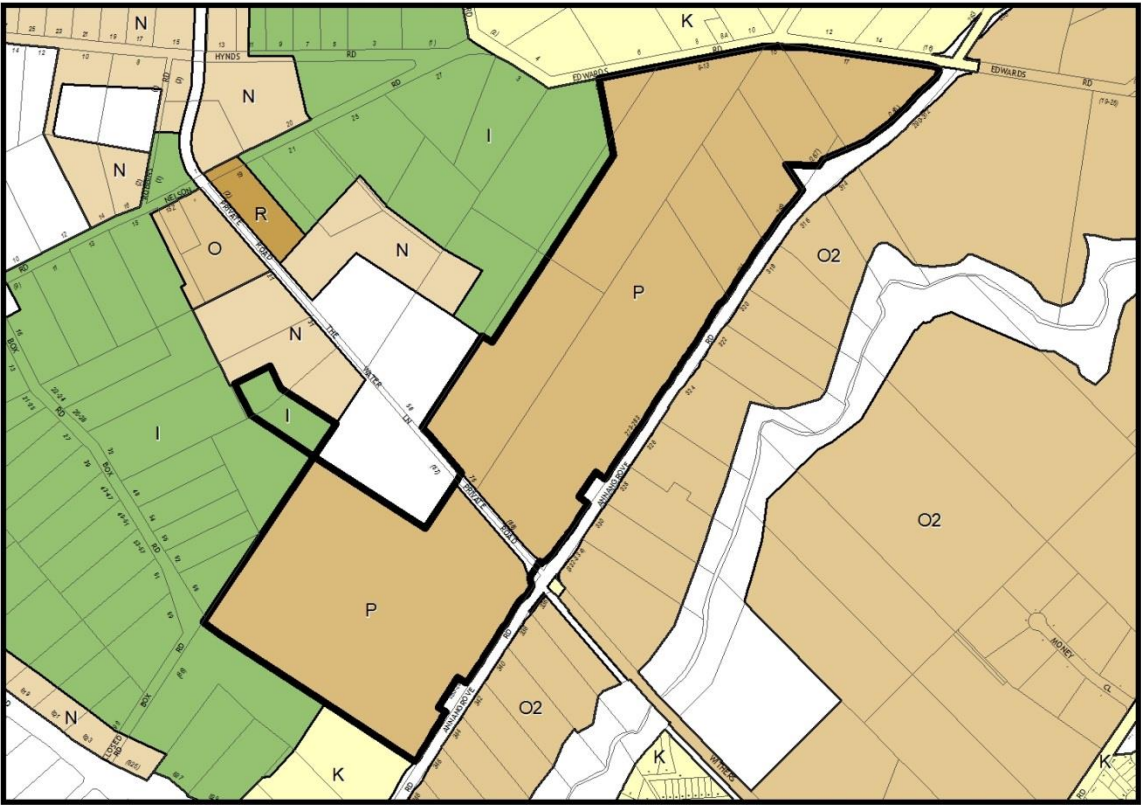
Proposed Minimum Lot Size Map



Minimum Lot Size (sq m) (LSZ)

G	450	V2	2500	X	8000 (BH)	Z	2 ha
Q	700	W	4000	X2	8000	AB2	40 ha

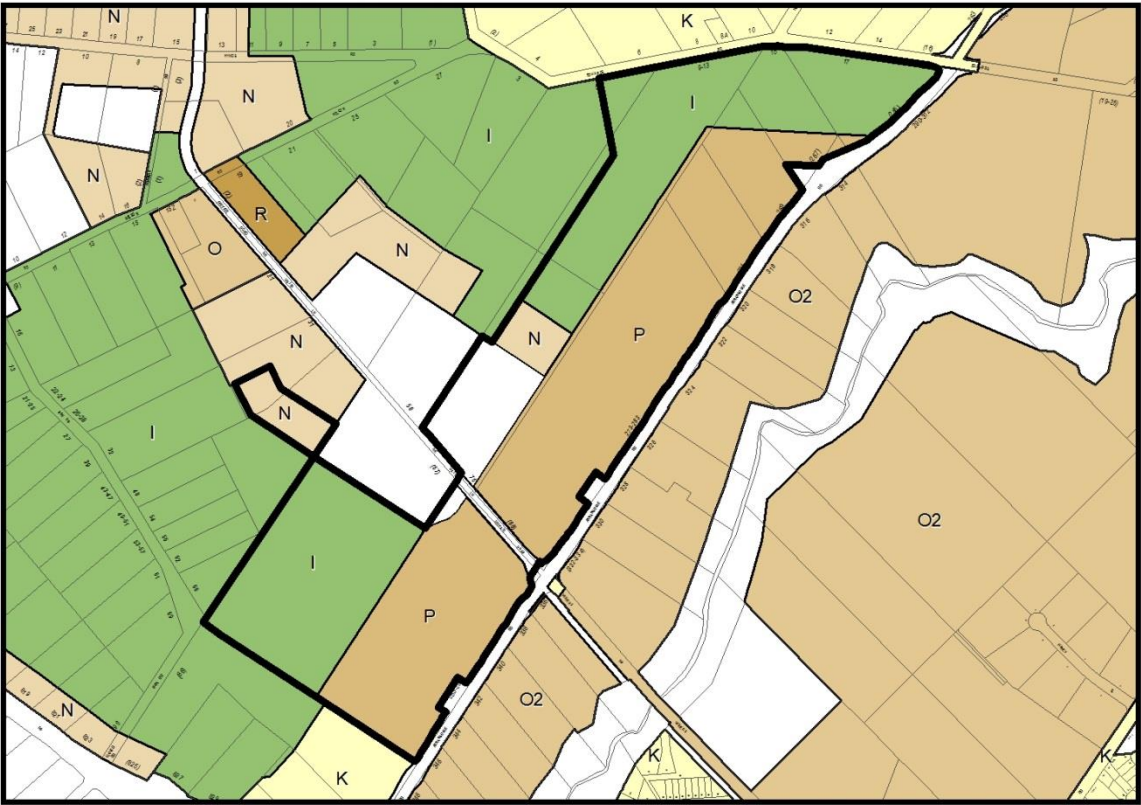
Existing Height of Buildings Map



Height of buildings (m) (HOB)

I	8.5	N	14.0	O2	16.0	R	21.0
K	10.0	O	16.0	P	18.0		

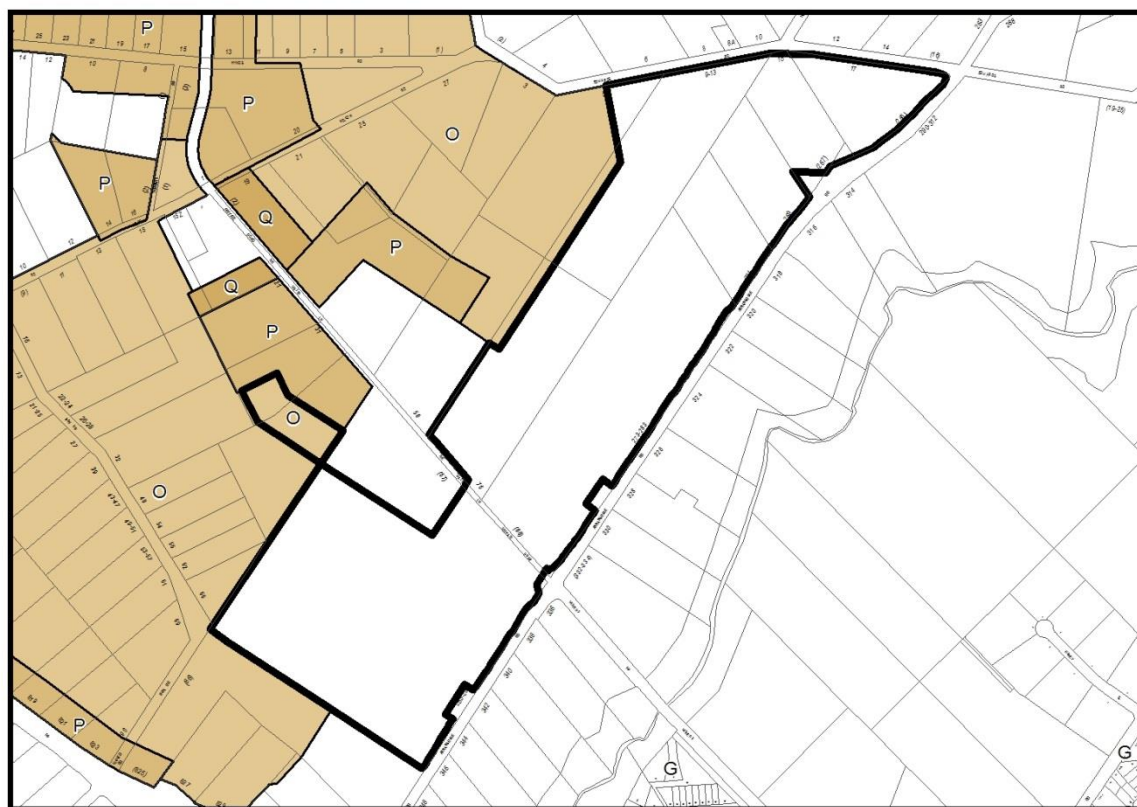
Proposed Height of Buildings Map



Height of buildings (m) (HOB)

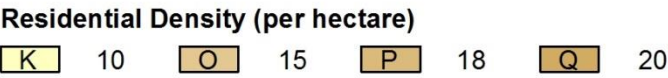
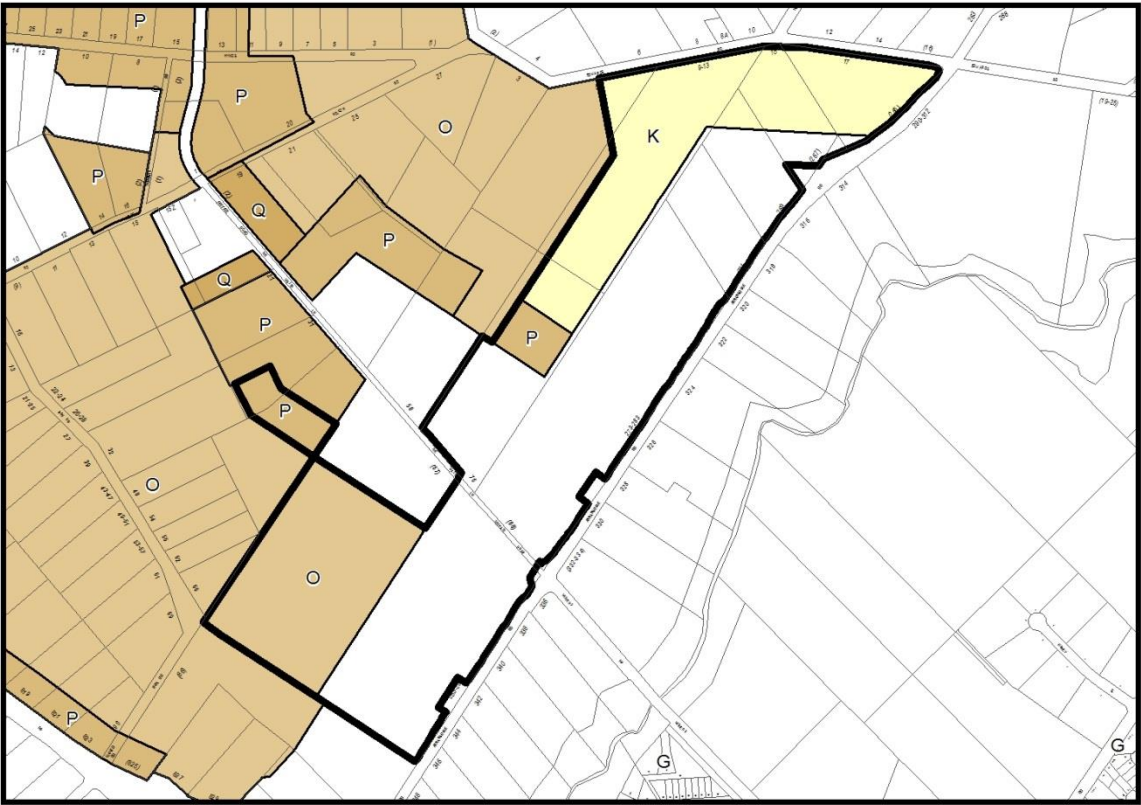
I	8.5	N	14.0	O2	16.0	R	21.0
K	10.0	O	16.0	P	18.0		

Existing Residential Density Map

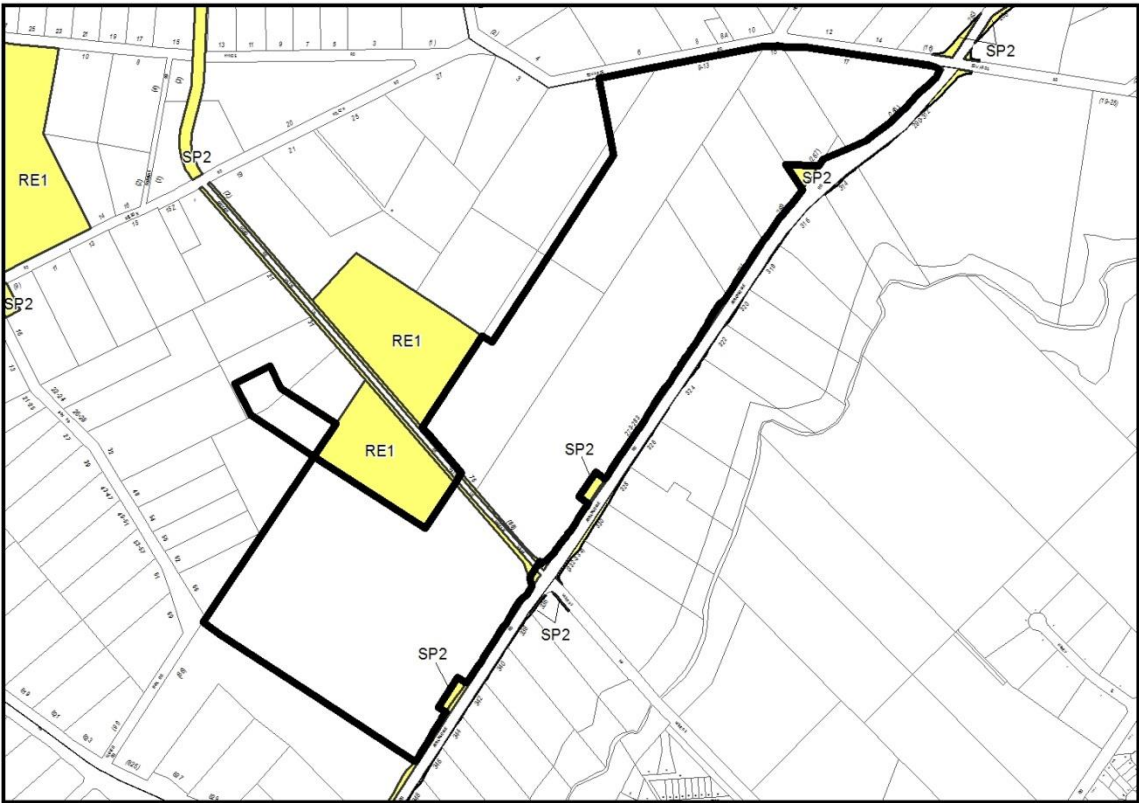
**Residential Density (per hectare)**

O	15	P	18	Q	20
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Proposed Residential Density Map

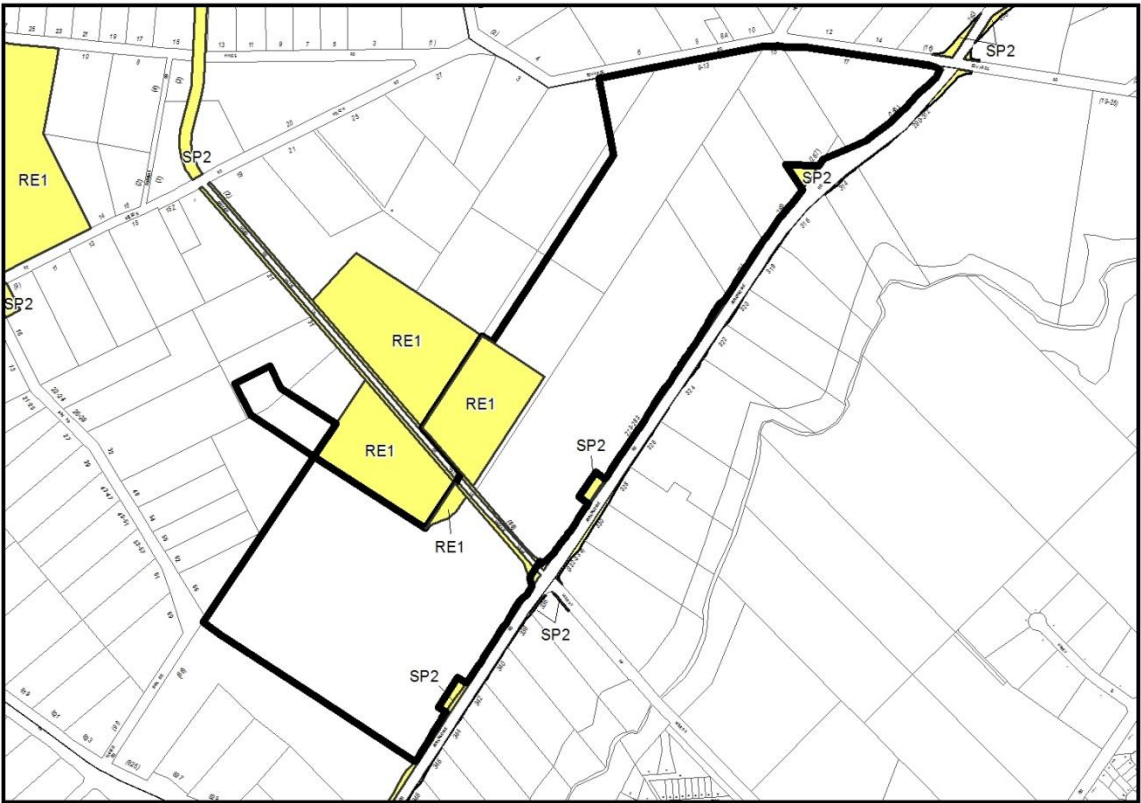


Existing Land Reservation Acquisition Map



- Land Reservation Acquisition (LRA)**
- Local Open Space (RE1)
 - Local Road Widening (SP2)
 - Pumping Station (SP2)
 - Stormwater Management System (SP2)

Proposed Land Reservation Acquisition Map



Land Zoning (LZN)

- Local Open Space (RE1)
- Local Road Widening (SP2)
- Pumping Station (SP2)
- Stormwater Management System (SP2)

PART 5 COMMUNITY CONSULTATION

The planning proposal will be advertised in local newspapers and on display at Council's administration building Castle Hill Library and Vinegar Hill Memorial Library (Rouse Hill). The planning proposal will also be made available on Council's website. In addition, letters will be issued to all affected and adjoining property owners and stakeholders.

PART 6 PROJECT TIMELINE

STAGE	DATE
Commencement Date (Gateway Determination)	January 2015
Government agency consultation	February 2015
Commencement of public exhibition period (28 days)	February 2015
Completion of public exhibition period	March 2015
Timeframe for consideration of submissions	April 2015
Timeframe for consideration of proposal post exhibition	April 2015
Report to Council on submissions	May 2015
Planning Proposal to PCO for opinion	June 2015
Date Council will make the plan (if delegated)	June 2015
Date Council will forward to department for notification (if delegated)	June 2015

ATTACHMENT A: ASSESSMENT AGAINST STATE ENVIRONMENTAL PLANNING POLICIES

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
No. 1	Development Standards	NO	-	-
No. 14	Coastal Wetlands	YES	NO	-
No. 15	Rural Landsharing Communities	NO	-	-
No. 19	Bushland in Urban Areas	YES	NO	-
No. 21	Caravan Parks	YES	NO	-
No. 26	Littoral Rainforests	NO	-	-
No. 29	Western Sydney Recreation Area	NO	-	-
No. 30	Intensive Agriculture	YES	NO	-
No. 32	Urban Consolidation (Redevelopment of Urban Land)	YES	NO	-
No. 33	Hazardous and Offensive Development	YES	NO	-
No. 36	Manufactured Home Estates	NO	-	-
No. 39	Spit Island Bird Habitat	NO	-	-
No. 44	Koala Habitat Protection	NO	-	-
No. 47	Moore Park Showground	NO	-	-
No. 50	Canal Estate Development	YES	NO	-
No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	NO	-	-
No. 55	Remediation of Land	YES	YES	YES
No. 59	Central Western Sydney Regional Open Space and Residential	NO	-	-
No. 62	Sustainable Aquaculture	YES	NO	-
No. 64	Advertising and Signage	YES	NO	-
No. 65	Design Quality of Residential Flat Development	YES	NO	-
No. 70	Affordable Housing (Revised Schemes)	YES	NO	-
No. 71	Coastal Protection	NO	-	-
Affordable Rental Housing (2009)		YES	NO	-
Building Sustainability Index: BASIX 2004		YES	NO	-
Exempt and Complying Development Codes (2008)		YES	NO	-
Housing for Seniors or People with a Disability (2004)		YES	NO	-
Infrastructure (2007)		YES	YES	YES
Kosciuszko National Park – Alpine Resorts (2007)		NO	-	-
Kurnell Peninsula (1989)		NO	-	-
Major Development (2005)		YES	NO	-
Mining, Petroleum Production and Extractive Industries (2007)		YES	NO	-
Miscellaneous Consent Provisions (2007)		YES	NO	-
Penrith Lakes Scheme (1989)		NO	-	-
Port Botany and Port Kembla (2013)		NO	-	-

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)	APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/CONSISTENT
Rural Lands (2008)	NO	-	-
SEPP 53 Transitional Provisions (2011)	NO	-	-
State and Regional Development (2011)	YES	NO	-
Sydney Drinking Water Catchment (2011)	NO	-	-
Sydney Region Growth Centres (2006)	YES	YES	YES
Three Ports (2013)	NO	-	-
Urban Renewal (2010)	NO	-	-
Western Sydney Employment Area (2009)	NO	-	-
Deemed SEPPs			
SREP No. 8 (Central Coast Plateau Areas)	NO	-	-
SREP No. 9 – Extractive Industry (No. 2 – 1995)	YES	NO	-
SREP No. 16 – Walsh Bay	NO	-	-
SREP No. 18 – Public Transport Corridors	NO	-	-
SREP No. 19 – Rouse Hill Development Area	NO	-	-
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	YES	YES	YES
SREP No. 24 – Homebush Bay Area	NO	-	-
SREP No. 25 – Orchard Hills	NO	-	-
SREP No. 26 – City West	NO	-	-
SREP No. 30 – St Marys	NO	-	-
SREP No. 33 – Cooks Cove	NO	-	-
SREP (Sydney Harbour Catchment) 2005	NO	-	-

ATTACHMENT B: ASSESSMENT AGAINST SECTION 117 MINISTERIAL DIRECTIONS

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources				
1.1	Business and Industrial Zones	YES	YES	CONSISTENT
1.2	Rural Zones	NO	-	-
1.3	Mining, Petroleum Production and Extractive Industries	NO	-	-
1.4	Oyster Aquaculture	NO	-	-
1.5	Rural Lands	NO	-	-
2. Environment and Heritage				
2.1	Environment Protection Zone	NO	-	-
2.2	Coastal Protection	NO	-	-
2.3	Heritage Conservation	YES	YES	YES
2.4	Recreation Vehicle Area	NO	-	-
3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	YES	YES	CONSISTENT
3.2	Caravan Parks and Manufactured Home Estates	NO	-	-
3.3	Home Occupations	NO	-	-
3.4	Integrating Land Use and Transport	YES	YES	CONSISTENT
3.5	Development Near Licensed Aerodomes	NO	-	-
3.6	Shooting Ranges	NO	-	-
4. Hazard and Risk				
4.1	Acid Sulfate Soils	NO	-	-
4.2	Mine Subsidence and Unstable Land	NO	-	-
4.3	Flood Prone Land	NO	-	-
4.4	Planning for Bushfire Protection	YES	YES	YES
5. Regional Planning				
5.1	Implementation of Regional Strategies	NO	-	-
5.2	Sydney Drinking Water Catchment	NO	-	-
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	NO	-	-
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	NO	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	-	-
5.9	North West Rail Link Corridor	NO	-	-

DIRECTION		APPLICABLE	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
	Strategy			
6. Local Plan Making				
6.1	Approval and Referral Requirements	YES	YES	YES
6.2	Reserving Land for Public Purposes	YES	YES	YES
6.3	Site Specific Provisions	YES	YES	YES
7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	YES	YES	YES

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 9 December 2014

4. Following the adoption of the Draft Voluntary Planning Agreement, the planning proposal be progressed to finalisation to amend Local Environmental Plan 2012 in the following manner:
 - a. Increase maximum permitted building height from RL 116 metres to RL 143.20 metres;
 - b. Increase the maximum permitted floor space ratio from 1.49:1 to 2.42:1;
 - c. Provide for commercial premises, residential flat buildings, building identification signs and business identifications signs, as additional permitted uses on that part of the site that is zoned SP2 Infrastructure (Drainage); and
 - d. Add a local clause to specify a minimum of 6,000m² of commercial floor space to be provided as part of any redevelopment of the land.
5. Amendments to The Hills Development Control Plan 2012 Part B Section 6 – Business, including post-exhibition amendments, be adopted and come into force following the notification of the planning proposal.

Being a Planning Matter, the Mayor called for a Division to record the votes on this matter.

VOTING FOR THE MOTION

Clr A C Jefferies
 Clr Dr M R Byrne Adjunct Professor
 Clr R K Harty OAM
 Clr R A Preston
 Clr R M Tracey

VOTING AGAINST THE MOTION

Clr P J Gangemi
 Clr A N Haselden
 Clr M G Thomas

ABSENT FROM THE ROOM

Clr Y D Keane
 Clr M O Taylor

ITEM-3

**PLANNING PROPOSAL - BOX HILL PRECINCT
 EMPLOYMENT LANDS (6/2014/PLP)**

A MOTION WAS MOVED BY COUNCILLOR PRESTON AND SECONDED BY COUNCILLOR DR BYRNE ADJUNCT PROFESSOR THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED UNANIMOUSLY.

754 RESOLUTION

1. A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to rezone land within Box Hill

Industrial Precinct from IN2 Light Industrial to part B6 Enterprise Corridor, part R3 Medium Density Residential, part R2 Low Density Residential and part RE1 Public Recreation. The planning proposal would also rezone existing land adjacent to the future Box Hill Town Centre from B6 Enterprise Corridor to R1 General Residential and remove 'shop top housing' as a permitted land use within the B6 zone

- Being a Planning Matter, the Mayor called for a Division to record the votes on this matter.*

Clr A C Jefferies
 Clr Dr M R Byrne Adjunct Professor
 Clr P J Gangemi
 Clr R K Harty OAM
 Clr A N Haselden
 Clr Y D Keane
 Clr R A Preston
 Clr M G Thomas
 Clr R M Tracey

None

Clr M O Taylor

Councillor Keane, having previously declared a conflict of interest, left the meeting at 8.02pm and took no part in the debate or voting on the following matter – Item 4.

A MOTION WAS MOVED BY COUNCILLOR HASELDEN AND SECONDED BY COUNCILLOR HARTY OAM THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

THEME:	Balanced Urban Growth
OUTCOME:	7 Responsible planning facilitates a desirable living environment and meets growth targets.
STRATEGY:	7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.
GROUP:	STRATEGIC PLANNING
AUTHOR:	FORWARD PLANNING COORDINATOR ANNE BANYAI
RESPONSIBLE OFFICER:	MANAGER FORWARD PLANNING STEWART SEALE

The planning proposal seeks to rezone approximately 50 hectares of land within the Box Hill Industrial Precinct from IN2 Light Industrial to part B6 Enterprise Corridor, part R3 Medium Density Residential, part R2 Low Density Residential and part RE1 Public Recreation. It is also proposed to rezone existing land adjacent to the future Box Hill Town Centre from B6 Enterprise Corridor to R1 General Residential and remove 'shop top housing' as a permitted land use within the B6 zone.

The proposal primarily seeks to amend the planning framework for the Box Hill Industrial Precinct to facilitate greater job diversity and employment opportunities to meet the needs of future residents. This would be facilitated by the application of the B6 Enterprise Corridor zone, a minimum lot size of 4,000m² and a maximum floor space ratio of 1:1 to a reduced employment precinct of approximately 24 hectares focused on the Annangrove Road corridor.

The report recommends that a planning proposal to rezone various employment lands within the Box Hill Release Area to higher order employment, residential and public recreation uses be forwarded to the Department of Planning and Environment for Gateway Determination. The planning proposal would amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ('Growth Centres SEPP'), not Local Environmental Plan 2012.

Council Initiated

Zones:	IN2 Light Industrial	R2 Low Density Residential
Minimum Lot Size:	8,000m ²	-
Maximum Height:	18m	8.5m
Maximum Floor Space Ratio:	0.7:1	-
Minimum Residential Density		15 dwg per hectare

BACKGROUND

Box Hill and Box Hill Industrial Precincts were rezoned for urban development on 5 April 2013 under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Amendment (The Hills Growth Centres Precincts). The final precinct plan (Figure 1) zoned 133ha of Employment lands including approximately 53ha of Light Industrial Land along Annangrove Road, extending to Box Road to the west and Edwards Road to the North.

During the precinct planning process Council raised concern regarding the excessive amount of industrial land proposed given existing local and regional supply, limited demand and its appropriateness in meeting the employment needs of future residents. The Industrial Area is identified as Area 1 on Figure 1.

Similarly, concerns were also raised with regard to the zoning of land to the west of Box Hill Town Centre to B6 Enterprise Corridor given the range of permitted land uses would be incompatible with its function in providing an interface between the town centre and higher density residential uses. The B6 Enterprise Corridor zoned land is identified as Area 2 on Figure 1.

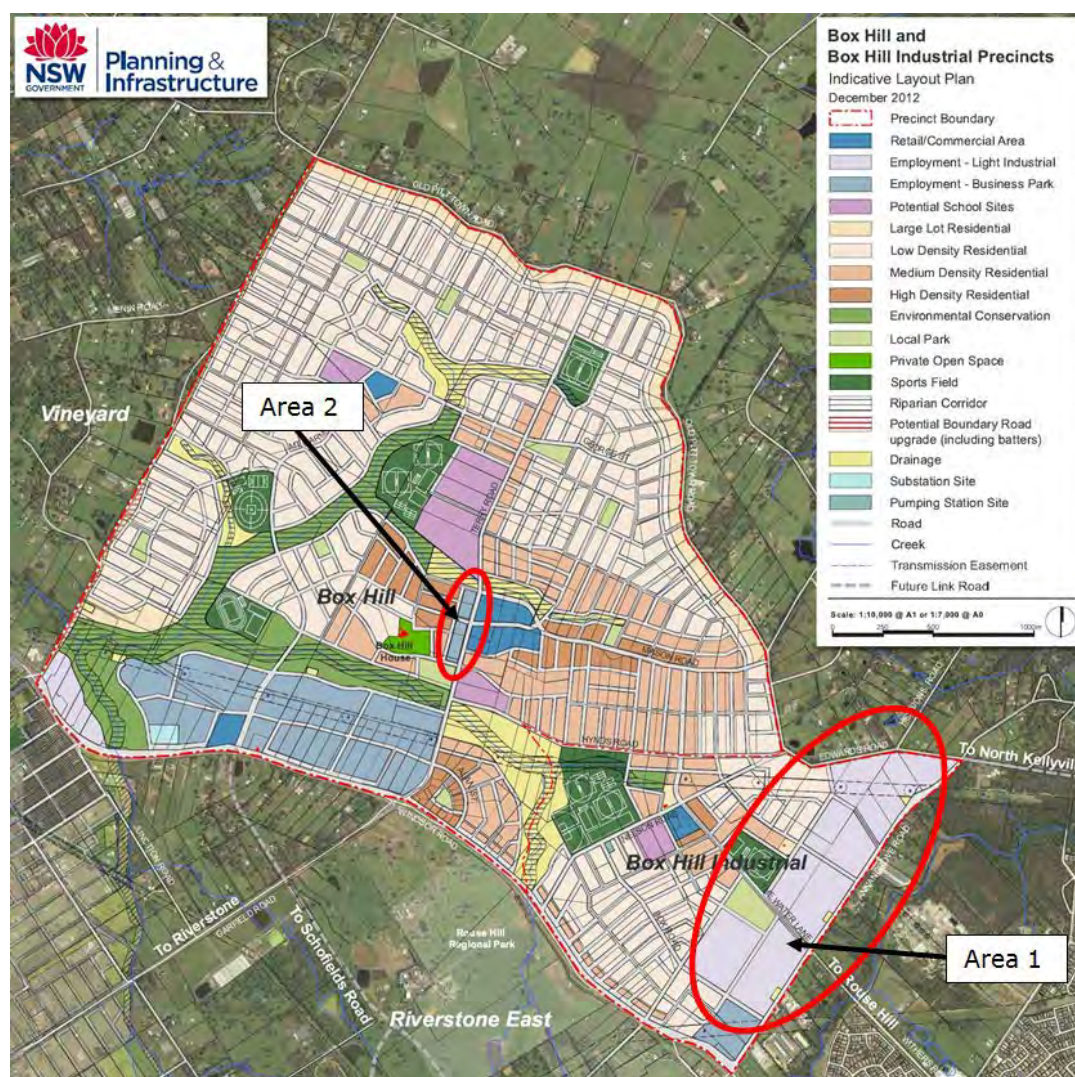


Figure 1
Box Hill and Box Hill Industrial Precinct – Indicative Layout Plan

Notwithstanding the concerns raised by Council, the SEPP was gazetted with the Department suggesting a proposal to amend the SEPP could be prepared to address the specific issues. Since that time, further investigation and review of the scale and extent of industrial land within the precinct has been undertaken.

REPORT

The purpose of the report is to outline proposed amendments to the planning framework for the Box Hill and Box Hill Industrial Precincts.

THE SITE

The land which is the subject to the amendment is the existing Box Hill Industrial Precinct (Area 1) which is generally located along the south-eastern boundary of the Precinct adjoining Annangrove Road. The proposed amendment also applies to land to the west of Box Hill town centre (Area 2) which is currently zoned B6 Enterprise Corridor.

PLANNING PROPOSAL

The planning proposal aims to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP) to facilitate greater job diversity and employment opportunities to meet the needs of future residents.

The Box Hill Industrial Area is currently zoned IN2 Light Industrial and has an area of approximately 53ha. It is proposed that this land be rezoned to part B6 Enterprise Corridor (26.9ha), part RE1 Public Recreation (3.2ha), part R2 Low Density Residential (21.8ha) and part R3 Medium Density Residential (1.1ha). Approximately 1.4ha of land currently zoned R2 Low Density Residential is proposed to be rezoned to R3 Medium Density Residential. It is also proposed that the existing strip of land which is currently zoned B6 Enterprise Corridor, adjoining the Box Hill Town Centre, be rezoned to R1 General Residential. Snapshots of the existing and proposed zoning including annotations to outline the proposed amendment are included below.

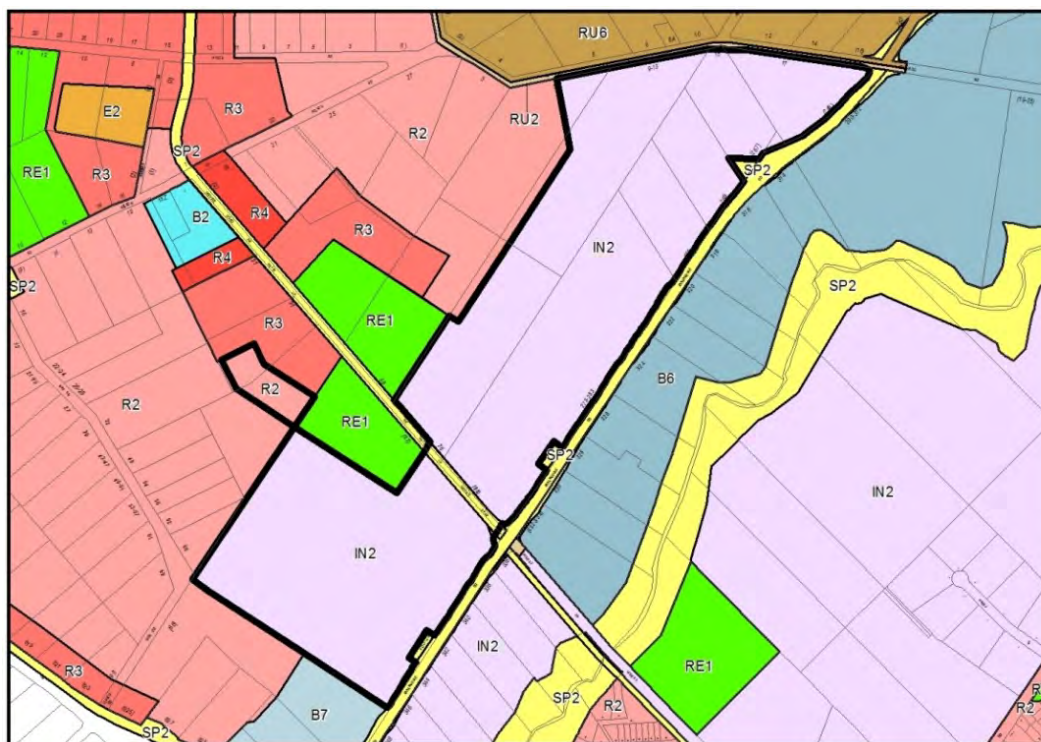


Figure 2
Existing Land Zoning Map – Area 1 – Box Hill Industrial

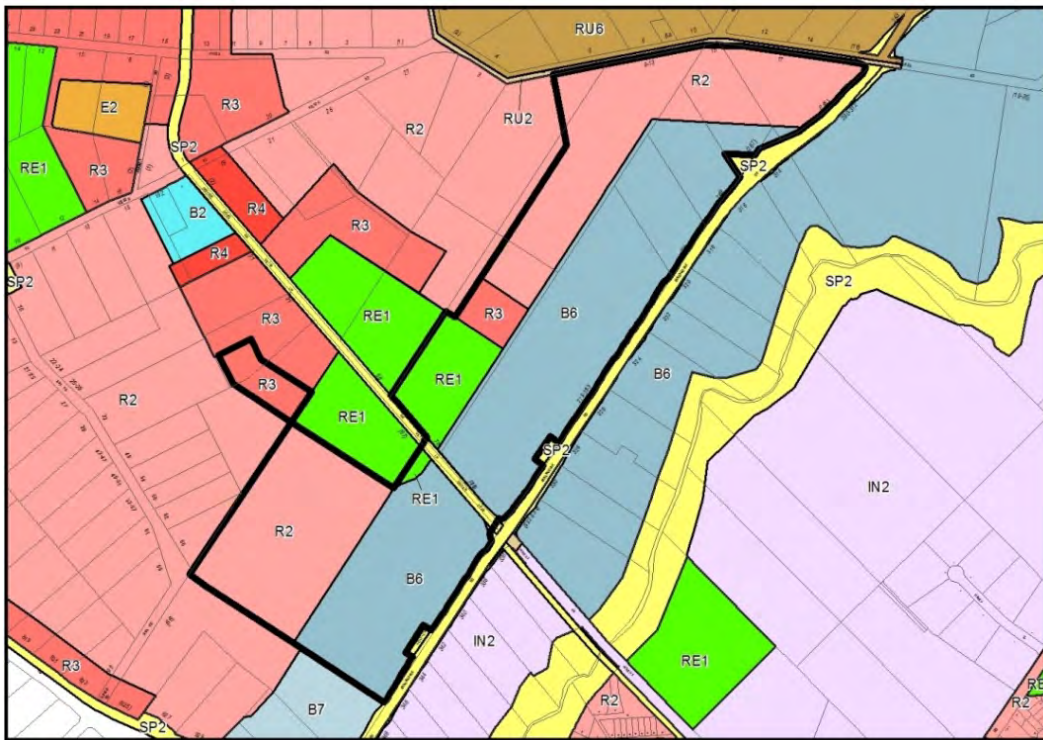


Figure 3
Proposed Land Zoning Map – Area 1 – Box Hill Industrial

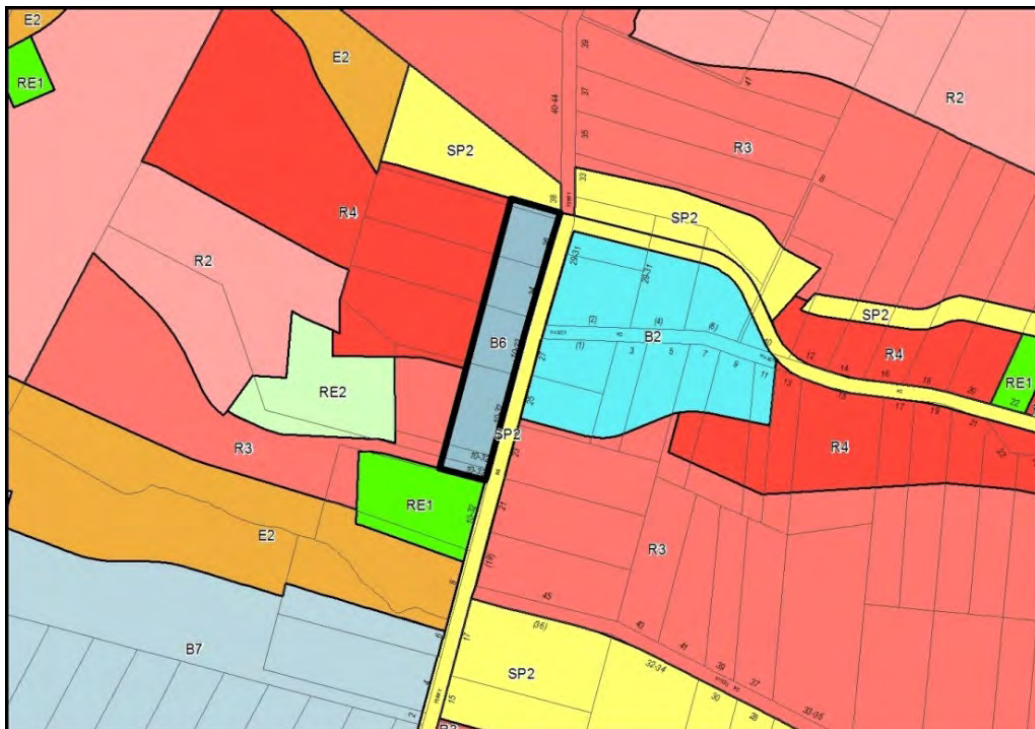
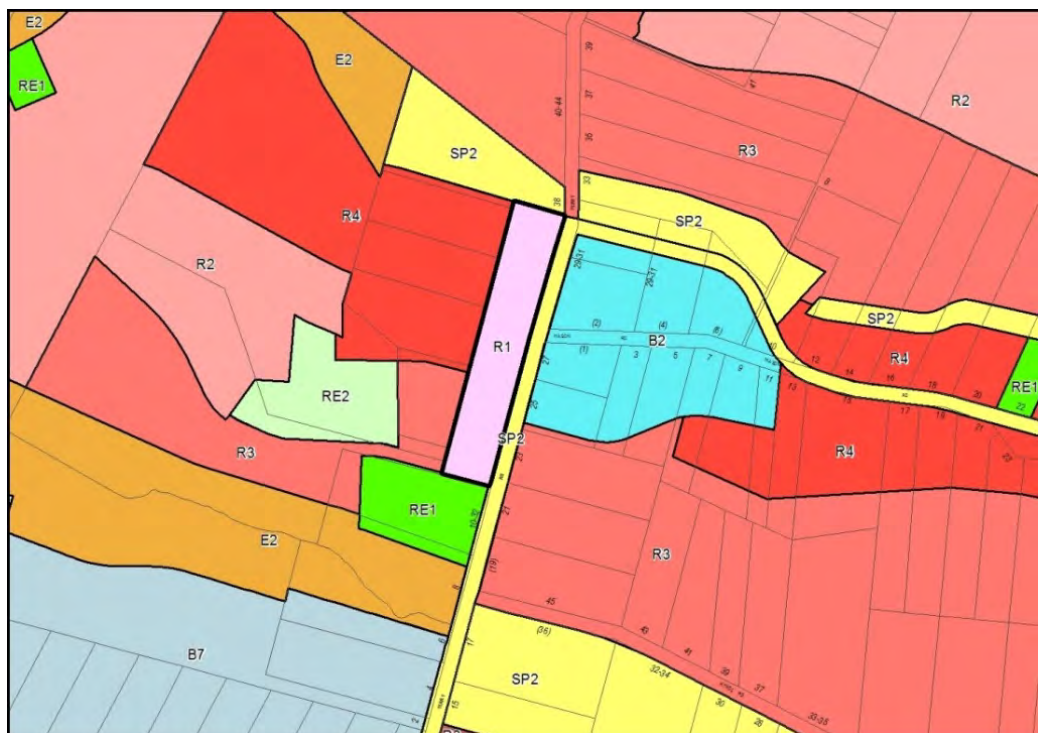


Figure 4
Existing Land Zoning Map – Area 2 – Box Hill Town Centre

**Figure 5**

Proposed Land Zoning Map – Area 2 – Box Hill Town Centre

A number of other additional amendments are also required to the development standard maps and written instrument of the SEPP to facilitate the proposed rezoning. These additional amendments are detailed below.

- Amend the Floor Space Ratio Map to apply a floor space ratio of 1:1 to the land zoned B6 Enterprise Corridor;
- Amend the Lot Size Map to apply a minimum lot size of 4,000m² to the land zoned B6 Enterprise Corridor;
- Amend the Height of Buildings Map to apply a 14 metre height limit to the land zoned R3 Medium Density Residential and an 8.5 metre height limit to the land zoned R2 Low Density Residential, consistent with the standards of adjoining R2 and R3 zoned land;
- Amend the Land Reservation Map to identify the land zoned RE1 Public Recreation. This land will have a Local Open Space (RE1) Classification with Council identified as the relevant acquisition authority;
- Amend the Residential Density Map to apply a residential density of 18 dwellings/ha to the land zoned R3 Medium Density Residential, a residential density of 15 dwellings/ha to the land zoned R2 Low Density Residential (south of The Water Lane) and a residential density of 10 dwellings/ha to the land zoned R2 Low Density Residential (north of The Water Lane);
- Amend the land use table within the SEPP to delete 'Shop top housing' as a permitted land use within the B6 Enterprise Corridor Zone and to insert the R1 General Residential Zone. The objectives and permissibility of land uses within the R1 zone is proposed to be consistent with Council's Local Environmental Plan 2012.

STRATEGIC CONTEXT

The planning proposal is consistent within the Sydney Metropolitan Strategy 2031 and the North West Sub-regional Plan as it will facilitate the viable redevelopment within the Box Hill Industrial Precinct by improving the flexibility of the employment land to cater

for a wider range of employment uses. The planning proposal will also facilitate increased dwelling yield to assist Council and the Region in achieving its dwelling targets.

ISSUES

1. Employment Land Supply and Demand

A modern local economy and the delivery of jobs close to home are key components of Council's strategic planning framework. The success and viability of employment generating land uses are impacted by a number of local, regional and global trends. An analysis of the jobs held by the resident population in The Hills Shire, based on 2011 Census data, shows the three most popular occupations were:

- Professionals (24,539 people or 28.1%);
- Clerical and Administrative Workers (15,162 people or 17.4%); and
- Managers (15,126 people or 17.3%).

The above occupations accounted for 54,827 of people in total or 62.8% of the employed resident population. As a comparison, the Greater Sydney Region employed 25.5% in Professionals, 16.2% in Clerical and Administrative Workers and 13.3% in Managers. The trend in occupations within The Hills Shire between 2006 and 2011 is included in the following graph.

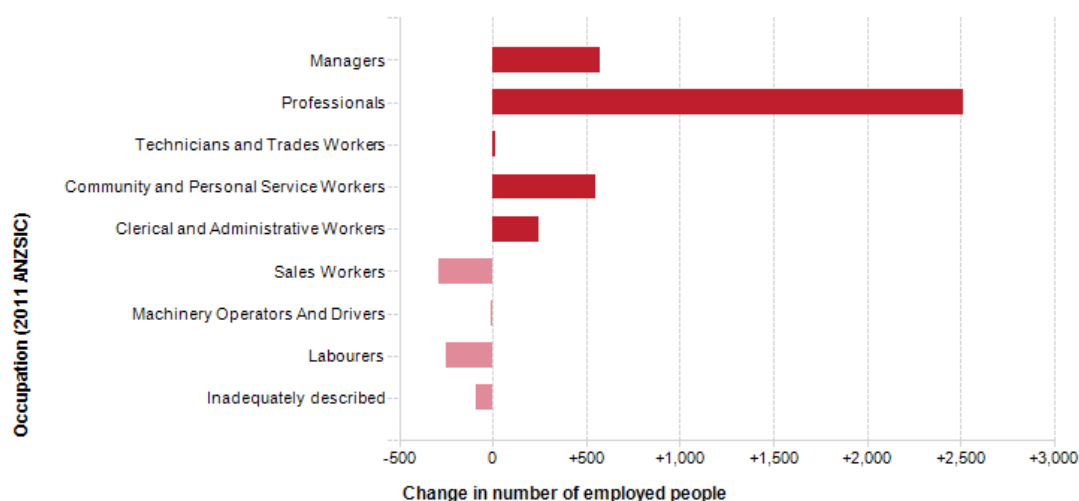


Figure 6
Change in occupation of Employment – 2006 to 2011 (profile.id by .id)

Within The Hills Shire there will be greater need to provide versatile employment lands that reflect the nature trends within the workforce. Additional flexibility will provide wider opportunity for emerging industries and innovative local businesses as well as traditional urban support functions. In this context it is important to ensure there is a supply of land that provides for flexible land uses and can facilitate an appropriate diversity of economic outcomes.

Whilst the extent of the employment land will reduce as a result of the rezoning, the employment capacity of the Precinct will be maintained given there will be an increase in the maximum floor space ratio potential and higher job densities associated with the increased commercial and business land uses available under the B6 Enterprise Corridor Zone (reduced from 80m² per employee to 50m² per employee). In recognition of the flexibility of the B6 Enterprise Corridor zone, the projected job creation within the employment area is expected to be similar to the current job growth.

It is considered that there is significant supply within the North West Growth Centre and West Central Subregion to cater the future regional demand for more traditional industrial land. Notwithstanding this, light industrial uses will continue to be permitted through the B6 Enterprise Corridor zone. The planning proposal will make the employment area more flexible by permitting a wider range of employment uses. The Department of Planning and Environment has noted within its Employment Lands Development Program Update Report 2014 that there has recently been a strong tendency for the rezoning of industrial land to business zones as a measure to make these areas more versatile for future employment uses.

2. Increased Residential Densities

The proposed amendment to the SEPP would facilitate the delivery of approximately 289 additional dwellings, comprising 265 dwellings within the R2 Low Density Residential zone and 24 additional dwellings within R3 Medium Density Residential zone. This yield equates to approximately 965 additional people which would increase the projected population within the Box Hill Precinct from 27,998 to 28,963 people.

The proposed zoning scheme has been established to minimise the potential impact on adjoining land uses and to facilitate logical zone boundaries within this portion of the Precinct. Land zoned R3 Medium Density Residential has been restricted to the areas adjoining the open spaces to improve the opportunities for passive surveillance. The remaining residential land is proposed to be zoned R2 Low Density Residential with a minimum dwelling density of 15 dwellings/ha for land south of The Water Lane and 10 dwellings/ha for land north of The Water Lane.

3. Infrastructure and Contributions Planning

Contributions Plan 15 – Box Hill Precinct applies to the Box Hill and Box Hill Industrial Precincts and facilitates the collection of monetary contributions from residential, commercial and industrial development in order to fund the provision of local infrastructure (water management, transport management and open space) required to support the urban development of the precinct.

The proposal will impact on both the underlying assumptions (residential and employment yield projections) and infrastructure requirements under the Contributions Plan. In particular, it is noted that the proposed road layout will require an additional roundabout to facilitate safe and efficient movement of traffic and the additional residential population will generate demand for additional open space facilities.

With respect to the provision of open space, it is noted that there is already an under provision of open space under the current contributions plan with a rate of provision of only 2.12 hectares per 1,000 persons (below the standard benchmark of 2.83 hectares per 1,000 persons as contained within the Growth Centres Development Code). As such, the additional residential population will not only increase demand for open space infrastructure but also potentially exacerbate the existing shortfall within the precinct. Accordingly, as part of this proposal it is proposed to rezone an additional 3.2 hectares of land for open space comprising of 3 ha for one (1) additional playing field and 2,000 m² for passive open space. These additional open space facilities will increase the rate of provision of open space from 2.12 hectares per 1,000 persons to 2.16 hectares per 1,000 persons and the associated land acquisition and embellishment costs should be included within the contributions plan. It is anticipated that the additional residential population will largely offset the additional costs to be included within the contributions plan and the contribution rate is unlikely to change substantially as a result.

It is recommended that the following amendments are made to the Contributions Plan in conjunction with the planning proposal to reflect the proposed increase in the planned

future residential population of the Box Hill Precinct and in order to ensure that an adequate level of service of infrastructure is provided within the precinct:

- Update residential and employment yield projections to reflect the impacts of the planning proposal (including an increase in residential yield by 965 persons);
- Include one (1) additional roundabout required to facilitate safe and efficient movement of traffic within the proposed new residential area and road network; and
- Include land acquisition and embellishment costs for additional open space within the Box Hill Precinct with a total area of 3.2 hectares. This would facilitate the delivery of one (1) additional playing field and approximately 2,000 m² of passive open space.

Should a Gateway Determination be issued for the planning proposal, it is recommended that the above amendments to the contributions plan be exhibited concurrently with the planning proposal. Following exhibition, any submissions which are received will be considered in a further report to Council. The draft Contributions Plan must then be submitted to IPART for endorsement after which time the Contributions Plan would again be reported to Council for adoption.

4. Existing Native Vegetation

Biodiversity Certification of the Growth Centres SEPP was granted in December 2007, under section 126G of the *Threatened Species Conservation Act 1995* (TSC Act). Biodiversity Certification removes the need for further threatened species assessments before developing land in the 'Certified Areas'. However, Biodiversity Certification is not an automatic approval to clear native vegetation, it simply means that in Certified Areas threatened species assessments are no longer required as part of the submission of a development application, or when undertaking local and regional infrastructure works.

A patch of Cumberland Plain Woodland within certified lands exists to the east of Box Road. This patch of vegetation is Biodiversity Certified and no assessment requirements under the TSC Act would be required as part of any future development application for future redevelopment of the land.

5. Heritage

No.58 The Water Lane contains a heritage item known as The Hunting Lodge which is listed as an item of State Significance in Schedule 5 of the SEPP. The Hunting lodge has both architectural and historic significance. It is State significant for its associations with early farms at Rouse Hill, Box Hill and Copenhagen Farm and for its possible association with S.H.Terry. It is also significant for its rarity as a 19th century hunting lodge and its associated elements including gothic/baronial design follies and the remains of a surrounding moat.

Given the State significance of the building it is important that future land uses, road locations and lot layouts in its vicinity are sympathetic in terms of scale, setbacks and built form. The current layout plan (under the SEPP) allows for industrial development to adjoin the heritage item to the east. The subject planning proposal will improve the curtilage of the item and will provide greater design flexibility in terms of building height, colours, finishes and landscaping for future development. The proximity of the hunting lodge to the future playing fields will also provide an opportunity for the community to view and appreciate the State significant item.

6. Existing Land Zoned B6 – Enterprise Corridor Adjoining Box Hill Town Centre

The proposed use of the B6 Enterprise Corridor zone to deliver more appropriate employment outcomes within the Box Hill Industrial Precinct has necessitated review of the application of this zone elsewhere in the release area where it is adjacent to the future Box Hill town centre, on the western side of Terry Road.

The Department's intent in the use of this zone during the precinct planning process was to create an interface area between the town centre and adjoining high density residential areas. As the B6 Enterprise Corridor zone primarily have a business/light industrial function, it is considered necessary to apply a more appropriate zone within a town centre context which will facilitate a high density residential outcome. In this regard it is recommended that the zone be changed from the B6 Enterprise Corridor zone to the R1 General Residential zone. The application of this zone will better reflect the role of the site in supporting the Box Hill town centre.

The R1 General Residential zone is used elsewhere in the Shire for land adjacent to town centres that have an ancillary business/residential character, such as on the fringe of Baulkham Hills and Castle Hill town centres. It is therefore considered to be more appropriate to facilitate the future desired outcomes and character of land west of the future Box Hill Town Centre. It is recommended that the rezoning of this land to R1 General Residential be undertaken concurrently with the zoning changes as set out previously.

7. Development Control Plan Amendments

In support of the amendment to the SEPP, a number of amendments will be required to the Box Hill and Box Hill Industrial Precinct Development Control Plan. These amendments will relate to the proposed road layout (Figure 7), industrial setback map and an update to all map figures to reflect the new layout plan for the Precinct.

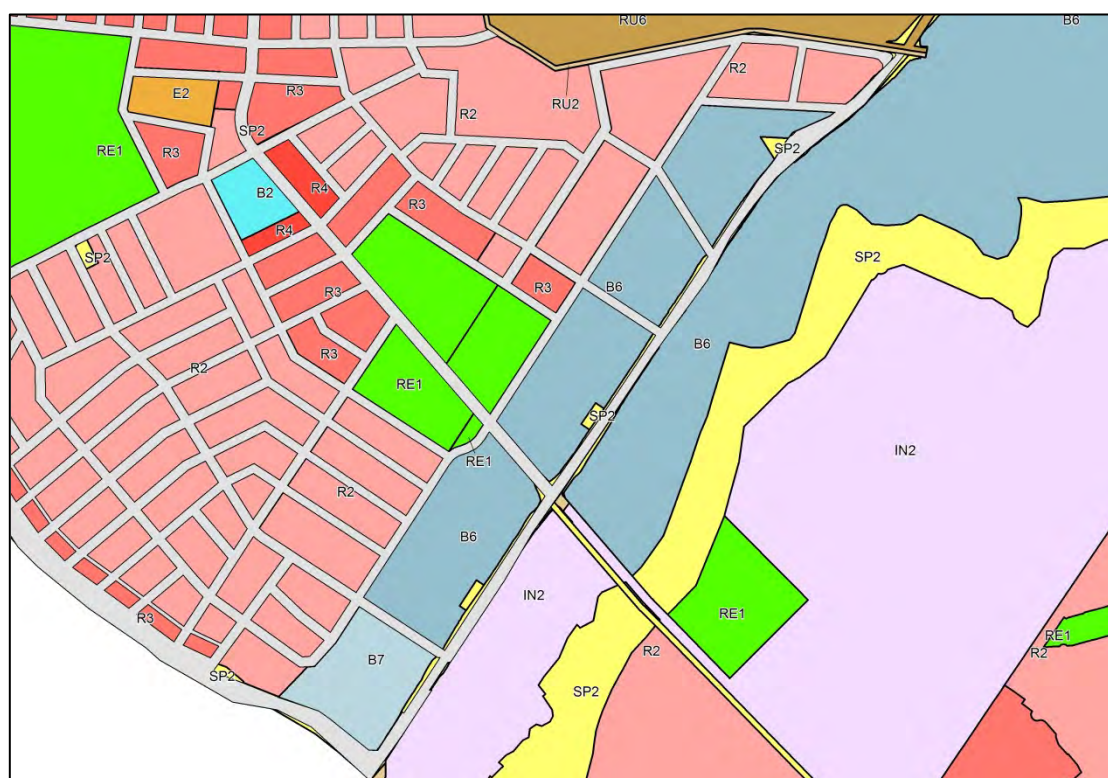


Figure 7
Proposed Road Layout

It is also proposed that the Development Control Plan be amended to include development controls relating to footpath widths on local roads and to include a revised list of street tree species and guidelines on the alignment and location of street trees within nature strips. These proposed amendments will ensure consistency between the footpath width controls and street tree list and guidelines within Council's Development Control Plan 2012.

CONCLUSION

The proposal will facilitate an improved planning outcome for the Box Hill and Box Hill Industrial Precincts providing greater versatility to employment lands and increasing the residential capacity of the precinct. To facilitate the planning proposal, amendments will also be required to the associated Development Control Plan (including road layout and setback controls) and Contributions Plan (including population and employment projections and inclusion of additional open space and traffic facilities).

IMPACTS**Financial**

Future amendments will be required to Contributions Plan 15 to reflect the proposed increase in the planned future residential population of the Box Hill Precinct and in order to ensure that an adequate level of service of infrastructure is provided within the Precinct. These amendments will include the additional land acquisition and embellishment costs for the additional open space areas and a proposed roundabout.

The Hills Future - Community Strategic Plan

The planning proposal will also facilitate increased dwelling yield to assist Council and the Region in achieving its dwelling targets. This approach is consistent with Council's Community Strategic Plan vision of balanced urban growth.

RECOMMENDATION

1. A planning proposal be forwarded to the Department of Planning and Environment for a Gateway Determination to rezone land within Box Hill Industrial Precinct from IN2 Light Industrial to part B6 Enterprise Corridor, part R3 Medium Density Residential, part R2 Low Density Residential and part RE1 Public Recreation. The planning proposal would also rezone existing land adjacent to the future Box Hill Town Centre from B6 Enterprise Corridor to R1 General Residential and remove 'shop top housing' as a permitted land use within the B6 zone
2. Draft amendments to the Box Hill and Box Hill Industrial Development Control Plan to facilitate the proposal be prepared in relation to road layouts, setbacks and site coverage. Draft amendments to the Development Control Plan be placed on public exhibition concurrently with the planning proposal.
3. Draft amendments to Contributions Plan 15 – Box Hill Precinct be prepared to reflect the future residential population and employment yield of the precinct resulting from the proposal, increase the planned provision of open space and include one (1) new roundabout within the proposed new residential area road network. Draft amendments to the Contributions Plan be placed on public exhibition concurrently with the planning proposal.

ATTACHMENTS

Nil