



Box Hill and Box Hill Industrial Precinct Plan

Post-exhibitions Planning Report

DECEMBER 2012

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1 Executive Summary

The publicly exhibited *Box Hill & Box Hill Industrial Precincts Precinct Planning Report June 2011* sets out in detail the context and characteristics of the precincts. This *Post-Exhibitions Report 2012* documents the public consultation processes, summarises the issues raised both in submissions and during further discussions with State agencies and other stakeholders, and reports on how these matters have been addressed in the finalisation of the Precinct Plan.

The Precincts

The Box Hill and Box Hill Industrial Precincts (“the Precincts”), located within the North West Growth Centre (NWGC) were released concurrently by the Minister for Planning as second tranche precincts in October 2009, allowing Precinct Planning to commence.

The Precincts are located in The Hills Shire Council, cover almost 1000ha in combined area, and have the potential to provide in the order of 10,000 dwellings and housing around 30,000 people on greenfields land. This will contribute to the broader target of 70,000 new dwellings for 200,000 people in the NWGC.

The Transport Corridor

The Department decided prior to commencing precinct planning to remove the transport corridor “tail” from the Box Hill Industrial precinct, as it is adequately planned for under Council’s local plan. Only a small fragment of the Withers Road tail will be retained within the Growth Centres SEPP to maintain Biodiversity Certification which will facilitate the longer term upgrade of the existing bridge crossing in this location. DP&I wrote to all landowners in the area in October 2011 to advise them that the precinct planning process for Box Hill and Box Hill Industrial would not affect the landuses or zoning in this corridor.



Figure 1-1 Transport corridor from Annangrove Road to Commercial Road

Precinct Planning Process

The Department of Planning and Infrastructure (DP&I), in collaboration with The Hills Shire Council (Council) has undertaken a precinct planning process to identify future landuses for the precincts. The process has ensured that development in the Precincts will be serviced by necessary infrastructure (including water, sewer, drainage and roads); community and social facilities such as open space, schools, town and village centres; and address environmental considerations such as the conservation of riparian corridors and significant vegetation.

The precinct planning process required the investigation of key technical issues such as water cycle management and flooding, biodiversity and riparian corridors, traffic and transport, Aboriginal and European heritage, land capability, retail and employment analysis, and noise and odour, to determine appropriate landuses for the Precincts.

Sydney Water's Second Stage Servicing Strategy (for sewer and water) for the North West Growth Centre was publicly exhibited and determined during the Precinct Planning process. The DP&I and Sydney Water worked together to ensure that the landuse outcomes reflect servicing capacity and staging for this key infrastructure.

First Exhibition – October 2011

This resulted in the preparation of a draft precinct planning package which the Minister for Planning decided to publicly exhibit from 12 October – 14 November 2011. The package included the following documents:

- An explanation of the proposed amendments to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* ("Growth Centres SEPP") to include statutory provisions for development in the Precincts;
- The draft SEPP maps;
- A Development Control Plan (DCP) to guide the assessment of subdivision and development applications;
- An Indicative Layout Plan (ILP);
- A Planning Report; and
- Technical studies.

Community information sessions were held and 106 written submissions were received. Further technical work and consultation with agencies and stakeholders was undertaken.

Second Exhibition – July 2012

Due to the significant number of changes proposed to the precinct planning package following exhibition, the Director-General determined that the revised draft package would be publicly exhibited from 4 July – 1 August 2012. The same package of (revised) documents were again exhibited.

A further 66 submissions were received following this second public exhibition. The DP&I in collaboration with Council undertook an extensive review process including seeking further technical advice to address issues raised in submissions and finalise the draft plans.

Local Infrastructure

During the exhibition, Council commenced the public exhibition of the draft Section 94 Local Infrastructure Contributions Plan No. 15 – Box Hill Precinct, which ran from 7 August - 7 September 2012. Under the draft plan the proposed rate for residential development is \$51,000 per lot (assuming an average of 16.5 dwellings per hectare) and \$521,171 per net developed hectare for non-residential development. Preparation of the draft Contributions Plan has relied upon the revised exhibited draft

Precinct Plan and specialist technical studies prepared on behalf of the DP&I. Council proposes to finalise the plan early in 2013.

The final Precinct Plan

The final draft plan provides for over 9,600 dwellings and a population of nearly 30,000. It also provides 150ha of employment land with the potential to provide around 17,000 jobs. At the same time there is over 59ha of conservation land to protect and enhance the riparian corridors which are a key feature of the existing environment.

Once approved by the Minister and the Governor, the exhibited Precinct Planning documents will result in rezoning of the land under the Growth Centres SEPP and will:

- permit development for a range of urban purposes, including housing, shops, industries, offices, human services and infrastructure in the Precincts;
- establish controls to meet residential density targets and ensure appropriate standards for subdivision and urban development; and
- identify local infrastructure to support development.

1.1 Summary of the Precinct Plan

The final Indicative Layout Plan (ILP) is at Figure 1.2 of this report. Table 1-1-1 summarises the main planning outcomes that the ILP will deliver, and shows the key differences between the two exhibited draft versions and the final plan.

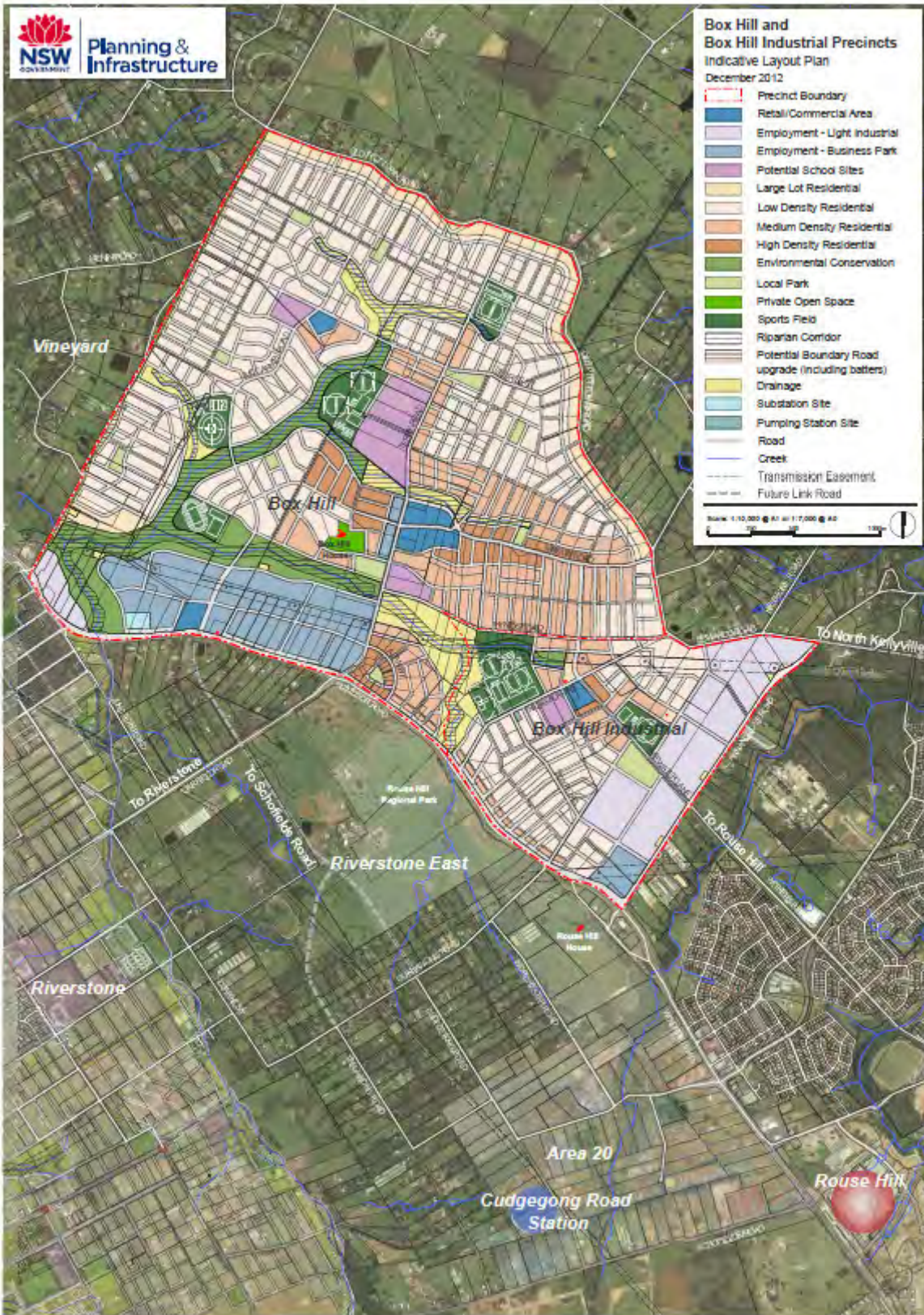


Figure 1-2 Final Indicative Layout Plan – Box Hill & Box Hill Industrial precincts

Table 1-1-1: Summary of planning outcomes for the Box Hill and Box Hill Industrial Precincts

Development Parameters	First Exhibited Draft ILP	Second Exhibited Draft ILP	Final ILP
Gross site area	974.8 ha	974.8 ha	975.1 ha (100%)
Residential areas	630.7 ha	612.2 ha	610.3 ha (62.6%)
Large lot residential	119 dwellings	283 dwellings	211 dwellings
Low density residential ¹	5,200 dwellings	5,788 dwellings	6,008 dwellings
Medium density residential	2,784 dwellings	2,572 dwellings	2,388 dwellings
Medium to high density residential	1,572 dwellings	803 dwellings	1,045 dwellings
Environmental living	27 dwellings	Nil ⁶	Nil ⁶
<i>Yield (dwellings)</i>	<i>9,701</i>	<i>9,446</i>	<i>9,652</i>
<i>Population</i>	<i>25,065</i>	<i>29,273</i>	<i>29,787</i>
Commercial / Retail	11.2 ha	14.1 ha	14.4 Ha (1.5%)
Terry Road town centre	8.2 ha	9.2 ha	9.2 ha
Three village centres (total) – Northern, Windsor and Nelson	3 ha	4.9 ha	5.2 ha
Retail gross lettable area (m ²)	45,229 m ²	45,229 m ²	48,429 m ²
Employment Land	123.1 ha	130.7 ha	136.3 ha (14.0%)
Terry Road Enterprise Corridor	2.9 ha	2.9 ha	3.2 ha
Windsor Road Business Park	60.1 ha	60.6 ha	70.7 ha
Boundary Road and Annangrove Road Industrial areas	60.1 ha	67.2 ha	59.6 ha
<i>Employment</i>	<i>16,632 jobs</i>	<i>17,528 jobs</i>	<i>19,791 jobs</i>
Educational Uses	17.1 ha¹	23.8 ha	24.4 ha (2.5%)
Community Uses			
Public Recreation	42.2 ha	58.4 ha⁴	58.5 ha⁵
Private Recreation	2.7 ha	2.7 ha	2.7 ha
Infrastructure	77.9 ha²	47.1 ha³	45.8 ha³
Roads			25.8 ha
Conservation land	75.4 ha	69.8 ha	59.7 ha (7.1%)

¹ Low Density Residential includes 17.1 ha of land allocated for Schools.

² Infrastructure includes 9.3 ha of land allocated for Schools and 43.1 ha allocated to Water Management.

³ Includes 44.3 ha of land allocated to Water Management, and 1.5 ha allocated to pumping station/substation.

⁴ Comprises of 46.4 ha for sports fields and 12 ha for local parks.

⁵ Comprises of 46.3 ha for sports fields and 12.2 ha for local parks.

⁶ Replaced by large lot residential.

2 First Exhibition of Draft Plans – October 2011

2.1 Exhibited Materials

The following documentation was publicly exhibited as part of the draft Precinct Planning package for the Box Hill and Box Hill Industrial Precincts:

- Precinct Planning Report;
- Draft Indicative Layout Plan;
- Explanation of Intended Effect of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan);
- Draft SEPP maps;
- Draft Box Hill & Box Hill Industrial Precincts Development Control Plan (DCP);
- Background Technical Reports;
- Biodiversity Certification Consistency Assessment Report; and
- Compliance with Statutory Directions, North West Growth Centre Structure Plan and Growth Centres Development Code.

A Guide to the Precinct Planning Exhibition brochure and Fact Sheet were also made available to explain the exhibition material.



Figure 2-1 Draft Indicative Layout Plan – First Exhibition, October-November 2011

2.2 Exhibition Period

The draft Precinct Planning Package was publicly exhibited from 12 October 2011 - 14 November 2011. Late submissions were accepted up to 16 December 2011.

2.3 Exhibition Venues

The draft Precinct Planning Package was available to the public at the following locations:

- Department of Planning & Infrastructure, Level 5, 10 Valentine Avenue, Parramatta
- Department of Planning & Infrastructure, 23 - 33 Bridge St, Sydney
- The Hills Shire Council, 129 Showground Road, Castle Hill
- Vinegar Hill Memorial Library, 29 Main Street, Rouse Hill Town Centre
- Growth Centres web site (www.growthcentres.nsw.gov.au)

2.4 Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

Media	Appearance Dates	Placement
Sydney Morning Herald	12/10/2011	Government Noticeboard
Daily Telegraph	12/10/2011	Government Noticeboard
Rouse Hill Times	12/10/2011	General Notices
Hills Shire Times	12/10/2011	General Notices
Hills News	12/10/2011	General Notices

2.5 Notification of Land Owners

The DP&I wrote to all land owners (as recorded on the Council's rates databases) in the Precincts at the start of the exhibition period. This notification advised of the details of the exhibition period, the availability of more information and contact details for the Department. The letter also invited submissions on the draft plans.

2.6 Notification of Key Stakeholders

The DP&I wrote to other key stakeholders advising of the public exhibition. These stakeholders included the local councils, State Agencies, and environmental and development industry interest groups, as listed at **Appendix C**. The letter invited submissions from these stakeholders.

2.7 Information Sessions

The DP&I held four information sessions at the Vinegar Hill Memorial Community Centre in the Rouse Hill Town Centre during the exhibition period. The sessions were held on the following dates and times:

- Friday 14 October 2011 12:30pm – 5:30pm
- Saturday 15 October 2011 2:30pm – 5:30pm
- Wednesday 19 October 2011 10:30am – 2:30pm
- Saturday 22 October 2011 2:30pm – 5:30pm

The sessions were an opportunity for members of the public to meet with the project team and discuss the draft plans. Other government agencies responsible for key infrastructure projects in the Precincts, including Sydney Water and Landcom, attended the sessions. Council was represented at one of these sessions.



The information sessions were very well attended: 278 people attended, representing about 73 properties within the Precincts. Some who attended owned land outside the Precincts (in other Growth Centre Precincts) or were generally interested in the draft plans. At the sessions, DP&I staff offered information, advice and help to members of the public including assistance in writing submissions and providing information and guidance on the planning package.

2.8 Summary of submissions

A total of **106** submissions were received by mail, fax, email or hand delivered. All submissions are listed and summarised at **Appendix B**. A summary of submissions grouped into major stakeholder groups is provided at Table 2-1.

Table 2-1: Summary of submissions

Submission author	No. of submissions
State Government Agencies	7
Local Government	1
Land owners	96
Services & Utilities	2
TOTAL	106

2.9 Late Submissions

While the formal closing date for submissions was the close of public exhibition on 14 November 2011, submissions received up to 16 December 2011 were able to be considered.

2.10 Response to Submissions

Authors of all submissions received within the period up to and including 16 December 2011 were sent an acknowledgement letter. Following gazettal of the Precinct Plan, further correspondence will be

sent to all land owners and all those who made submissions to advise of the Minister’s decision and to advise in general terms how matters raised have been responded to. This report provides more detail of how specific issues raised in submissions have been dealt with.

2.11 Issues Raised in Submissions

All submissions received were considered by the Department. Responses to key issues and issues that were frequently raised are explained in detail below. Individual submissions are responded to in **Appendix B**. A graphical representation of the most prominent issues raised in the submissions is shown at Figure 2-2.

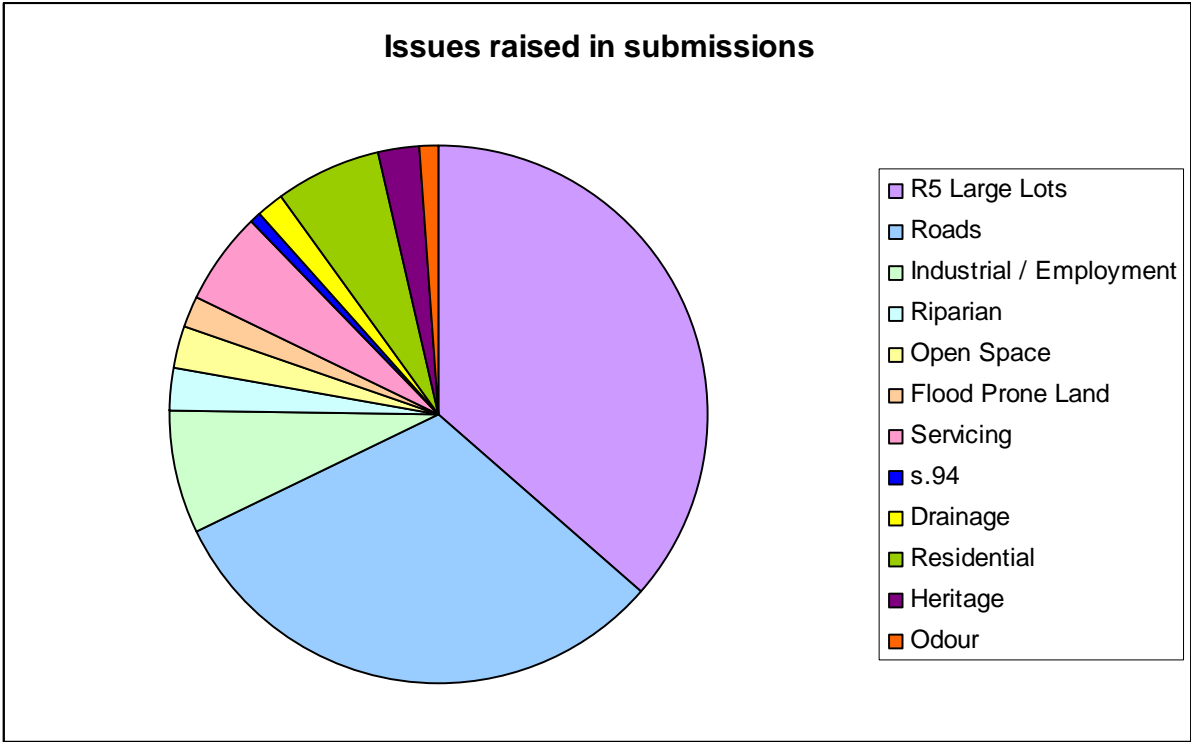


Figure 2-3 Summary of issues raised during 2011 exhibition

Key issues raised in submissions related to the following, and are discussed in Section 3:

1. Residential
 - a. Use of the R5 Large Lot Residential Zone along Old Pitt Town Road
 - b. Preference for higher or lower residential densities
2. Riparian Corridors
 - a. Ownership and ongoing management of riparian corridors
 - b. Rezoning of land for drainage purposes
3. Flooding
 - a. Identification of land as flood prone
4. Employment and retail
 - a. Location and supply of industrial and employment lands

5. *Roads*
 - a. Indicative local road layout
6. *Section 94 plan*
 - a. Concern that no Section 94 contributions plan exhibited
 - b. Amount and location of open space
 - c. Timing of acquisition by Council
7. *Servicing*
 - a. Timing of water and sewer servicing for the Precincts and location of infrastructure
8. *Heritage provisions*

3 Consideration of issues

3.1 Flooding and Water Cycle Management

One of the most significant planning issues for the Precincts is the management of flood prone land, as approximately 18% (181ha) of the Precincts are impacted by floodwaters under existing conditions during the 1 in 100 ARI event. Post exhibition work on the Water Cycle Management Strategy undertaken by J. Wyndham Prince included:

- categorising the floodplain using agreed methodology;
- addressing perceived inconsistencies with the Floodplain Development Manual;
- revising the basin strategy for the Precincts;
- reviewing water quality management techniques and arrangements to ensure the effective management of stormwater pollutant impacts urban development;
- updating flood modelling to limit fill to areas outside of the defined flow paths and riparian corridors in accordance with the requirements of the *Water Management Act 2000*;
- undertaking a 'staged' assessment of post development flows to determine the development sequences for the detention basins within the Precincts to support the s.94 plan; and
- updating the preliminary cost estimate for all water management devices.

In summary the following changes were consequently made to the flood modelling following the exhibition:

- Basins BH04 and BH05 were deleted.
- The digital elevation data was updated to reflect the revised basin configurations and storage volume requirements.
- The basin outlet configurations were updated to reflect the changes made in the hydrologic model.
- A Sensitivity Analysis was undertaken to determine the impact of increased vegetation within the riparian corridors.
- The terrain data was updated to reflect the refined ILP.
- The post development model was extended to show the frequency and extent of inundation over the southern playing fields.
- The downstream boundary of the model was extended further to the west.
- The TUFLOW flood models were modified to include the above changes.

Key aspects of this work is summarised below. Detailed information on each of the changes can be found in the *Box Hill & Box Hill Industrial Precinct - Water Cycle Management Post Exhibition Strategy Report* (June 2012).

3.1.1 Floodplain categorisation

Council was concerned that the methodology used to determine the Hydraulic Categorisation of the floodplain (Figure 3.1 below) was inappropriate. In the exhibited report, a depth profile was developed to assess the floodway, flood storage and flood fringe areas of the Precinct's floodplain. The Floodplain Development Manual (FDM, 2005), does not provide a prescriptive methodology in the definition of floodway, flood storage or flood fringe areas. The guidance on floodway definition is that "floodways are areas of high flow conveyance and can often be identified by areas of high flow velocities". Filling of these areas would result in an increase in flood depth of greater than 0.1 m which would be considered to be unacceptable.

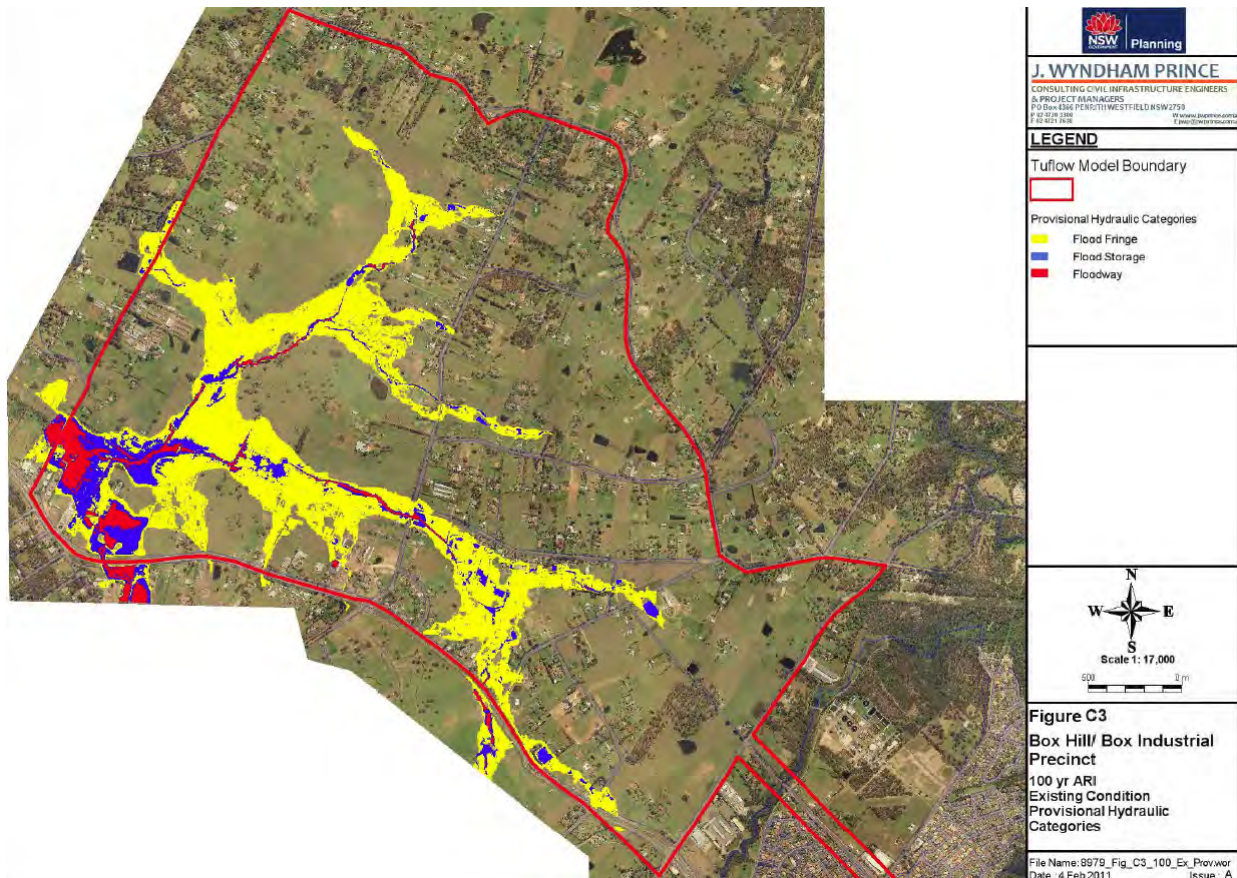


Figure 3-1 Exhibited Floodplain Categorisation Map

Post exhibition, in consultation with Council, a methodology for Hydraulic Categorisation of the Box Hill / Box Hill Industrial floodplain was agreed. This was consistent with the methodology outlined in a technical paper presented at the 52nd Floodplain Management Authority (FMA) Conference, written by Chris Thomas from Worley Parsons.

The amended methodology provided an improved definition of the floodway for the Precinct. The methodology uses an alternate measure of velocity / depth to determine the floodway of the catchment and as a result has defined the areas that have the potential to be filled outside of these areas to facilitate development of the Precincts. The floodway was subsequently mapped as below:

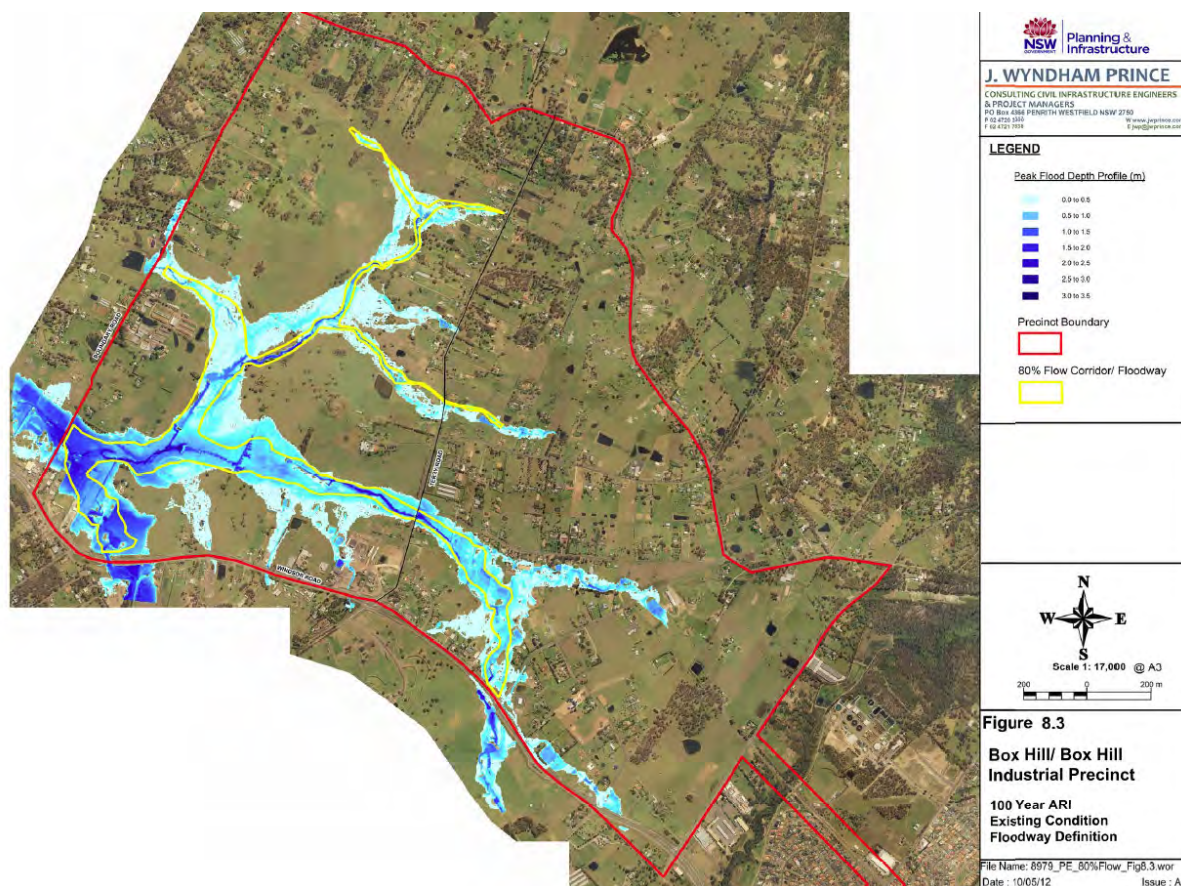


Figure 3-2 Post Exhibition Floodway Map

The resulting location of the floodways within the Precinct generally aligns with the proposed riparian corridors.

3.1.2 Filling in the Floodplain

A submission suggested that the proposed permitted filling of the floodplain was ‘overly conservative’ and that an additional 45 ha of land could be made available for urban development. Detailed advice from Cardno on behalf of a landowner considered the flow conveyance needs for flood waters within the Precinct however; it did not consider the requirements of the Water Management Act 2000 in relation to the required riparian corridor needs for the existing water course running through the Precinct. In the majority of locations, the riparian corridor width requirements are in excess of the flood flow conveyance needs. Therefore, the ability to create an additional 45 ha of developable land by filling of the floodplain as suggested in the submission cannot be achieved as it would result in substantially reduced riparian corridors.

The updated flood modelling has limited fill to areas outside of the defined flow paths and riparian corridors and is in accordance the requirements of the Water Management Act 2000.

To simplify the modelling undertaken for the exhibited Water Cycle Management Plan, the filling of the developable land was artificially raised to be 10m above the adjacent riparian corridor. This type of coarse assessment is considered reasonable for the Precinct planning purposes however, as part of the post exhibition flood modelling, realistic development surfaces were formulated, together with an amended riparian corridor cross section to manage the amendments to the flow paths in the Northern Tributary and has been used in the PMF assessment. The changes in the Precinct flood modelling

show that the flows are effectively managed throughout the Precinct and are confined to the riparian corridor.

3.1.3 Stormwater Detention Strategy

To manage stormwater and minimise flooding in the Precincts drainage land has been set aside to treat and retain water flowing from proposed urban areas before it is discharged into creeks and rivers. To reduce the land needed to be acquired by Council, strategies used in the ILP include maximising the location of water management facilities within riparian corridors and co-locating them with sporting fields, where possible.

Submissions queried the requirement for all of the proposed 11 basins. Post exhibition, the hydrology modelling was subsequently updated by J.Wyndham Prince to better reflect the likely development potential / post development conditions of the Precincts and an investigation into the basin strategy (i.e. the number of basins required) has been undertaken. These investigations have concluded that two basins (Basin BH04 and BH05) could be removed from the basin strategy without adversely influencing flows throughout the Precincts or impacting on peak discharges from the Precincts. The strategy provides a balance between the riparian corridor functions, floodplain management, and development outcomes and will ensure that stormwater flows leaving the Precincts at the boundary are less than existing conditions.

Detailed 2D flood modelling was completed to assess the effectiveness of the Precincts' Water Quantity Management Strategy. The flood assessment showed that post development 100 year flows will be controlled within both proposed detention basins and the riparian corridors within the Precincts.

Figures 3.3 and 3.4 below show the exhibited basin strategy, and the revised post-exhibition strategy with the deletion of two basins.

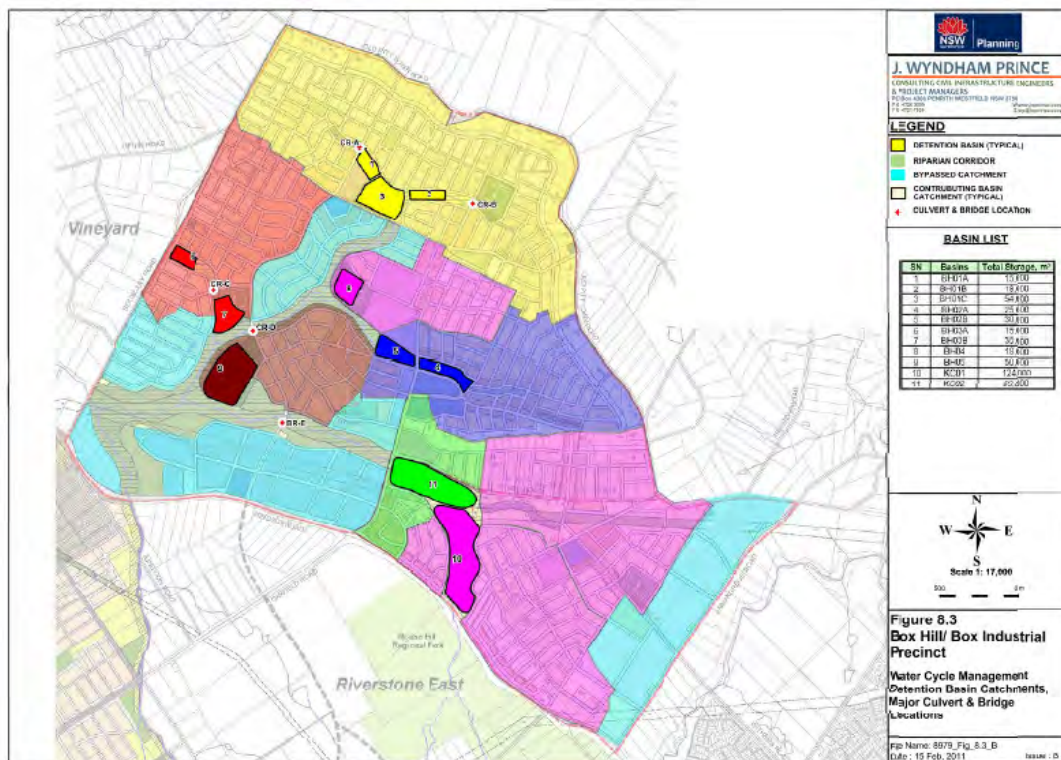


Figure 3-3 Exhibited Detention basin locations (Source: Box Hill/Box Hill Industrial Precinct Water Cycle Management Strategy Report, February 2011)

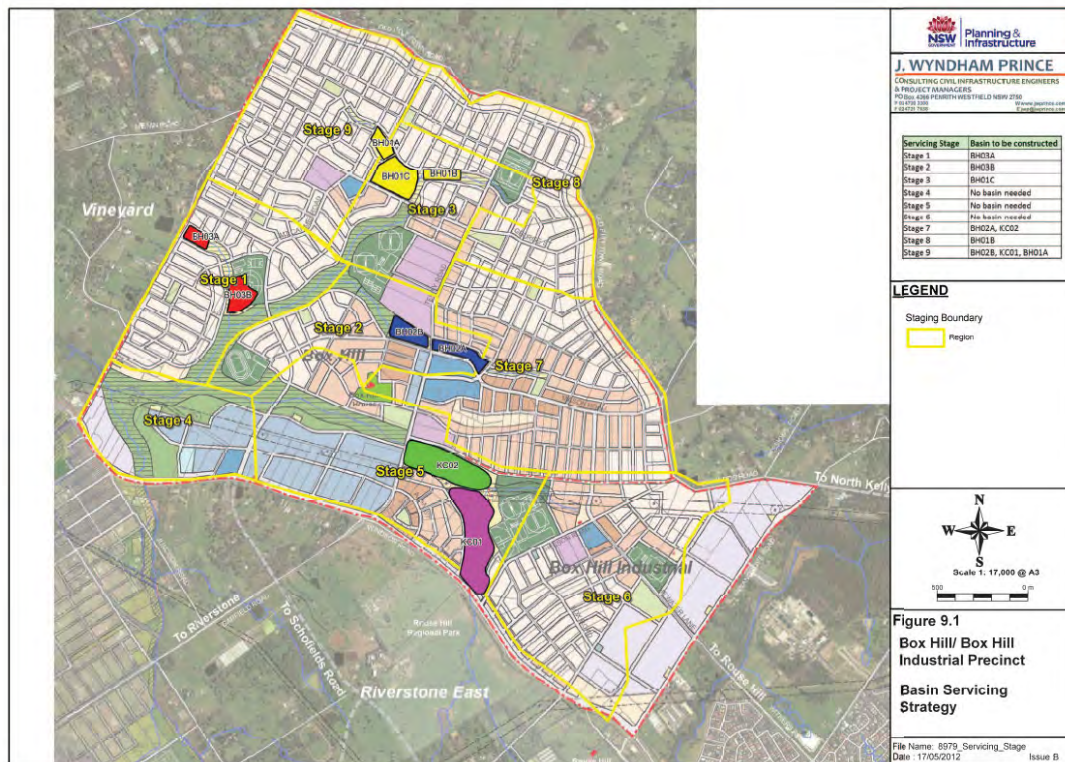


Figure 3-4 Post Exhibition revised basin locations (Source: Water Cycle Management Strategy Report, June 2012)

Some submissions from landowners raised concerns in relation to the location of drainage on their land, particularly in instances where the land may not be partially flood affected or wholly flood affected.

The identification of land for drainage purposes is not purely based on whether the land is flood prone. Land identified to be acquired by Council for drainage may be broader than the flood liable land in order to provide access and drainage infrastructure. Locating drainage infrastructure within flood affected land would reduce the storage capacity of the floodplain and increase flooding impacts on adjoining lands. In addition, stormwater must be detained and treated before it enters natural creek channels, and this necessitates locating stormwater basins generally outside the flood storage areas.

To assist in providing an improved understanding of the timing requirements of the water management infrastructure within the Precinct, J Wyndham Prince also undertook a 'staged' assessment of post development flows to determine the development sequences for the detention basins within the Precinct, which was used in the development of the Precinct's Section 94 scheme. The results of these investigations has shown that, for Stage 1-3, as the development of the Precinct occurs a basin within that same stage will be required to be constructed. The basins within the first three stages are sufficient to cater of the water management needs for the next three stages of the Precinct's development without additional controls.

3.1.4 Salinity

Two submissions raised concerns in regards to salinity impacts of the proposed Water Cycle Management Strategy. These concerns were:

1. The constructability of the large online basins (KCP01 and KCP02) due to shallow water table.
2. The basin construction may result in mobilisation of high saline environments.

The Land Capability, Salinity and Contamination report completed by WSP Environment & Energy (WSP. 2011) for the exhibition stage of the Precinct planning, provides a series of recommendations and management tasks to cater for the salinity and ground water issues that may be encountered during construction of detention basins within the Precinct. WSP recommended that a 'basin specific' geotechnical investigation be undertaken prior to the development of construction design of these basins (specifically KC01 and KC02). They have also included a series of management techniques to minimise the impact that a saline environment may have on works within the Precinct.

The proposed water quality treatment devices could be lined with an appropriate HDPE liner to manage any potential salinity issues if the 'site specific geotechnical investigation' identifies the need.

Both of these concerns can be managed during the development application phase of any future work within the Precinct. It is recommended that further detailed Salinity and Groundwater Management Plans be undertaken for each of the water management devices within the Precinct.

3.2 Open Space and Recreation

The exhibited plans for the Precincts identified areas of open space including parks and sports fields to cater for a range of active and informal recreational activities. Open space was provided in accordance with guidelines set out in the Growth Centres Development Code and standards set by Council. This consisted of six active parks incorporating sporting fields, mostly situated around the Killarney Chain of Ponds and its tributaries; and ten local parks evenly distributed throughout the precincts. In total there was 42.2ha of public open space, as shown on the figure below.



Figure 3-5 Location of open space on the First Exhibited Draft ILP

Council subsequently determined that additional active open space (playing fields) will be necessary to meet the needs of the new community. A further review of open space provision sought to ensure that sufficient open space will be provided to meet the needs of residents while ensuring that land is used efficiently and section 94 contributions are kept as low as possible. Wherever possible, open space and recreational facilities have been co-located with school sites and drainage infrastructure to minimise the amount of developable land being used for these purposes.

The resulting post-exhibition changes to the open space network were:

- *Increase in the size of playing fields 3 and 4* – an increase in the size of certain playing fields to accommodate parking and amenities.
- *Relocation of playing field 6* – The previous location was constrained by steep topography and the new location behind the K-12 school on Terry Road next to Field 5 provides for shared facilities and a reduction in the amount of land required for the school.
- *Relocation of one of the playing fields at 1* – Post exhibition investigations undertaken by J. Wyndham Prince indicate that residential development could be located adjacent to one playing field at site 1 without additional impacts or flood risk. Consequently the second playing field in this location was relocated to Nelson Road.

- *New district sports complex* – Discussions with Council post exhibition identified the need for a baseball field and a district sports complex. The revised ILP included a district sports complex at Nelson Road and Hynds Road by combining a new field (baseball) and the second playing field from 1.
- *Local parks* – The small pocket park between Mason Road and Hynds Road on the exhibited ILP was relocated to Mason Road to provide open space for the high density residential land.

The resulting plan allocated 58.4ha for public open space (an increase of 16.2ha).



Figure 3-6 Revised open space following exhibition

With the re-evaluation of the basin strategy, there is only one playing field that is located within a proposed basin (BH03B). The arrangement of this basin is such that the main playing area is 0.5 m above the proposed creek invert level. The lower level channel has the ability to convey approximately a 2 year ARI flow, prior to flow beginning to pond on the playing field area. This is considered to be a reasonable “level of playability” and there is opportunity for further refinement of the playing field levels at the next stage of the development for this component.

The playing field at the confluence of Killarney Chain of Ponds and the Northern Tributary for the purposes of floodplain modelling, was filled to be above the local 20 year ARI event.

The identification of the “levels of playability” of the two playing fields directly in the floodplain have been identified and should provide Council with better certainty that the playing field will be operational for most of the year.

3.3 Riparian Protection Areas

A number of landowners, as well as the Office of Environment & Heritage (OEH), raised concern with the private ownership arrangements proposed for much of the riparian corridor.

While there are advantages in having the riparian corridors in public ownership no state agency has the funds to purchase and maintain the riparian corridors throughout the Growth Centres. Under Section 94 Local Infrastructure Contributions provisions, local government is unable to acquire riparian corridors for environmental purposes.

The riparian corridors have been zoned E2 Environmental Conservation which will provide for protection of the corridors in private ownership. Landowners will need to prepare a riparian vegetation management plan prior to carrying out development adjacent to a riparian corridor. The proposed zoning will provide the optimal environmental outcome for riparian corridors in private ownership, by minimising subdivision and restricting development, which maximises management feasibility and retains the potential for future public ownership.

3.4 Biodiversity Certification

In accordance with Condition 35 of the Biodiversity Certification Order, the DP&I exhibited consistency reports for the Box Hill & Box Hill Industrial Precincts which assess the consistency of the draft Precinct Plan with the relevant biodiversity measures under the Growth Centres Biodiversity Certification. In order to meet the conditions of Biodiversity Certification, at least 2000 hectares of “existing native vegetation” (ENV) as defined by the Order should be retained across the Growth Centres Precincts.

The exhibited plan resulted in the retention of 9.66ha of field validated ENV, exceeding the 9ha identified under the Draft Conservation Plan, to be retained in the E2 Environment Conservation zone. An additional 2.52ha of High Conservation Value Vegetation which meets conditions a and b of the ENV Definition was to be retained in the E2 Environment Conservation zone. Provisions in the proposed SEPP amendment and the draft DCP would protect ENV through E2 Environment Conservation zoning, Riparian Protection Area and Native Vegetation Protection controls.

The revised plan results in the retention of 9.72ha of field validated ENV, exceeding the 9ha required under the Draft Conservation Plan, to be retained in E2 Environment Conservation zone. This includes provision for the offset of 0.03ha of ENV as required under RBM 7. An additional 2.10ha of High Conservation Value Vegetation which meets conditions a and b of the ENV Definition is to be retained in the E2 Environment Conservation zone.

This means that an additional 0.06ha of ENV has been protected through the post-exhibition changes.

The Office of Environment & Heritage (OEH) in its submission has indicated a preference for land protecting ENV to be zoned as an E2 Environmental Conservation Zone with public ownership. While noting OEH's preference for the E2 areas to be in public ownership, the limitations on section 94 contributions mean that it is not possible for Council to acquire the E2 land and place it in public ownership.

Where possible local parks have been positioned where patches of certified ENV are located, however this vegetation is not counted towards the protected ENV for the purposes of Certification. Generally these patches of ENV will serve a visual and landscape rather than ecological function.

3.5 Residential density

Residential densities across the Precincts were reconsidered post exhibition. It was noted that most submissions raised the issue of residential density.

The key changes to the ILP in relation to residential densities are discussed in detail below:

- Removal of the R5 Large Lot Residential Zone
- Redistribution of densities across the Precincts:
 - reduction in density in the western half of the Precincts
 - increase in density at the southern end of Terry Road / Alan Street
 - increase in densities along the Mason Road transport corridor and around the town centre.
 - Increase in density along the Old Pitt Town Road frontage

3.5.1 R5 Large Lot Residential Zone

Old Pitt Town Road

Many submissions received during the exhibition period expressed concern with the use of the R5 Large Lot Residential Zone along Old Pitt Town Road. Landowner concerns centred on the subdivision restrictions to a minimum lot size of 4,000m².

The zone and large lot provision as shown at Figure 3.7 below, was adopted for a number of reasons including to reflect the natural topography (the ridgeline), protection and enhancement of views towards the ridgelines from within the precinct, to limit traffic impacts of additional development along Old Pitt Town Road, and to reflect the rural urban interface at the Growth Centre boundary. In reviewing the draft plans the Department investigated whether reducing the minimum lot size would have an impact on views, result in loss of vegetation, or lead to an increase in traffic impacts on Old Pitt Town Road.



Figure 3-7 Old Pitt Town Road boundary - exhibited draft ILP with 4000m² lots, 100m deep; and revised draft ILP with 2000m² lots, 60m deep.

To be consistent with the zones adopted in the draft Hills Shire Local Environmental Plan 2010, the revised draft plan applied the R2 Low Density Residential Zone to the Old Pitt Town Road precinct edge. The minimum lot size was reduced from 4,000m² to 2,000m² following further detailed subdivision design consideration which showed that reducing the lot depth from 100m to 60m would achieve the same objectives of minimising development on the ridgeline, retaining some existing tree coverage which is located close to Old Pitt Town Road, and minimising the number of new driveways on Old Pitt Town Road. This would also provide for increased potential for residential development at the rear of many of the blocks which front Old Pitt Town Road, without requiring additional access points from Old Pitt Town Road. The revised draft plan is shown at Figure 3.7 above.

Ridgeline between Mason and Hynds Roads

The exhibited draft plan aimed to minimise development on the ridgeline adjacent to the town centre, between Mason and Hynds Roads, due both to the development constraints posed by steep land, and in response to Conybeare Morrison's Visual Landscape Analysis which identified the ridgeline as of visual significance. Large lots of 4,000m² were proposed as indicated in Figure 3.9 below.

Following further detailed site analysis and review of the visual landscape characteristics of the area, the minimum lot size on the ridge was reduced to 2000m², and the area where this applies was reduced to the steepest section of the ridgeline, as illustrated in Figure 3.9 below.



Figure 3-8 Draft ILP and revised draft ILP – large lots on all of the ridgeline, replaced by large lots on the steepest section of ridgeline only (cream), surrounded by medium density residential (pale brown) to the south..

Corner of Windsor and Annangrove Roads

The draft plan aimed to protect the semi-rural views from the state heritage listed Rouse Hill House Estate towards the Annangrove Road and Windsor Road corner of the precinct. The Conybeare Morrison Landscape and Visual Analysis identified this as the area of highest visual sensitivity.

Submissions were received raising concerns about the marketability of 4000m² residential lots at this location; as well as the potential for conflict with the existing industrial uses adjacent to the precinct on Annangrove Road.



Figure 3-9 Corner of Windsor and Annangrove Roads, draft ILP and revised draft ILP – the area of light industrial is increased up to the ridgeline, reducing the area of large lot residential. The lot size is also reduced to 2000m².

Further detailed masterplanning led to an increase in the light industrial zoned area up to the ridgeline. Combined with height restrictions, this will not be visible from the Estate, and reduces the amount of residential land opposite the Annangrove Road industrial area. The large lot residential minimum lot size was reduced to 2000m² as it is considered this will achieve the same objective of limiting urban development, whilst increasing the development potential and marketability for these lots.

3.5.2 R3 Medium Density Residential Zone

Some submissions raised concern with the amount of medium density residential provided in the draft plan. Landowners indicated that the proposed densities may be unrealistic and unachievable particularly in the first development areas within the Precincts.

The revised ILP responds to these concerns by reducing the amount of land zoned for medium density, and shifting the location of it to where they are more likely to be achieved such as in the vicinity of the town centre; along Terry Road and Nelson Road; east of Alan Street; and the block between Mason Road and Hynds Road (along the Mason Road transport corridor). Under the revised plan, some 20% of the overall dwelling yield will be met by the provision of medium density dwellings.

3.5.3 R4 High Density Residential Zone

Following further masterplanning work, the amount of high density residential land has been scaled back to the areas surrounding the town centre and Mason Road, resulting in a reduction of high density residential land by nearly 50%. This minor reduction will result in some 8.5% of the overall development yield being met by high density dwellings (previously 16%).

3.6 Employment lands

Submissions made during the exhibition process questioned the quantum of employment lands, namely the proposed light industrial lands and the Windsor Road business park.

The Box Hill Retail and Employment Study prepared by Hill PDA (February 2011) used the Statistical Local Areas of Baulkham Hills North, Blacktown North and Hawkesbury to determine the employment forecasts for the Precincts. The forecasts indicated an undersupply of approximately 180 hectares of industrial land in the long term. It has been recognised that the existing industrial area east of Annangrove Road would support much of this demand, however there would still be a shortfall and a need to provide local urban services (e.g. automotive services and trade related businesses) for the Box Hill residents. The revised ILP provides 67.2 ha of light industrial land for these reasons.

In relation to the size of the business park, while noting that the Box Hill Retail and Employment Study recommended the provision of 80-90 hectares of land for business park purposes, Hill PDA confirmed that the 58 hectares proposed in the ILP is sufficient to ensure viability. A slight increase in the Business Park area to 60.6ha was possible.



Figure 3-10 Concept drawing Windsor Road Business Park (Source: AECOM)

Additionally there were a few submissions seeking to have areas zoned for bulky goods retail in the Precincts. The post exhibition review undertaken by Hill PDA study found that hardware and building supplies are considered to be an appropriate interim use for the proposed industrial area. The revised draft plans permit “timber and building supplies” and “landscape and garden supplies” in the IN2 Light Industrial Zone, consistent with the draft Hills Shire Local Environmental Plan 2010.

3.7 Road Network

Landowner concerns with the indicative local road network shown on the ILP centred primarily around roads passing through existing properties, roads not aligned to lot boundaries, and ability to feasibly develop resulting lot configurations. It is important to note that the local roads identified on the ILP are only indicative. The final street pattern will be determined at the subdivision stage and will be based on a number of factors including topography, land ownership, and landowners’ willingness to develop.

A key change to the road network is the relocation of the intersection of Mt Carmel Road with Windsor Road. Roads and Maritime Services (RMS) has provided support for this location during discussions held subsequent to exhibition, both in terms of practicality and safety. The relocation of this intersection will assist in the early delivery of Mt Carmel Road as an access point to one of the first residential development stages, by locating it entirely within the one landholding.

Other key changes to the road network arising from post-exhibition investigations that have been incorporated into the revised ILP include:

- removal of some of the north-south roads in the business park to reduce interference with transmission towers;
- additional local roads linking Mason and Hynds Road to provide improved access; and
- adjustment of the local road network based on revised densities and relocation of sports fields and detention basins.

As part of the post-exhibition review of the Precincts, the Department engaged GHD to respond to concerns raised in the submissions. GHD prepared a “Report for Box Hill and Box Hill Industrial Precincts Post Exhibition Traffic Study Review”. The three key issues reviewed by GHD included:

- changed residential densities throughout the Precincts;
- changes to the zoning and residential densities along Old Pitt Town Road; and
- wider road reserves requested by Transport for NSW.

GHD undertook a revision to the modelled flows reported in the *Box Hill and Box Hill Industrial Precincts Transport and Access Study* (GHD, 2011). The revised flows show that there is very little change in traffic flows as a result of the proposed change in residential land use. GHD's analysis for Old Pitt Town Road shows that the existing configuration provides sufficient capacity to carry the forecast 2036 peak hour flows and as such there is no need to widen the road beyond the existing two lane corridor.

The submission made by Transport for NSW sought to have a 35m wide road reserve for the sub-arterial roads, being Terry Road, the proposed Mt Carmel Road and the Water Lane to Mason Road link through the Box Hill Town Centre. The 35m road reserve requirement for sub-arterial roads represents a reflection of the long term possible traffic demand in the region. The GHD analysis indicates that a 35m road reservation is not warranted for the entire length of these roads, as there is still spare capacity on most sections to accommodate any growth beyond the planning horizon.

3.7.1 Bus routes

The RMS provided additional advice post exhibition on transport routes for buses and advised that wider roads were necessary on key bus routes to provide for efficient bus service operation. As a result, the DCP was amended to update the lane widths for typical collector roads. Collector roads now provide 2.3m for parking lanes and 3.5 m for the carriageway to allow for use as a planned bus route.

3.7.2 Transport Corridor

A number of submissions were received regarding the proposed Rouse Hill transport corridor – the future link between Annangrove Road and Rouse Hill Town Centre. The corridor was removed from the Box Hill Industrial Precinct during the Precinct Boundary Review Process in June 2010, with the exception of a small portion of this corridor which remains in the SEPP in order to retain the certification of existing native vegetation under the Growth Centres Biodiversity Order. This will facilitate the upgrade of Withers Road to provide the transport corridor. The remainder of the proposed transport corridor will remain identified in Council's Local Environment Plan (LEP), which provides the planning controls for this land. The Box Hill & Box Hill Industrial Precinct plan does not affect the zoning or landuses in the corridor.

3.8 Land Acquisition and Land Value Issues

Certain land within the Box Hill & Box Hill Industrial Precincts was identified for acquisition by public authorities for purposes such as roads, open space and drainage.

A number of submissions from landowners queried the timing of land acquisition and the valuation process.

As stated in the Precinct Planning report, land will be acquired on an as-needs basis. Timing of acquisition for schools, drainage land, playing fields and open space is dependent upon the rate of development surrounding these facilities and the availability of funds. Acquisition value will be the market value of the land as determined in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. Further details on the acquisition process and timing should be sought from the relevant acquisition authority.

The Land Reservation and Acquisition Map was amended to reflect changes to the location of drainage basins and open space land to be acquired by Council.

3.9 Aboriginal Heritage

As part of the original precinct technical studies, AECOM undertook an archaeological survey of the Precincts. Of the 27 registered Aboriginal archaeological sites and areas of Potential Archaeological Deposit (PAD) identified prior to survey, 23 were revisited during the survey, with the remaining four now destroyed as a result of upgrades to Windsor Road. Additional artefacts were recorded at all but two registered open artefact sites within the Project area, with marked increases in artefact totals at three sites. A total of 11 new Aboriginal archaeological sites were also recorded during the survey. These comprised nine chipped stone artefact scatters and two chipped stone isolates, with two of the former incorporating previously recorded sites. An assessment of the significance of known Aboriginal archaeological sites within the Project area found that 18 have 'some' significance. The remaining three sites were assessed as being of 'moderate' significance.

AECOM addressed queries raised by the NSW Office of Environment and Heritage (OEH), including the following three key issues:

1. The adequacy of the areas of Potential Archaeological Deposit (PAD) tested to identify the nature of the archaeological evidence.

The precinct planning process differs from a formal Development Application (DA) in that physical impacts to the known and potential Aboriginal archaeological resource of the precincts are not proposed at the rezoning stage. As indicated in AECOM's Final Step 3 Report, areas of PAD do not have statutory protection under the *National Parks and Wildlife Act 1974* (NPW Act 1974) given that they relate only to the potential for Aboriginal objects to occur at a given location. AECOM advises that these locations cannot be subject to an Aboriginal Heritage Impact Permit (AHIP) application precisely because it has not been confirmed whether or not they contain Aboriginal objects. OEH will require confirmation of the archaeological 'reality' of Aboriginal Heritage Information Management System (AHIMS) registered PADs prior to any development impacts.

Archaeological test excavation under the *Code of Archaeological Practice for the Investigation of Aboriginal Objects in NSW 2010* offers a means of testing whether identified areas of PAD within the Precincts do, in fact, contain subsurface Aboriginal objects and, where applicable, to clarify their nature and extent. This code specifies the minimum standards for archaeological investigation and establishes the requirements for undertaking test excavation as a part of archaeological investigation without an AHIP. If Aboriginal artefacts are identified during test excavation, an AHIP will be required for any developmental impacts. Conversely, if no Aboriginal artefacts are identified, an AHIP application is not necessary and development can proceed without Aboriginal heritage constraint.

The responsibility for undertaking such testing lies with the individual proponents who propose to directly impact these PADs through development. It is for this reason that the Development Control Plan for the precincts includes a specific development control for AHIMS registered PADs. This control specifies that development within these areas should not proceed without archaeological test excavation and that this is to be carried out in accordance with the *Code of Archaeological Practice*.

2. The rationale to support mapping of areas of 'sensitivity'.

OEH has questioned the validity of AECOM's assessment on the grounds of a perceived disjuncture between the location of registered areas of PAD and areas identified as having high archaeological sensitivity. AECOM's revised report clarifies that, as clearly demonstrated by the results of previous archaeological excavations in the surrounding area, the nature and significance of these deposits will likely vary markedly in relation to key environmental characteristics such as landform and stream order as well as prior disturbance. AECOM's sensitivity mapping is based on this principle.

3. Not all areas of identified 'high sensitivity' are proposed for conservation.

Areas of high sensitivity identified through predictive modelling should not be confused with areas of known significance (actual archaeological sites). Areas of high sensitivity are predicted areas and, as such, should only be considered for conservation following confirmation of cultural heritage deposits at development stage. The AECOM report recommends the implementation of a proscribed methodology for developments within the precincts that are proposed in areas of high sensitivity (i.e., test excavation). It is the responsibility of individual proponents to conduct a suitable scale cultural heritage assessment for their project areas (including test excavation according to the *Code of Practice*). Upon determining the nature and extent of cultural heritage deposits, proponents should develop and implement conservation outcomes for their project (such as open space options). These would subsequently be approved by regulatory bodies.

4. The intent and scope of Aboriginal heritage assessments conducted as part of the Precinct Planning process within

To provide further clarification of the process and methodology used, AECOM prepared a revised Final Step 3 Aboriginal Heritage Assessment Report.

3.10 European Heritage

The Box Hill & Box Hill Industrial Precincts and surrounding areas contain a number of items of heritage significance. These include:

- Box Hill House in grounds of McCall Garden Colony (within the Box Hill Precinct)
- The (former) Hunting Lodge (Captain William Bligh's residence) (within the Box Hill Industrial Precinct)
- Box Hill Inn (within the Box Hill Precinct)
- Rouse Hill House and Estate (within the Area 20 Precinct, to the south)

The Department engaged AECOM following the exhibition period to respond to issues raised in submissions relating to European heritage. Key issues are summarised below.

The (former) Hunting Lodge is recommended to be zoned residential, with allowances made within the DCP and SEPP to enable it to function in accordance with the owners preferred uses as for example a wedding reception venue or restaurant.

A sporting field has been located adjacent to the (former) Hunting Lodge in order to retain the sense of open space in the vicinity of the (former) Hunting Lodge, while still utilising the space in a viable and sustainable way. Noise and disturbance resulting from the activities conducted at the sporting field could be managed through the implementation of vegetation screens. Appropriate management measures would be implemented to reduce the risk of vandalism to the cottage, foremost being a long-term viable use to increase positive visitation.

The location of the slip lane off Windsor Road into Mt Carmel Road may encroach on the heritage curtilage of the Box Hill Inn and potentially impact upon the building itself. Revision of the ILP has led to Mount Carmel and Windsor Roads intersection being relocated to the west of the Box Hill Inn and well outside the curtilage of the Inn. The new location of the intersection will not impact on identified heritage items.

As the residential zone which adjoins the land zoned B6 to the north along Terry Road has been afforded a height limit of 21m, clarification was sought regarding why B6 in the vicinity of Box Hill House has had a 16m height limit imposed upon it. The 16m height limit in the area zoned B6 has been imposed so as to enable retention of the view corridor between Rouse Hill House and Box Hill

House. The view corridor between these two items reflects the significance of these items as recognised by their State Heritage Register listings..

Views from Rouse Hill School have been considered in the Landscape and Visual Analysis Report. As a result of the recommendations regarding the significance of the views from the School in that report, development on the intersection of Windsor and Annangrove Roads has been minimised through the creation of large residential lots. In addition, height controls, setbacks and tree screening measures will maintain the current rural aspect as far as is practicable in an urban development area.

3.11 Schools

The DP&I has worked closely throughout the planning process with the NSW Department of Education and Communities (DEC) to identify sites for public schools which satisfy DEC criteria.

The possible locations of future schools were not altered post exhibition, however the size of the proposed K-12 school on Terry Road has been reduced slightly in size. This resulted in a small increase in the amount of land that can be developed for residential purposes. Discussions with DEC have confirmed that the size of this school can be reduced on the basis that it is located adjacent to local public playing fields. The playing fields are to be owned and managed by Council, and used by the school during school hours, with public use outside school hours.

3.12 Odour

A small number of submissions raised concerns relating to odour emissions. The majority of the Box Hill precinct is potentially affected by odour sources both within and near the Precincts including poultry farms and a meat rendering plant.

While recognising that these odour sources exist currently, properties are anticipated to be progressively developed for urban purposes, thus removing the odour sources. These odour sources have therefore not been treated as a permanent constraint to urban development. Further to this the meat rendering plan has been implementing odour mitigation measures which means current emissions will be significantly lower than when last measured in 2004.

3.13 Transmission lines

The plan was revised to respond to more detailed mapping provided by Transgrid in relation to the transmission easement which runs through the Precincts. Specifically, the indicative local road network within the business park was modified so the roads are within an appropriate distance of the transmission towers to prevent possible interference with the transmission lines.

The DCP has also been amended to include specific controls to limit development within the transmission line easement.

4 Exhibition of revised plans – July 2012

Exhibition of Revised Plans

Significant amendments were proposed to the draft Box Hill & Box Hill Industrial Plans following exhibition in October, 2011. As a result the Director-General determined that the revised plans would be exhibited for a second time. This section sets out the second public exhibition process undertaken and the issues raised in submissions.

The revised planning package was exhibited from 4 July 2012 – 1 August 2012 and, consistent with the original exhibition, was made available to the public at the following locations:

- DP&I, Level 5, 10 Valentine Avenue, Parramatta
- DP&I, 23 - 33 Bridge St, Sydney
- The Hills Shire Council, 129 Showground Road, Castle Hill
- Vinegar Hill Memorial Library, 29 Main Street, Rouse Hill Town Centre
- Growth Centres web site (www.growthcentres.nsw.gov.au)
- Department of Planning and Infrastructure website (www.planning.nsw.gov.au)

The DP&I wrote again to all land owners at the start of the exhibition period seeking further submissions and provided details of the exhibition period, the availability of more information and contact details for the Department.

During this process other key stakeholders were notified of the public exhibition including State Agencies, and environmental and development industry interest groups, as listed at Appendix C.

4.1 Exhibited Materials

The following documentation was publicly exhibited:

- An Exhibition Brochure
- A revised draft Indicative Layout Plan
- A Revised Explanation of the Intended Effect of the proposed amendment to the Growth Centres SEPP (a “plain English” version of the draft Precinct Plan)
- Draft Growth Centres SEPP maps
- A revised Draft Box Hill & Box Hill Industrial Precincts Development Control Plan (DCP)
- Post Exhibition Technical Reports
- A revised Biodiversity Certification Consistency Assessment Report

4.2 Technical Studies

The following technical studies were undertaken to inform the Department’s consideration of issues raised in the first exhibition, and were exhibited in July/August 2012:

- Box Hill and Box Hill Industrial Precincts – Aboriginal Heritage: Post Exhibition Report, prepared by AECOM and dated 31 May 2012

- Box Hill Precinct Planning Study – Post Exhibition Biodiversity Assessment, prepared by EcoLogical Australia and dated June 2012
- Box Hill Precinct Planning Study – Post Exhibition Riparian Assessment, prepared by EcoLogical Australia and dated June 2012
- Box Hill and Box Hill Industrial Precinct Plan – Non-Indigenous Heritage Public Submissions Response, prepared by AECOM and dated 12 June 2012
- Box Hill and Box Hill Industrial – Air Quality Post-Exhibition Responses, prepared by PAE Holmes and dated 30 April 2012
- Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan, prepared by Hill PDA and dated March 2012
- Report for Box Hill and Box Hill Industrial Precincts – Post Exhibition Traffic Study Review, prepared by GHD and dated 4 April 2012
- Box Hill/Box Hill Industrial Precinct – Water Cycle Management Post Exhibition Strategy Report, prepared by J. Wyndham Prince and dated June 2012
- Growth Centres Biodiversity Certification– Assessment of Consistency between the Relevant Biodiversity Measures of the Biodiversity Certification Order and the Box Hill and Box Hill Industrial Precincts, dated June 2012
- Growth Centres Strategic Assessment Program – Assessment of Consistency between the Commitments of the Strategic Assessment Program and the Box Hill and Box Hill Industrial Precinct, dated July 2012

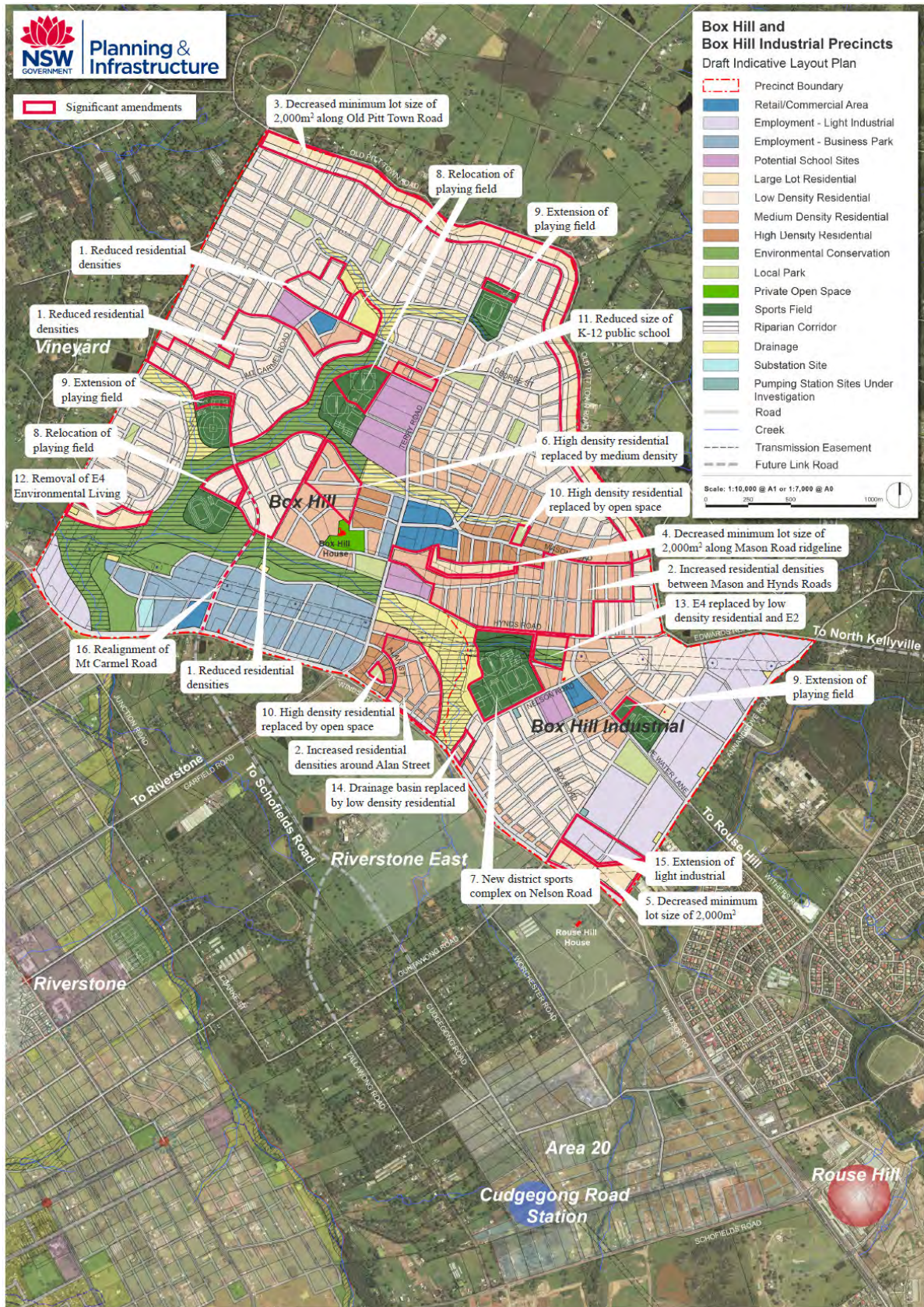


Figure 4-1 Draft Revised Indicative Layout Plan – Notated, Second Exhibition, July-August 2012

4.3 Public Notice

Notices were placed in the following newspapers advising details of the public exhibition:

Media	Appearance Dates	Placement
Rouse Hill Times	04/07/12	General Notices
Hills Shire Times	03/07/12	General Notices
Rouse Hill / Stanhope Garden News	03/07/12	General Notices

4.4 Notification of Land Owners

The DP&I wrote to all land owners (as recorded on the Council's rates database) in the Precincts at the start of the exhibition period. This notification advised of the details of the exhibition period, the availability of more information and contact details for the Department. The letter also invited submissions on the draft plans.

4.5 Notification of Key Stakeholders

The DP&I wrote to other key stakeholders advising of the public exhibition. These stakeholders included the Local Council, State Agencies, and environmental and development industry interest groups, as listed at Appendix C. The letter invited submissions from these stakeholders.

4.6 Submissions

During the exhibition of the revised draft plans a total of 66 submissions were received by mail, fax, email or hand delivery. These submissions are listed and summarised at Appendix B (2). A summary of submissions grouped into major stakeholder groups is provided at Table 4.1 below.

Table 4-1 Submissions received on draft revised plan

Submission author	No. of submissions
State Government Agencies/Service Providers	6
Local Government	1
Land owners	54 (incl. 21 copies of a form letter)
Interest Groups	5
TOTAL	66

4.7 Late Submissions

While the formal closing date for submissions was the close of public exhibition on 1 August 2012, submissions received up to 16 November 2012 were able to be considered.

4.8 Response to further submissions

Authors of all submissions received were sent an acknowledgement letter. Following gazettal of the Precinct Plan, further correspondence will be sent to all land owners and all those who made submissions to advise of the Minister's decision and to advise in general terms how matters raised

have been responded to. This report provides more detail of how specific issues raised in submissions have been dealt with, and will be publicly available following finalisation of the Precinct Plan. All submissions received were considered by the Department. Responses to key issues and issues that were frequently raised are explained in detail below.

4.9 Issues Raised in Submissions

This section identifies the key issues raised during public exhibition, both within submissions and via discussions with State agencies, technical consultants and key stakeholder groups. In responding to the issues raised in submissions, the Department has formed a position by balancing a range of competing views, in the context of state planning policies and guidelines, and informed where necessary by additional specialist advice.

Where changes have been made to the Precinct Planning Package since exhibition, these are summarised below. Appendix B(2) contains more detailed and specific responses to issues that have been raised in submissions. It is important to note that, because of the number of submissions received and the complexity of issues dealt with in Precinct Planning, in many cases it is not possible to respond specifically to issues in individual submissions. Where appropriate, issues have been grouped and a single response has been provided to avoid repetition. Reference should be made to the revised Indicative Layout Plan and associated documentation for specific information on how the changes to the plans since exhibition affect individual properties.

All submissions received were considered by the DP&I. Responses to key issues and issues that were frequently raised are explained in detail below. A graphical representation of the most prominent issues raised in the submissions is shown below at Figure 4.2.

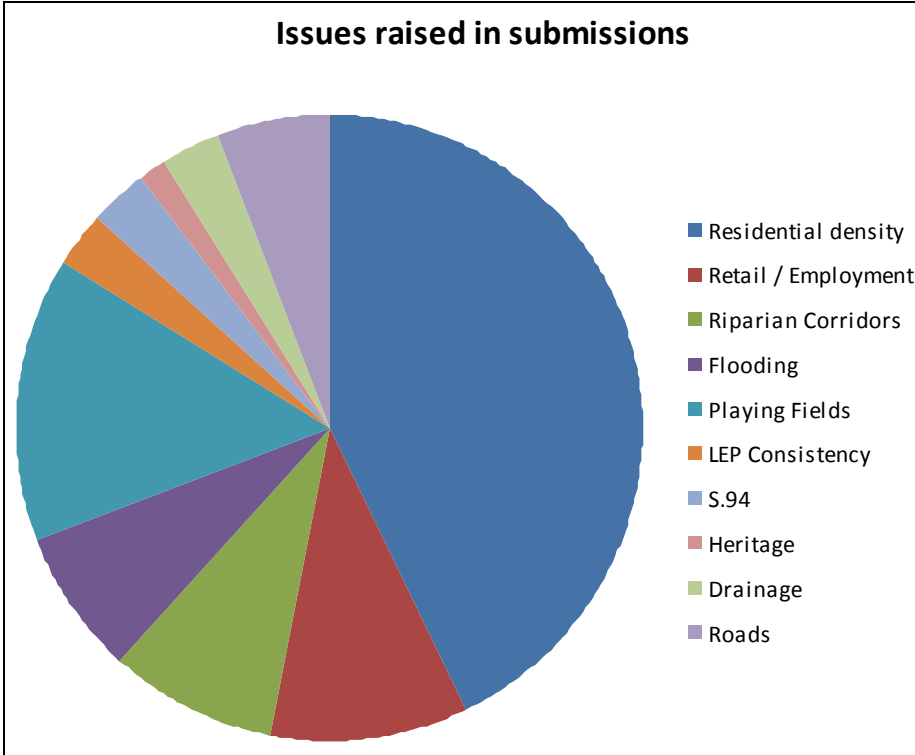


Figure 4-2: Summary of issues raised during July-August 2012 exhibition

The key issues raised in submissions related to the following, and are discussed in Section 5:

- Residential Density:

- Potential to extend areas where residential flat buildings are permitted around Box Hill House.
 - Large lots (2,000 sq m) between Hynds and Mason Roads – objective and rationale, opportunity for greater density.
 - Old Pitt Town Road – 2,000 sq m lots – rationale for lot depth
- Employment and Retail:
 - Corner Annangrove Road and Windsor Road – potential for commercial, or higher density residential or 2,000 sq m lots;
 - Retail floorspace in the Windsor Road village.
- Riparian Corridors
 - Terry Road existing dwelling in E2 – accuracy of E2 boundary ref floodway and riparian corridor requirements.
- Flood liable land and fill potential
 - Confirmation of areas of potential flood fill – potential to extend in the B7 zone.
 - Opportunity to reduce the size of stormwater basins
- Location of new Hynds Road playing fields
- Consistency with Council’s draft LEP

5 Consideration of Issues

This section considers issues raised in submissions during the second public exhibition of the precinct planning package, in July-August 2012. In responding to the issues raised in submissions, the Department has formed a position by balancing a range of competing views, in the context of state planning policies and guidelines and in consultation with Council, and informed where necessary by additional specialist advice.

As in Section 3, changes made to the Precinct Planning Package since the second exhibition are summarised below. Appendix B contains more detailed and specific responses to issues that have been raised in submissions.

Because of the number of submissions received and the complexity of issues dealt with in Precinct Planning, in many cases it is not possible to respond specifically to issues in individual submissions. Where appropriate, issues have been grouped and a single response has been provided to avoid repetition. Reference should be made to the revised SEPP maps and Indicative Layout Plan and associated documentation for specific information on how the changes to the plans since exhibition affect individual properties.

The following technical studies were prepared to assist in responding to issue raised in submissions:

- *Box Hill and Box Hill Industrial - Comparative Riparian Assessment Discussion Paper, October 2012, Ecological Australia*
- *Box Hill and Box Hill Industrial - Response to NSW Rural Fire Service – October 2012, Ecological Australia*
- *Box Hill & Box Hill Industrial – Water Cycle Management Strategy – November 2012, J Wyndham Prince*

5.1 Residential Density

5.1.1 R4 High Density Residential – adjacent to Box Hill House

The first draft plan zoned 8.4ha of land adjacent to Box Hill House as R4 (High Density) for the development of residential flat buildings. The second exhibited draft plan reduced the amount of land proposed to be zoned R4 to 1.56ha, instead zoning it R3 (Medium Density). This change is illustrated below.

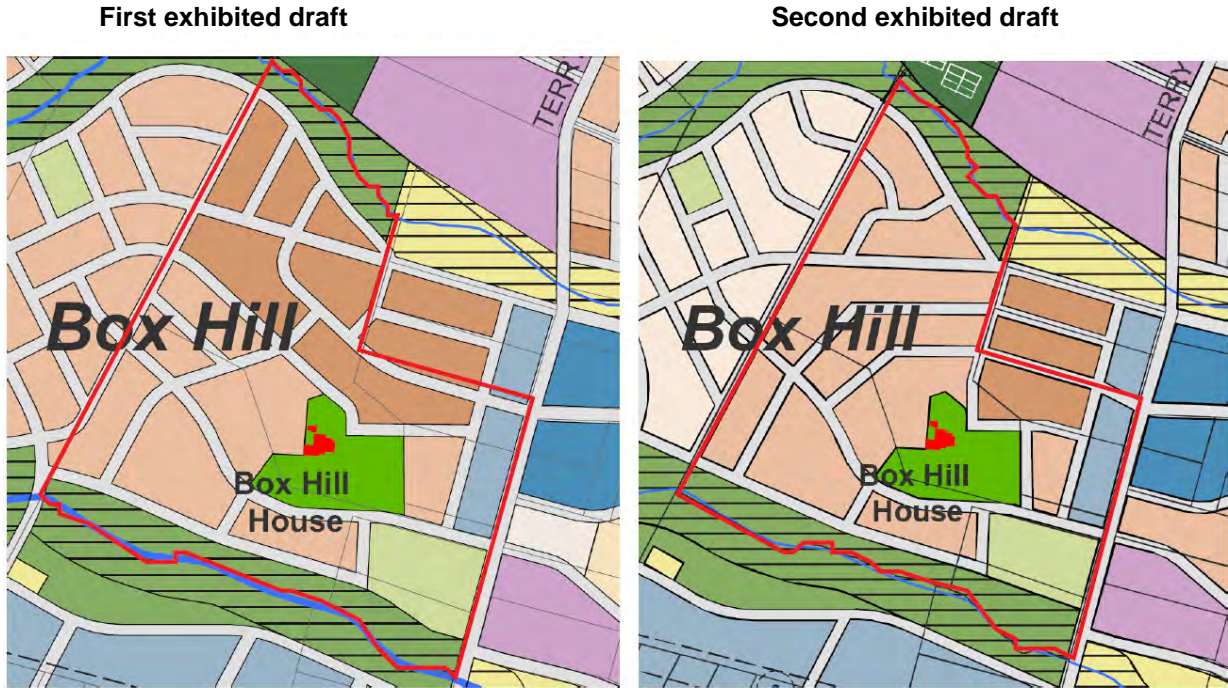


Figure 5-1 The first and second exhibited draft ILPs, showing the reduction in land zoned for high density residential (dark brown) near Box Hill House

The change was intended to reflect indications of market demand for lower density development provided in response to the first exhibition, however was too restrictive in terms of the development potential of the site to cater for aged housing needs in residential flat buildings.

An area similar to that zoned R4 High Density in the original draft plan has been reinstated. The local road layout and lot configuration has been amended to create more regular block configurations, as shown below.

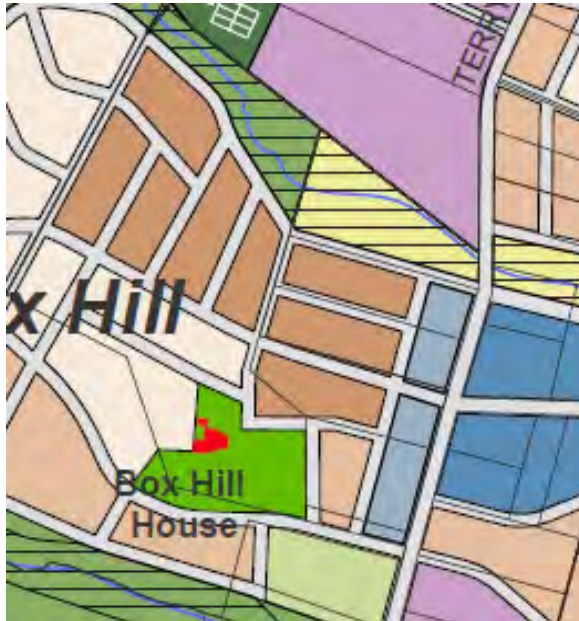


Figure 5-2 Final ILP showing the reinstated R4 High Density Residential (dark brown) adjacent to Box Hill House.

5.1.2 Large lots on ridge adjacent to town centre

As discussed in Section 3.1.4, large lots (2,000m²) were considered suitable for the ridgeline between Hynds Road and Mason Road, to maintain views from Terry Road, and manage potential impacts on surrounding areas, thereby maintaining a lower built form along the ridgeline,

Subsequent to that exhibition, opportunities for a housing type that responded to the topography were reconsidered, and it was recognised that a denser residential development pattern along the ridgeline could be reasonable without negatively impacting on surrounding view lines. A low density residential pattern was proposed (R2) as shown in Figure 5-3. This was later increased to a medium residential density (R3) in the final ILP with no average density target or minimum lot size proposed. The local street pattern was retained and controls to manage development were inserted into the DCP.



Figure 5-3 Second exhibited draft ILP and final ILP – large lots on ridgeline (cream) replaced by R3 Medium Density (mid brown).

5.1.3 Large lots on Old Pitt Town Road

Submissions received during the second exhibition requested smaller lot sizes along Old Pitt Town Road.

Further consideration was given to the rationale for and implementation of the proposed zoning and controls, however no additional arguments or information was received to influence a change to the proposed low density zoning (R2) with 2,000m² minimum lot size. Based on the topography shown in Figure 5.4 below, it is proposed to retain the exhibited zoning and controls.

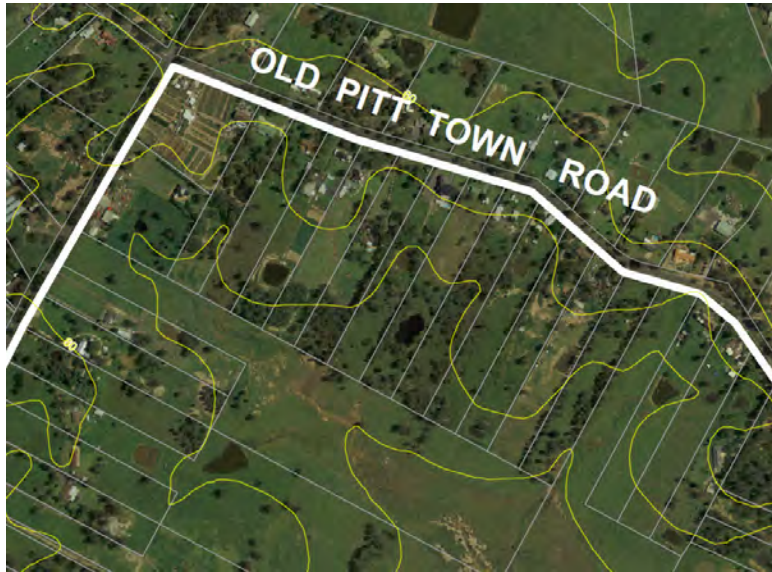


Figure 5-4 Aerial photo with topographic contours overlay

An indicative subdivision layout in the DCP for this area is shown in Figure 5.5.

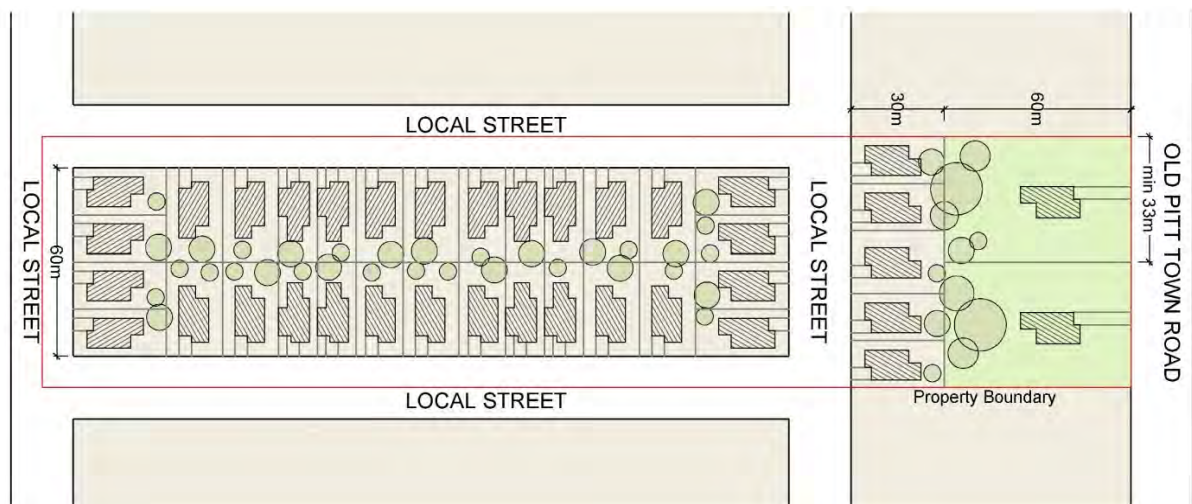


Figure 5-5 Indicative subdivision layout for residential development within an existing lot fronting Old Pitt Town Road

5.1.4 Medium Density east of Alan Street

The revised draft ILP expanded the area of medium density residential (R3) around Alan Street, off Terry Road. A drafting error did not reflect this in the exhibited draft indicative SEPP maps. This has been rectified.

5.2 Water Cycle Management Strategy

5.2.1 Basin strategy

In response to issues raised in the submissions, J Wyndham Prince was re-engaged to update the hydrology modelling and develop an amended basin strategy, which considered:

- reducing the size and configuration of the large basin within the riparian corridor at the head of the northern tributary, known as BH01C (shown in Figure 5-6 below); and
- if the presumed Stage 2 of the development shown in Figure 5-6 could be provided prior to the regional detention systems being constructed.

The basin investigations concluded that Basin BH01C in the north-west of the Precinct could be reduced in size without adversely influencing flows throughout the Precinct. Further refinements to the ILP were undertaken to provide a reduced basin area to be acquired by Council, and to provide more opportunities for residential development in this area.

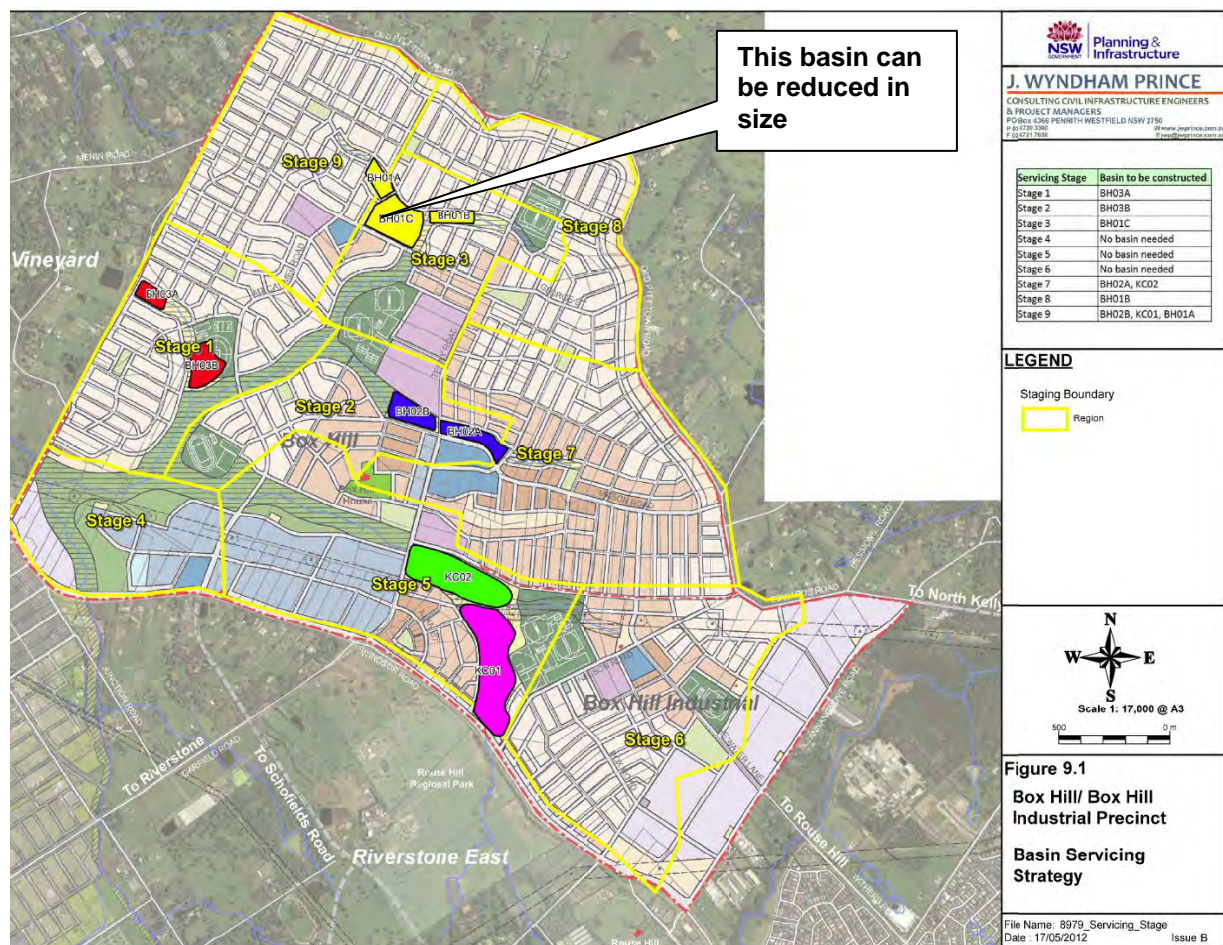


Figure 5-6 Basin Servicing Strategy

5.2.2 Timing of delivery of basins

To assist in providing an improved understanding of the timing requirements of the water management infrastructure within the Precinct, J Wyndham Prince also undertook an 'unstaged' assessment of post development flows to determine if another viable development sequence can be provided.

The report concluded that Stage 2 cannot be an "unstaged" development constructed in isolation without temporary detention devices being constructed to assist in managing discharges from the site. Alternatively, Stage 2 may be developed independently if regional detention basin BH03B (within Stage 1, shown in Figure 5-6 above) is constructed concurrently. Basin BH03B will provide sufficient detention for undeveloped upstream catchments to enable Stage 2 to release discharges without the requirement for an interim detention system.

5.2.3 Flood Modelling

In response to issues raised in the submissions, J Wyndham Prince were re-engaged to update the flood modelling for the Precinct as a result of the amendments to the ILP, reflecting the updated basin strategy, which considered:

- The possibility of providing additional developable land in the Industrial Precinct along Killarney Chain-of-Ponds and adjacent the confluence of First Ponds Creek with Killarney Chain-of-Ponds.
- The refinement in developable light industrial land at the corner of Boundary Road and Windsor Road.

As shown in Figure 5-7 below, the result of the revised flood modelling is that additional areas of fill are possible, enlarging the B& Business zone area. The fill of these areas is however dependent upon cut for a specified area within the Light Industrial zone. The SEPP will require that cut is taken from this area to provide the necessary compensatory storage area for any fill in the additional Business Park area.

The changes made to the flood modelling are summarised as follows:

- Basin BH01C has been reduced and the outlet configuration is also slightly altered to that previously proposed.
- The light industrial area to the south-west of the Precinct has been adjusted to ensure development of this area is above the 100 year ARI flood level and does not result in adverse flood impacts downstream of the Precinct.
- The Environmental Living (E2) area to the north of Killarney Chain of Ponds at the downstream end of the site was adjusted to ensure a 30m wide, 100 year ARI flood free frontage to the access road is provided.
- The industrial / employment areas to the south of Killarney Chain of Ponds and east of First Ponds Creek have been slightly increased in area and extended further towards the riparian corridor, increasing potential development area.

The TUFLOW flood models (described in the post-re-exhibition stage report) were modified to include the above changes.

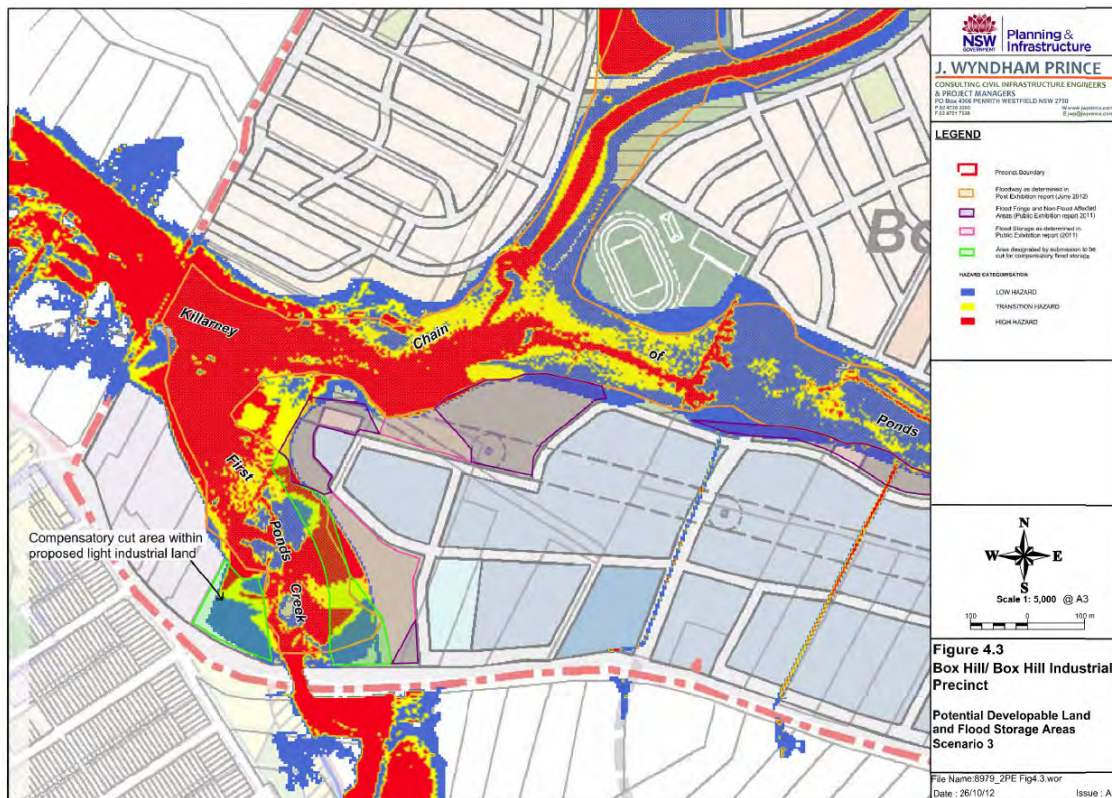


Figure 5-7 Potential developable land and flood storage areas

Detailed 2D Flood modelling has been completed to assess the effectiveness of the Precinct’s Water Quantity Management Strategy. The flood assessment has shown that post development 100 year flows are controlled within the proposed detention basins as well as the riparian corridors within the Precinct.

The updated strategy will ensure that stormwater flows leaving the Precinct at the boundary are less than existing conditions and that flooding levels are not increased over existing conditions at any point outside the Precinct.

5.3 Open Space

The open space network has not substantially changed following exhibition, as illustrated in Figure 5.8 below. Slight variation to the width of the riparian corridor has occurred following stream reclassification which is described in Section 5.5.1 below. The size and location of playing fields and pocket parks has remained the same as exhibited. More than 46 hectares is identified for playing fields, and more than 12 hectares for local parks.



Figure 5-8 Open Space Network - from revised exhibited draft DCP, and from Final DCP

5.4 Employment and Retail

5.4.1 Windsor Road Village

The revised draft plan made provision for 6000m² retail floorspace in each of the three villages, with a limitation of 3000m² for a supermarket. The controls were intended to maintain the hierarchy of the Box Hill Town Centre as the most substantial shopping centre in the precincts. Submissions requested allowance for an additional 800-1000m² retail floorspace in the Windsor Road Village Centre, to accommodate a 3,800m² rather than a 3000m² supermarket.

The Hill PDA Retail and Employment Study identified demand for up to 50,000m² total retail floorspace within the precincts. An increase in the order requested would maintain total retail floorspace at just under 50,000m². It is considered that a single full line supermarket at this location will not undermine the hierarchy of centres within the precinct.

The B2 Local Centre zoned land within the Business Park has subsequently been increased slightly to accommodate this additional floor area. The detailed indicative plan of the Windsor Road Village included in the DCP has also been amended.

The village now accommodates a supermarket up to 3,800sm², with a total retail floor area of 7,100m². The site area is increased to 21,400m² to allow sufficient area for carparking.

5.4.2 Corner of Annangrove Road and Windsor Road

The Conybeare Morrison Landscape and Visual Analysis identified the visual curtilage of Rouse Hill Estate as being important to be *“protected for the benefit of cultural landscape and future generations.”* In particular it noted that *“it is important to preserve the viewsheds (from Rouse Hill Estate) to the east across the Box Hill ILP area and beyond.”*(p.36). The area of highest sensitivity is the corner of Annangrove Road and Windsor Road, shown in Figure 5.9 below.

The Landscape Analysis concluded that mitigation strategies should be adopted to *“Protect the Precinct’s rural qualities and mitigate development impacts on the sensitive viewshed between Rouse Hill Estate and Box Hill House. Land uses in the visually sensitive zone should preferably be residential / domestic scale to be sympathetic to the context.”* (7.4.4, Strategy 2.4 Land Uses, page 36).

On the basis of this, the draft plan was twice exhibited showing large lot residential on this corner. The revised draft plan reduced the minimum lot size from 4000 to 2000m².

Several submissions were received in response to both exhibitions which raised concern about:

- the potential landuse conflicts of residential development adjacent to the existing light industrial development on Annangrove Road; and
- the limited market potential for rural-residential size blocks at this site location.

In response to these concerns, further urban design and landscape analysis was undertaken to consider alternative development scenarios for the area. Conybeare Morrison’s further recommendation was also considered: *“Where employment / commercial buildings are developed in this area, controls on the size, height and scale of buildings is required to ensure the development is sensitive.”* (7.4.4, Strategy 2.4 Land Uses, page 36).



Figure 5-9 Aerial view showing the existing light industrial development adjacent to the site on Annangrove Road

The potential for industrial or commercial development was considered, with key matters being the heritage/landscape corridor implications; landuse conflicts and interfaces; and slope, easement and road access constraints at the corner.

An indicative layout for industrial development across the area was prepared, shown below at Figure 5-10.



Figure 5-10 – Indicative layout for industrial development

A 3D indicative model indicating the visual impact of this type of development from Rouse Hill Estate was considered (Figure 5-11 below). The bulk and scale of industrial structures, even given built form controls in a DCP, is considered to be an unsympathetic response to the Estate.



Figure 5-11 – perspective from Rouse Hill Estate of indicative industrial layout

Residential development is considered a much more visually sympathetic landuse within the view corridor from the Estate. Numerous submissions concerned about the feasibility of developing, and marketability of large semi-rural residential lots on Windsor Road in the middle of the Growth Centres were considered. The final plan zones the Windsor Road corner for low density residential development (with a small strip of medium density immediately adjacent to Windsor Road at the western edge), consistent with the zoning to its west.

An opportunity to provide a small corner of commercial (office) development adjacent to the proposed light industrial zone on the Annangrove Road frontage is supported, balanced by appropriate setbacks

from both roads (20m setback from Annangrove Road, consistent with the light industrial zoning proposed along this street frontage, and 50m setback from Windsor Road).

This corner has the potential to provide a landmark entry to the Light Industrial area on Annangrove Road, and being severely constrained by the ridgeline and the transmission easement, the built form will necessarily be smaller in footprint than a standard industrial development.

Figure 5.12 below illustrates the final landuse plan for the corner.



Figure 5-2 – Final ILP with Business Park and Residential development at the corner of Windsor and Annangrove Roads

5.5 Riparian Corridors

5.5.1 Stream re-assessment under the Strahler classification system

An assessment of the riparian values and associated corridor requirements was prepared by EcoLogical for the Department, in consultation with the NSW Office of Water (NOW), in 2011 and then updated post exhibition in early 2012. That assessment methodology was based on the Riparian Corridor Management Strategy (RCMS) approach.

In July 2012 once the decision to exhibit the revised draft ILP had been made, NSW Office of Water issued Strahler Based Riparian Corridor (SBRC) guidelines. These provide for an alternative measuring technique for categorising streams with the aim of streamlining the development assessment process. If development or planning proposals comply with the new guidelines then a 'deemed-to-satisfy' approach is taken and the streamlined approval process is designed to speed up approval times and provide certainty for developers. The new classification system results in the following buffers either side of the stream, depending on category:

- 1st order – 10m
- 2nd order – 20m
- 3rd order – 30m
- 4th order – 40m

The Department engaged EcoLogical to prepare a comparative assessment of the riparian values of the precincts based on the RCMS and SBRC approaches. The Strahler based corridor categorisation overlaid on the ILP is shown below at Figure 5.3.



Figure 5-3 – Strahler based stream categorisation overlaid on revised exhibited draft ILP.

The Strahler methodology generally results in a reduction in the required width of the riparian corridors across the precincts.

However, a number of streams that were previously negotiated with NOW to be removed or engineered require a corridor under the Strahler methodology. NSW Office of Water advises that merit-based assessment, which takes into account proposed landuses and the specific circumstances of the stream, still exists and the new guidelines have not changed this. Once these previously

negotiated outcomes have been taken into consideration, the revised stream classification is as shown below at Figure 5.4.



Figure 5-4 – Strahler based stream categorisation factoring in previously agreed outcomes, overlaid on revised exhibited draft ILP.

The key example of this is the riparian corridor located directly north of the Town Centre (identified as Reach 14 in the Ecological assessments). A merit based assessment of this reach was originally undertaken by EcoLogical Australia in consultation with the NSW Office of Water, where it was agreed that it would receive a “Category 3” classification under the former RCMS methodology, and thereby require a 10m buffer either side of top of bank.

Under the new Strahler-based classification system this stream has been identified as a second order stream requiring a 20m buffer either side, due to two mapped 1st order streams located upstream.

Field inspection has identified that these streams do not actually occur on the site. Given the previous merit-based assessment combined with the stream being identified as a 2nd order stream despite there being no 1st order streams located upstream, Ecological has provided advice which supports retention of the original 10m buffer either side, as measured from top of bank.

As a result of the new guidelines, the riparian corridors have been slightly reduced in width throughout the precincts, increasing land available for urban development.

5.5.2 Terry Road - existing dwelling in E2

Submissions queried the accuracy of the E2 – Environmental Conservation zone boundary in relation to floodway and riparian corridor mapping. Further technical investigation was undertaken to identify the best possible planning solution for an existing dwelling within the identified E2 zone near Terry Road.

EcoLogical was engaged by the Department to assess the opportunity to amend the E2/B7 boundary, and recommended that the riparian corridor be shifted to the north slightly at 6 Terry Road, “such that the southern extent of the riparian corridor would align with the existing riparian vegetation at this site”.

EcoLogical Australia has expressed support for this option partly due to the “outlet from upstream flood mitigation works and associated culverts under Terry Road being further to the east of the existing culverts”, but notes that “as a rip-rap structure is likely to be required downstream of the Terry Road culverts, it is recommended that the Riparian Protection Area is located at least 30 metres to the west of the Terry Road road easement to allow for construction of this structure”.

The E2 zone was thus able to be amended to align with the riparian corridor boundary, resulting in the existing dwelling now being located within the B7 Business Park zone. The indicative local perimeter road running adjacent to the riparian corridor has been retained on the ILP as the best location in terms of public accessibility, and to provide a potential future value for the site with the existing dwelling, which is otherwise highly constrained by flooding. The indicative perimeter road has not been included in the E2 zone at this section.

5.5.3 Bushfire Protection

NSW Rural Fire service raised concerns about the following issues, which were addressed by Ecological Australia and discussed with NSW Rural Fire Services. No changes to the plans were required.

APZ distances

The scale of the ILP, and some incorrect labelling of figures in the EcoLogical bushfire assessment, led to concerns which have since been resolved.

Higher density development

All interface areas can accommodate the required APZ for the zone and future development type proposed. The RFS comments were made at a time when the policy for assessing higher density development in bushfire prone areas was under review. Well after the preparation of the EcoLogical bushfire assessment and since the date of the RFS letter, RFS produced a Fast Fact (September 2012) to clarify that these types of development outcomes should meet AS 3959-2009 BAL-29 construction level or lower. All future development will be able to meet the new APZ distances.

Temporary APZs for staging

It is noted and agreed that temporary APZs of distances of 50 m (grassland hazard) or 100 m (woodland and forest hazard) may be required for individual subdivision stages. This is to ensure that buildings in early stages are not required to construct to a BAL under AS 3959-2009. Staging and temporary APZs will be addressed at future subdivision stages.

5.6 Traffic

5.6.1 Boundary Road upgrade

In response to requests from Roads and Maritime Services to plan for the potential future upgrade of Boundary Road, a concept design for its upgrade was prepared by AECOM, engaged jointly by the Department and Council.

The potential extent of land-take for the road upgrade, including batters if required, is indicated on the final ILP by a dotted line. The indicative local roads and intersection points have also been redesigned to accommodate the future road upgrade, as shown below in Figure 5.5.



Figure 5-5 – Revised exhibited draft plan, and final ILP showing Indicative future Boundary Road upgrade

Council will undertake further detailed design work to determine the final nature of the road upgrade as the area develops.

5.7 Development Control Plan

The DCP has been workshopped thoroughly with Council officers to respond to issues raised in submissions and to be consistent where appropriate with Council- wide development controls. Changes to the exhibited revised draft DCP include:

- Permission to provide partial road construction of Mt Carmel Road from Windsor Road through the business park
- Clarification of earthworks provisions
- Clarification of ability to fill non-flood-affected land such as farm dams
- Removal of the requirement for private land walkways through the business park

- Removal of the minimum 500m² tenancy in the business park
- Reduction in the number of cycleways in the ILP
- Reduction in the requirement for footpaths on both sides of roads
- Clarification of the corner lot setback provisions
- Reduction in the lot frontage required for a double garage

As a consequence of the revised flood modelling work:

- An updated flood evacuation routes map
- The title of Figure 44 amended to “Flood Affected Area with potential to be filled”
- An updated sub-catchment boundaries for drainage structures map.

6 Statutory Planning

The SEPP Amendment has been prepared in a format consistent with the Department of Planning’s Standard Instrument for Local Environmental Plans. Although a SEPP is not legally required to be in this format, use of the template will facilitate the eventual integration of the Box Hill & Box Hill Industrial Precincts provisions into Council’s comprehensive Local Environmental Plan.

Key issues relating to the content of the SEPP Amendments are outlined below.

6.1 Land Use Table

The Land Use Table has been updated to reflect changes to the plans as a result of submissions made during the exhibition process.

Key changes to the land use tables since the second exhibition include:

- Broadening the permissible uses within the IN2 zone to permit *timber and building supplies and landscape and garden supplies*, consistent with the draft Hills Shire Local Environmental Plan 2010.
- Amendments to terminology to be consistent with the Standard LEP Instrument.

6.2 SEPP Instrument Changes

The exhibited draft plan included a plain-English Explanation of Intended Effect (EIE) of the proposed *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Box Hill and Box Hill Industrial Precincts) 2012*. A number of changes were made to reflect and support alterations to the ILP.

The Land Use Table has been modified to be generally consistent with current practice and other changes have been made to minimise overlaps with the prescribed uses in the Infrastructure SEPP.

Other matters not specifically mentioned in the EIE, but regarded as standard clauses in preceding Precinct Plans and/or the Standard Instrument, have also been included.

A number of changes were made to the SEPP maps to reflect the changes to the ILP and proposed SEPP Amendment as identified in this report. These include:

- changing the zone boundary flexibility to apply to public open space to allow flexibility in location of parks, particularly in large landholdings.
- inclusion of a minimum lot size for specific residential types

A summary of the changes to the maps is provided in Table 4-1.

Table 6-1 Summary of SEPP Map Changes

SEPP Map	Summary of changes
Zoning Map	<ul style="list-style-type: none"> • Windsor Road /Annangrove Road corner changed from Large Lot Residential to Business Park, Low and Medium Density Residential • Land to the east of Alan Street changed from Low Density Residential to Medium Density Residential • Land on the western edge of the Windsor Road Business Park changed from Environmental

SEPP Map	Summary of changes
	<p>Conservation to Business Park</p> <ul style="list-style-type: none"> • Reduction in size of the drainage basin at the north of the Box Hill precinct, increasing the Low Density Residential zone • Land at the riparian corridor edge of the Light Industrial land at the corner of Windsor Road and Boundary Street changed from Light Industrial to Environmental Conservation. • Land on the Mason Road ridgeline changed from Low to Medium Density Residential • Extension of the area of the Winbdsor Road village • Reduction in the Environmental Conservation zone at 6 Terry Road. • Increase in the area of High Density Residential zone adjacent to Box Hill House
Land Reservation Acquisition Map	<ul style="list-style-type: none"> • Alan St local park removed (Council owned) • Proposed Sydney Water pumping station in Box Hill Industrial zone included • RMS revised Windsor Road (reflects existing) • DEC land to be acquired for K-12 school on Terry Road to include ½ adjacent local road.
Residential Density Map	<ul style="list-style-type: none"> • changes at Mason Road ridgeline and the Windsor/Annangrove Roads corner
Lot Size Map	<ul style="list-style-type: none"> • changes at Mason Road ridgeline and the Windsor/Annangrove Roads corner

7 Infrastructure Delivery

7.1 Timing of sewer and water

Sydney Water obtained approval from the Minister for Infrastructure and Planning on 6 August, 2012 to construct and operate water-related services for the North West Growth Centre second release precincts, including Box Hill and Box Hill Industrial (under the former Part 3A of the *Environmental Planning and Assessment Act 1979*). Up to 2500 lots are proposed to be serviced by mid 2014 in the first indicative service area identified in the Environmental Assessment (EA).

The EA was publicly exhibited from 12 October 2011 to 14 November 2011, coinciding with the first public exhibition of the draft Box Hill and Box Hill Industrial Precinct plan. Prior to the Minister's determination, Sydney Water responded to submissions made on the proposal and addressed issues including flora and fauna, Aboriginal and European heritage, water quality and hydrology, aquatic ecology, soils and groundwater, air quality, noise and vibration, traffic and transport, human health, land use and services and visual amenity.

Key issues considered by the Department during assessment included but were not limited to:

- flora and fauna impacts (construction),
- Aboriginal heritage impacts (construction),
- Historical heritage impacts (construction),
- water quality impacts (construction and operation),
- noise and vibration impacts (construction and operation), and
- property impacts and servicing matters.

The project remained substantially unchanged following exhibition of the EA, with only minor changes made to the proposal outside of the Box Hill and Box Hill Industrial Precincts. The Department concluded that these impacts could be satisfactorily managed subject to the implementation of specific controls.

Sydney Water has awarded a contract for design and construction of Package 2 (including Box Hill) and construction will commence shortly. Further information on the timing of service delivery including up to date mapping can be found on the Sydney Water website.

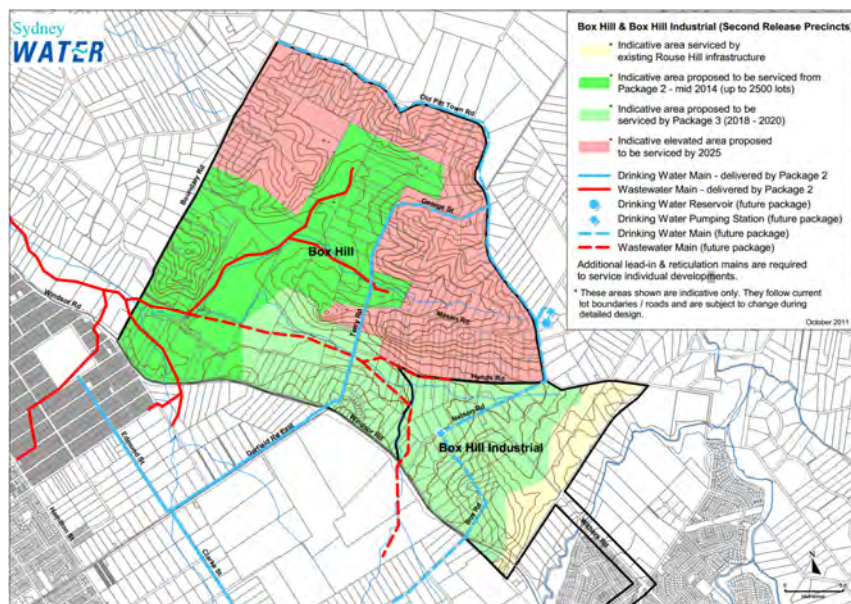


Figure 7-1 Sydney Water Servicing Strategy Timeframe

8 Local Policies and Plans

8.1 Local Infrastructure (Section 94) Contributions Plan

Council exhibited the draft Section 94 Local Infrastructure Contributions Plan for the Box Hill & Box Hill Industrial Precincts from 7 August to 7 September, 2012.

Council is responsible for the preparation of the Section 94 Development Contributions Plan to provide essential infrastructure for the future population of the Precincts. Preparation of the draft plan has relied upon the amended Precinct Plan and specialist technical studies prepared on behalf of the DP&I.

The draft Contributions Plan No. 15 – Box Hill Precinct includes works valued at \$311,197,174 and applies to residential, commercial and industrial development. Using the net present value method of calculating the contribution rate, the rate for residential development is \$51,000 per lot (assuming an average of 16.5 dwellings per hectare) and \$521,171 per net developed hectare for non-residential development.

8.2 The Hills Local Environmental Plan 2012

The Hills Local Environmental Plan 2012 (LEP 2012) came into force on 5 October, 2012 and introduced new planning provisions on land within the Box Hill and Box Hill Industrial Precincts. LEP 2012 maintained the equivalent RU2 Rural Landscape zone under the Standard Instrument, with the exception of a small pocket of RE1 Public Recreation land at Alan Street. Council currently owns the RE1 pocket park, which is proposed to be retained under the SEPP Amendment.

The following provisions applied under LEP 2012 to land within the Precincts zoned RU2 Rural Landscape:

- 10 metre maximum building height
- Minimum 2 hectare lot size

Four local heritage items are listed within LEP 2012 as follows:

- Box Hill House in grounds of McCall Garden Colony – 10-32 Terry Road, Box Hill
- Former Hunting Lodge – 58 The Water Lane, Rouse Hill
- Former Box Hill Inn – 751 Windsor Road, Box Hill
- Marklye – 18 Nelson Road, Box Hill

9 Consistency with State Policies

9.1 Growth Centres Structure Plan

The proposed plans are generally consistent with the North West Growth Centres Structure Plan. The Structure Plan clearly states that it is an "indicative regional land use plan", to guide Precinct Planning. The Precinct Planning process for Box Hill & Box Hill Industrial Precincts has been guided by the Structure Plan. However, the Precinct Plan differs from the Structure Plan on several matters, including:

- The North West Rail Link Extension from Rouse Hill to Vineyard is not shown on the ILP and has not been taken into consideration during Precinct Planning. Feasibility studies commissioned by the Ministry of Transport have shown that the line is not viable and the

government has recently publicly exhibited two alternate extension routes, both outside of the Box Hill & Box Hill Industrial precincts.

- The industrial lands identified on the Structure Plan have been significantly reduced in size and confined to the area adjacent to Annangrove Road. This has been a response to the employment lands and retail analysis which demonstrated a need for higher employment targets. These targets could be achieved through the provision of a business park which would generate higher employment rates than the industrial areas.
- Additional employment lands in the form of a business park have been located along Windsor Road. The employment and retail analysis demonstrated a need for a business park in the region.
- The locations of walkable neighbourhood centres, which have been amended to fit with the proposed road network, residential densities and the locations of other uses such as schools and major parks.

Development Parameters	
Target identified in North West Structure Plan	Final ILP
10,000 dwellings	9,652 dwellings
28,000 population	29,787 population
20,000 – 25,000 retail floor space range (m ²)	48,429 m ²
1 Town Centre – mixed uses	1 Town Centre
7 – 8 Neighbourhood Centres	3 Village Centres
Significant industrial area	59.6ha Industrial land

Table 9-1: Development parameters achieved in Final ILP compared to North West Structure Plan

9.2 Growth Centres Development Code

The Growth Centres Development Code has been referred to as a guide to the preparation of the Precinct Plan. The Development Code provides for consistent standards of development across the Growth Centres. The Box Hill & Box Hill Industrial Precinct Plan have also been prepared with reference to other development controls including those of Council, to enable controls to be consistent with surrounding areas. In other instances, variation of the design controls in the Development Code has been necessary to address particular site characteristics.

In summary, the Precinct Plan is consistent with the Development Code with the exception of matters where site specific controls are required, or where it has been determined that consistency with Council's current controls takes precedence. A summary of consistency with the Development Code is provided below.

Table 9-2: Consistency with the Growth Centres Development Code

FINAL PLAN	TARGET
A. Key Inputs	
<p>Minimum density controls for Box Hill & Box Hill Industrial Precincts are:</p> <ul style="list-style-type: none"> • Low (Zone R2): 15 dwellings / ha • Medium (Zone R3): 18 dwellings / ha • High (Zone R4): 30 dwellings / ha <p>Development to the minimum densities under the SEPP will achieve a yield of 9,652 dwellings in the Box Hill & Box Hill Industrial Precincts.</p>	<p>Density targets:</p> <ul style="list-style-type: none"> • Low: 12.5-20 dwellings/ha • Medium: 20-40 dwellings/ha • High: 40 dwellings/ha
<p>Minimum lot sizes for Box Hill & Box Hill Industrial Precincts are:</p> <ul style="list-style-type: none"> • Detached dwellings: 360m² • Residential flat buildings: 4,000m² • Semi-detached dwellings: 600m² • Dual Occupancy: 600m² • Attached dwellings: 1,800m² • Multi dwelling housing: 1,800m² 	<p>Indicative lot sizes:</p> <ul style="list-style-type: none"> • Townhouses, semi-detached and detached small dwellings: up to 350 m² • Detached medium: 350-450m² • Detached large: 450m²+
<p>One local centre (equivalent to a town centre in the Development Code hierarchy) with up to 48,429 square metres of retail floor space is proposed.</p> <p>Two neighbourhood centres with small scale retail are proposed in Box Hill & Box Hill Industrial Precincts.</p> <p>Employment lands within the Box Hill and Box Hill Industrial Precincts will provide the capacity for approximately 337 new jobs.</p>	<p>Employment and retail</p> <p>Town and village centres contain services for a number of adjacent communities and contain secondary retail (supermarkets, specialist shops, mini-majors).</p> <p>Walkable communities are linked to a small scale mixed activity zone to encourage local community integration.</p>
B. Urban Form Analysis	
<p>The draft ILP nominates a main street and secondary streets within the town centre in the Box Hill & Box Hill Industrial Precincts and identifies major roads, access routes for circulation, parking access and service access roads.</p>	<p>B.9 Street pattern</p> <p>A hierarchy of town centre streets that include main streets, secondary streets and lanes.</p>
<p>Blocks have been designed to maximise the north-south or east-west orientation of lots, to achieve appropriate solar access. East-west oriented lots have a wider frontage to minimise overshadowing.</p>	<p>B.10 Lot layout and orientation</p> <p>Optimal lot size and orientation is defined for solar access.</p>
C. Mixed Use Town Centres, Neighbourhoods and Housing	
	<p>C.1 The DCP should set FSR controls, height and minimum landscape development controls for lots greater than 350 square metres.</p>
<p>The Precinct Plan establishes FSR controls for the R3, B1, B2, B4 and IN2 zones. In R2 zoned areas, building height, setback, minimum landscaped area controls included in the Precinct Plan and DCP will achieve control over the scale and intensity of single dwelling, semi-detached and attached housing types.</p>	<p>C.3 Streets</p> <p>Road cross sections and dimensions are identified for use in Precinct Plan</p>

FINAL PLAN	TARGET
<p>The road cross sections and dimensions developed for the Box Hill & Box Hill Industrial Precincts vary in some cases from the cross-sections in the Development Code.</p> <p>Cross-sections have been developed with reference to the Development Code, Hills Shire Council standards and to the design of existing and proposed roads in adjoining areas.</p> <p>Some local streets have been aligned to follow minor riparian corridors.</p>	

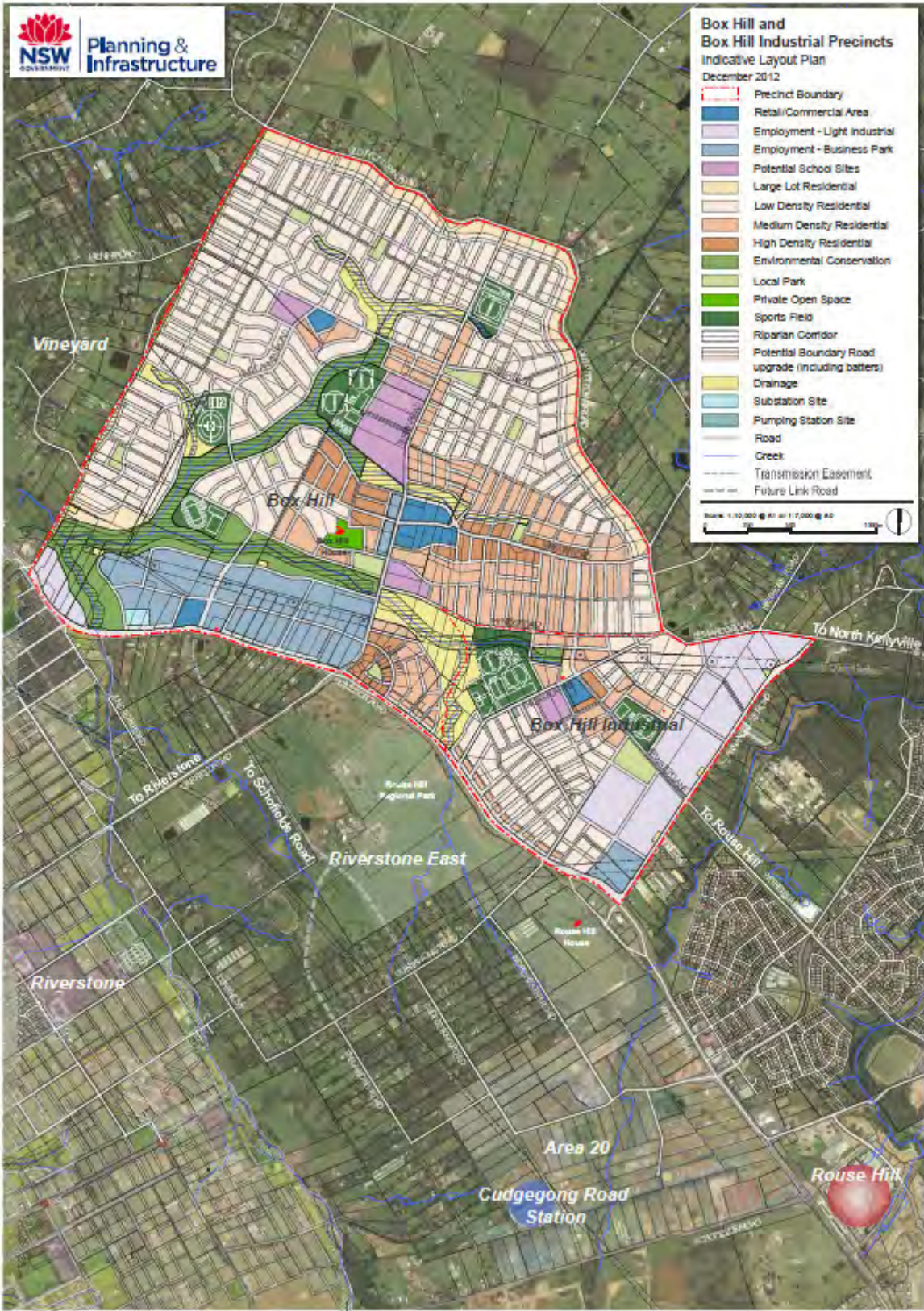
9.3 Other relevant SEPPs

The final plan is consistent with other State Environmental Planning Policies where relevant.

9.4 Section 117(2) Directions

A SEPP is not required to conform to s117(2) Directions, which are issued by the Minister under the *Environmental Planning and Assessment Act, 1979* as policy guidance for Local Environmental Plans (LEPs). However as the provisions relating to the Box Hill & Box Hill Industrial Precinct Plan will eventually be transferred from the SEPP to Council's comprehensive LEP, the SEPP has been assessed for consistency with the s117(2) Directions (as issued on 1 February 2011).

Appendix A: Final Indicative Layout Plan



Appendix B: Summary of submissions and responses

The purpose of this section is to provide a summary of the submissions received during the exhibitions of the draft Precinct Planning packages for the Box Hill and Box Hill Industrial Precincts. This document summarises each submission, and for the first exhibition makes reference to the relevant section in the Post-Exhibition Planning Report where issues raised in the submissions are discussed.

Document structure

This document contains:

1. First Exhibition – October-November 2011

- Part A – Summary of and Responses to Agency submissions
- Part B – Summary of and Responses to landowner submissions
- Part C – Summary of and Responses to Group submissions

2. Second Exhibition – July-August 2012

- Part A – Summary of Agency submissions
- Part B – Summary of landowner submissions
- Part C – Summary of Group submissions

1. First Exhibition – October-November 2011

Part A - Responses to Agency submissions

Author	Issue summary	Response
The Hills Shire Council	<p>Riparian corridors</p> <ul style="list-style-type: none"> - Suggested that all land required for trunk drainage and riparian corridors should be owned and managed by the State government. - Suggest public ownership of riparian corridors to provide a system of walking and cycling trails 	<p>While there advantages in having the riparian corridors in public ownership the State does not have the funds to purchase or maintain riparian corridors.</p> <p>The riparian corridors have been zoned E2 Environmental Conservation which will provide for protection of the corridors in private ownership. Landowners will need to prepare a riparian vegetation management plan should they wish to carry out development adjacent to a riparian corridor.</p>
	<p>Water Cycle Management Strategy</p> <ul style="list-style-type: none"> - Detailed comments on Water Cycle Management Strategy in relation to floodplain management and filling. 	<p>J Wyndham Prince was engaged to review flood and stormwater management modelling in response to the revised ILP and the issues raised in Council's (and other's) submission. For detailed response see Section 3.1 of the Post Exhibition Planning Report or the Box Hill & Box Hill Industrial Precinct Water Cycle Management Post Exhibition Strategy Report (May 2012).</p>
	<p>Employment land</p> <ul style="list-style-type: none"> - The amount of employment land to be provided is inadequate. - Excessive amount of light industrial land with not enough demand. - Suggested greater provision of business park land. 	<p>Detailed comments are addressed in the Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan prepared by Hill PDA.</p> <p>The employment land forecasts contained in the Hill PDA report are based on the Statistical Local Areas of Baulkham Hills North, Blacktown North and Hawkesbury (reflecting an appropriate drive time for local employment) and identify a future demand of 180 ha industrial land. Approximately 59.6ha of light industrial land has been provided in the precinct plan to address this shortfall.</p> <p>Hill PDA's report advised that 58 ha is an ample size for a successful business park in Box Hill.</p>
	<p>Transport & access</p> <ul style="list-style-type: none"> - Concern with the revised route of the North West Rail Link 	<p>The North West Rail Link Extension from Rouse Hill to Vineyard is not shown on the ILP and has not been taken into consideration during Precinct Planning. Feasibility studies commissioned by the Ministry of Transport have shown that the line is not viable and the government has</p>

Author	Issue summary	Response
		recently publicly exhibited two alternate extension routes, both outside of the Box Hill & Box Hill Industrial precincts.
	<p>Standard LEP template</p> <ul style="list-style-type: none"> - Concern the precinct plan is inconsistent with the Standard LEP template and draft Hills Shire LEP 2010, including the zoning (e.g. B6 zone and R5 zone), permitted and prohibited uses, dictionary and development standards. 	<p>Although a SEPP is not required to be, the Precinct Plan is generally consistent with the Standard Instrument – Principle Local Environmental Plan. In some situations it may not be possible to be entirely consistent with a council's local environmental plan when trying to achieve a specific outcome in the Growth Centres</p> <p>The revised ILP does not use the R5 Zone. The Precinct Plan is an amendment to the broader Growth Centres SEPP and as such applies the dictionary within that SEPP.</p>
	<p>DCP</p> <ul style="list-style-type: none"> - Detailed comments on draft DCP provisions 	A workshop was held with Council staff to discuss and address DCP issues raised by Council. Detailed comments are addressed in Section 3 of the report.
	<p>Open Space</p> <ul style="list-style-type: none"> - Concern there is not enough provision for open space in the draft ILP and inconsistency with open space guidelines. - Concern with the rezoning of Turnbull Reserve to R4 High Density Residential. 	<p>The revised ILP has relocated a number of playing fields and has provided an additional playing field in the form of a district sports complex, requested by Council. Consistent with the advice provided by Council the size of three playing fields have been increased to provide for parking and amenities. An additional pocket park has been located to the east of the town centre. See section 3.2 of the Report.</p> <p>Turnbull Reserve will remain an open space reserve under the revised plan.</p>
	<p>Yield and residential density</p> <ul style="list-style-type: none"> - Concern with unrealistic dwelling targets. - Suggested more conservative dwelling targets. 	Development throughout the Growth Centres and advice from developers demonstrates that a minimum dwelling density of 15 dwellings per hectare in the R2 Low Density Residential Zone is achievable. AECOM has undertaken post exhibition modelling to investigate the impact of overall dwelling targets of a range of density scenarios for the Precinct. As such a minimum dwelling density of 15 dwellings per hectare has been adopted.
	<p>Land acquisition:</p> <ul style="list-style-type: none"> - Concern with s.94 costs due to amount of land requiring acquisition. Council may not support being the acquisition authority for certain land 	<p>Where possible the Department has attempted to reduce the amount of land required for acquisition by council.</p> <p>Such strategies include the co-location</p>

Author	Issue summary	Response
	including drainage and stormwater quality.	of playing fields and drainage infrastructure, and leaving riparian corridors in private ownership.
	Community facilities - Concern with lack of provision for community facilities. -	The ILP has provided space within the playing fields for community facilities including a community hall. On Council's advice, the town centre will provide opportunities for the leasing of facilities such as a town hall or community library within the office space provided.
	Servicing - Concern with premature release of precinct in relation to timing of services - Seeking alignment of infrastructure servicing and land release.	Sydney Water's Package 2 servicing plan for the North West Growth Centre was placed on public exhibition at the same time as the Box Hill & Box Hill Industrial Precinct Plan (first exhibition). Sydney Water has a limited capacity to deliver servicing up front for the entire Precinct. As such Sydney Water has adopted a staged approach to deliver infrastructure to the Precinct, with the first areas to be serviced in mid 2014. Further information is available on the Sydney Water website.
	Vegetation protection: - Concern with the definition of 'existing native vegetation' and the potential to clear vegetation not within the definition - Concern with the adequacy of existing native vegetation retention to ensure the long term viability (i.e. 11.68 ha) - Suggested extending large lot residential along the northern boundary to conserve existing trees and bushland, and suggested adjusting the placement of local parks to incorporate remnant vegetation.	The definition of "existing native vegetation" and the requirements for its retention are matters related to the Growth Centres Biodiversity Certification conferred on the Growth Centres by the Office of Environment and Heritage, and as such sit outside the scope of the post exhibition planning report. The Precinct Plan will conserve approximately 9.72 ha of existing native vegetation and 2.10 ha of additional high conservation value vegetation. In total 11.82 ha of native vegetation will be retained and protected which is 2.82 ha above the target needed to secure biocertification for the Precinct. A minimum lot size of 2,000m ² has been applied along the Old Pitt Town Road ridgeline to assist in preserving remaining vegetation, to achieve aesthetic rather than ecological outcomes.
Office of Environment & Heritage	Biocertification - Concern with possible discrepancies within the Biodiversity Assessment Report - Concern with possible impacts on	The Biodiversity Certification report prepared by EcoLogical has been amended to ensure consistency with the revised plan.

Author	Issue summary	Response
	<p>existing native vegetation as a result of service provision</p> <ul style="list-style-type: none"> - Concern with ownership of land containing protected existing native vegetation. 	<p>It is noted that the preference of the Office of Environment & Heritage is for the existing native vegetation to be zoned E2 Environmental Conservation and in public ownership. Neither the Department of Planning & Infrastructure nor the Hills Shire Council have funds to acquire all land containing existing native vegetation within the Precinct. The E2 Zone provides protection for land containing existing native vegetation.</p> <p>Sydney Water's approval for water-related services for the second-tranche precincts addressed impacts on flora and fauna, including native vegetation.</p>
	<p>Aboriginal cultural heritage</p> <ul style="list-style-type: none"> - Concern with assessment methodology for aboriginal cultural heritage. - Concern with the level of justification provided in the report. - Concern with the omission of mapping of past disturbances. 	<p>Detailed comments are addressed in the revised Box Hill and Box Hill Industrial Precincts Aboriginal Heritage Assessment: Final Step 3 Report prepared by AECOM.</p> <p><i>The revised report addresses the concerns raised by the Office of Environment & Heritage,</i></p>
	<p>Flood prone land</p> <ul style="list-style-type: none"> - Detailed comments on flood mitigation and safety measures. 	<p>Refer to Section 3.1 of the post-exhibition report, as well as J Wyndham Prince's revised report.</p>
	<p>Salinity</p> <ul style="list-style-type: none"> - Detailed comments on salinity management including building & infrastructure requirements, open space water management and street pattern. - Detailed comments on salinity aspects of the Water Cycle Management Study report. 	<p>Refer to Section 3.1.4 of the post-exhibition report, as well as J Wyndham Prince's revised report.</p>
	<p>Odour</p> <ul style="list-style-type: none"> - Concerns with odour emissions from existing meat rendering plant. Suggest deferring rezoning land subject to odour issues until a more detailed assessment is undertaken. 	<p>The Department is aware of the existing odour emissions from the meat rendering plant and has determined that a further air quality assessment is not required. The State government intends to acquire the land on which the plant is situated in order to expand the Rouse Hill Regional Park. As such this is only considered to be an interim issue.</p>
NSW Office of Water	<p>Explanation of intended effect</p> <ul style="list-style-type: none"> - Detailed comments on the explanation of intended effect relating to the protection and management of riparian corridors. - Concern with flexible zone boundaries applying to riparian corridors. 	Noted.
	<p>Riparian Protection Areas:</p> <ul style="list-style-type: none"> - Concern there is no protection if the 	<p>Certain parts of the riparian corridor have not been identified as part of the</p>

Author	Issue summary	Response
	<p>areas are not mapped.</p> <ul style="list-style-type: none"> - Recommend including riparian corridor areas in the SP2 and E4 Zones on the Riparian Protection Area Map. 	<p>“Riparian Protection Area” as they will be acquired by Council and placed in public ownership. These sections of the riparian corridor have been zoned as SP2 Infrastructure and will not be part of the riparian protection area as they will be modified from their natural state to serve a drainage function. Public ownership will assist in preserving and improving the riparian corridor whilst also providing an improved management and maintenance outcome.</p>
	<p>Infrastructure Services Assessment:</p> <ul style="list-style-type: none"> - Recommend that water and wastewater infrastructure not be located within riparian areas. 	<p>Sydney Water proposes to locate wastewater pipelines within the riparian corridor. The potential environmental impacts of this location were assessed through the EA which was publicly exhibited at the same time as the draft precinct plan (first exhibition).</p>
	<p>Draft DCP:</p> <ul style="list-style-type: none"> - Detailed comments on the draft development control plan relating to stormwater management, street network, vegetation management plan requirements, and the protection and management of riparian corridors. 	<p>Noted</p>
<p>Transport for NSW / Roads & Maritime Services</p>	<p>Roads</p> <ul style="list-style-type: none"> - Supportive of existing and proposed signalised intersections along Windsor Road. - . Suggested limiting access to major intersections along Boundary Road / Annangrove Road at 0.5-1 km intervals. - Suggested 43 m road reservation along Boundary Road / Annangrove Road with wider reserves at key intersections. - Suggested that a variety of access arrangements be considered along Terry Road / Mt Carmel Road. - Suggest 35 m road reservation along Terry Road / Mt Carmel Road with wider reserves at key intersections. - Suggested the Withers Road – George Street link be designed as a sub-arterial road. 	<p>Comments are addressed in the Post-Exhibition Box Hill & Box Hill Industrial Precincts Traffic Study Review prepared by GHD.</p> <p>The revised location of the intersection of Mt Carmel and Windsor Roads has been discussed with and agreed in principle by RMS.</p> <p>The review demonstrates that the morning and evening peak traffic flows do not warrant an increase in the size of the exhibited road corridor widths as there is spare capacity on most sections to accommodate any growth beyond the planning horizon.</p> <p>There may be instances where the approaches to major intersections may need a wider road width and this will be considered at the development application stage.</p>
	<p>Transport</p> <ul style="list-style-type: none"> - Advised that intersections, roundabouts and road widths be designed with bus movements in mind. - Concern with child care centres and schools fronting arterial roads. 	<p>The fixed road network in the ILP has been determined with consideration of public transport routes.</p> <p>The detailed road design aspects such as turning facilities, bus stops and intersection design will be determined</p>

Author	Issue summary	Response
	<ul style="list-style-type: none"> - Suggest including controls to prevent direct pedestrian access to arterial roads from educational establishments and child care centres. 	<p>at the development application stage where more information on the form of development is available.</p> <p>School access is possible through alternatives to Terry Road and will be considered through the development assessment process along with associated traffic impacts.</p>
	<p>Noise</p> <ul style="list-style-type: none"> - Suggested including noise mitigation requirements (excluding noise walls) for land within 100m of Windsor Road / Boundary Road - Suggested DCP amendments in relation to noise mitigation. 	<p>Road design features such as noise mitigation will be determined at the development application stage where more information on the form of development is available.</p>
	<p>Transport & access study</p> <ul style="list-style-type: none"> - Detailed comments on the Transport & Access Study. 	<p>Comments noted and considered.</p>
<p>Primary Industries</p>	<p>Agricultural uses</p> <ul style="list-style-type: none"> - Opportunities for compatible types of agricultural industries or rural processing should be considered as a permissible land use in employment lands. 	<p>Agricultural industries are not considered to be suitable for inclusion in the employment lands.</p>
	<p>Odour and land use conflicts</p> <ul style="list-style-type: none"> - Advised that existing horticultural uses and poultry farms should be considered from a land use conflict perspective. - Odour issues may arise from existing industries. Suggested complimentary land uses such as buffers. 	<p>The DP&I is aware of potential odour emissions from existing land uses. Buffers on land outside of these land uses are not considered appropriate. Section 3.12 of the post-exhibition report notes that properties are anticipated to be progressively developed for urban purposes, thus removing the odour sources as a permanent constraint to urban development.</p>
<p>NSW Rural Fire Service</p>	<p>Bushfires</p> <ul style="list-style-type: none"> - Supportive of the draft Precinct Plan provided the recommendations relating to bush fire protection measures are incorporated. - Advise that these recommendations be considered in the planning stages of any development to ensure bush fire matters are adequately addressed. 	<p>Noted – the plan has been prepared in accordance with the relevant sections of the Growth Centres Development Code relating to bushfire prone land.</p> <p>Subsequent development applications lodged after the rezoning of the Precincts will need to comply with relevant policies including the <i>Planning for Bushfire Protection (2006)</i> guidelines.</p>
<p>NSW Health – Western Sydney Local Health District</p>	<p>Service delivery & health</p> <ul style="list-style-type: none"> - Highlighted possible implications for urban growth on health service delivery in the area. - Indicated that a future public hospital for the North West Growth sector is not yet planned. - Suggested that future developments incorporate features that promote health and well being including open space and cycleways. 	<p>Many of the comments provided by NSW Health, whilst valuable, are unable to be implemented at a strategic level through the precinct planning process.</p>

Author	Issue summary	Response
	<ul style="list-style-type: none"> - Detailed comments in relation to flood evacuation, open space provision, urban form, housing design, community facilities, shade provision, access to public transport, road safety, rainwater and odour. - Detailed comments on the draft plans provided by the Western Sydney Local Health District. 	
Sydney Water	Planning Report <ul style="list-style-type: none"> - Suggested amendments to the planning report relating to drinking water and future infrastructure. 	Noted and considered.
Transgrid	Transmission easements: <ul style="list-style-type: none"> - Detailed comments in relation to the permissibility of uses within the transmission easement. - Detailed comments relating to proposed road proximity to transition towers. - Detailed comments in relation to easement access. 	The revised plan responds to a number of Transgrid's concerns relating to the transmission easement which runs through the Box Hill & Box Hill Industrial Precincts. Specifically, the road network within the business park has been modified so the roads are within an appropriate distance of the transmission towers to prevent possible interference with the transmission lines.
Historic Houses Trust	Rouse Hill House <ul style="list-style-type: none"> - Highlighted the importance of an expanded heritage curtilage for Rouse Hill House to be included in the Growth Centres SEPP to provide for statutory weight (as suggested in Conybeare report). - Seeking formal progression of lands surrounding the Rouse Hill Estate (extension of Rouse Hill Regional Park) to preserve character and setting. 	The views from Rouse Hill House and Rouse Hill School have been considered in the precinct planning process. The plans includes a number of measures to minimise visual impacts from the estate including limiting the development potential on the corner of Windsor / Annangrove Roads and promoting tree canopy in the streets running off Windsor Road. As Rouse Hill Regional Park is located outside of the Box Hill & Box Hill Industrial Precinct boundary it is outside the scope of the Precinct planning to address this issue.
	Box Hill House <ul style="list-style-type: none"> - Expressed concern with visual impacts of development around Box Hill House including the town centre. Noted a preference to preserve the character and setting of the area around Box Hill House rather than making a record of it. 	Comments addressed by AECOM in the Response to submissions received in response to the Box Hill and Box Hill Industrial Non-Indigenous Heritage Precinct Planning Report. Refer to Section 3.10 of the post-exhibition report.
	Roads <ul style="list-style-type: none"> - Seeking clarity on possible impacts of roadside development on the heritage significance of Windsor Road. - Advised that road planning should consider historic subdivision and road network pattern. Suggested that a proper map regression analysis be done. 	The ILP has considered impacts of development along Windsor Rd, particularly the frontage opposite Rouse Hill Estate by the use of low density residential land uses which is unlikely to result in signage or inappropriate commercial development. AECOM has prepared an overlay of the ILP and 1946 Parish Plan which is

Author	Issue summary	Response
		found in the Response to submissions received in response to the Box Hill and Box Hill Industrial Non-Indigenous Heritage Precinct Planning Report. The overlay demonstrates that the ILP recognises and reflects the historic subdivision pattern and road network.
	Additional heritage items - Advised that detailed consideration is needed for the Hunting Lodge and Box Hill Inn including proper integration into future developments.	Additional permitted uses are allowed on the site of the Box Hill Inn and Hunting Lodge to permit appropriate commercial development that will assist in preserving and enhancing these heritage items.
	European heritage study - General comments that the European heritage study underplays the heritage significance of the area and could reference more recent literature.	Comments on the European Heritage Study have been addressed by AECOM in the Response to submissions received in response to the Box Hill and Box Hill Industrial Non-Indigenous Heritage Precinct Planning Report. Refer to Section 3.10 of the post-exhibition report.
Urban Taskforce	Section 94 Contributions: - Development contributions should not exceed the \$30,000 cap. - Developers should not fund (in addition to s.94 & the SIC) the provision of infrastructure that will benefit the broader community (e.g. upgrade and continued maintenance of riparian corridors).	A section 94 plan is being prepared by the Hills Shire Council.
	Special Infrastructure Contribution - Support the deferral of a proposed 50% increase to the contribution.	Noted.
	Fractured ownership: - Difficult for developers to acquire land with fractured ownership due to unreal expectations of landowners for land value.	Noted.
	Development Control Plan: - DCP controls overly prescriptive and would effectively discourage innovation. - Greater consideration of the Housing Code required to minimise duplication and conflict.	The DCP was workshopped with the Hills Shire Council to discuss and respond to exhibition submissions. The revised DCP has been prepared and adopted.
	Market: - Issues may arise where developable area is reduced due to environmental constraints. Market may not be interested in smaller lots and higher densities. - Products must be produced to meet market needs.	The approach taken in the Growth Centres is to provide a variety of housing types for the future population. While smaller lots may not be the current primary product in the Hills area, it is anticipated that demand will shift towards smaller housing products to provide more affordable housing.
Busways Pty Ltd	Public transport - Supportive of proposed road	The fixed road network in the ILP has been determined with consideration of

Author	Issue summary	Response
	<p>network.</p> <ul style="list-style-type: none"> - Detailed comments relating to road hierarchy, dimensions and design. - Detailed comments relating to bus stop design and frequency and school stops and turning facilities. 	<p>public transport routes.</p> <p>The detailed road design aspects such as turning facilities, bus stops and intersection design will be determined at the development application stage where more information on the form of development is available.</p>
ComfortDelGro Cabcharge	<p>Public transport</p> <ul style="list-style-type: none"> - Consideration to be given to priority measures for public transport (e.g. through B signals, bus lanes & an extension of the North West T-way along Windsor Road) - Detailed comments in relation to bus stop design, frequency and funding. - Concern the servicing plan on which the Transport and Access Study is based underestimates peak bus vehicle requirements. - Noted that bus depots could be provided in the industrial areas. 	<p>The fixed road network in the ILP has been determined with consideration of public transport routes.</p> <p>The detailed road design aspects such as turning facilities, bus stops and intersection design will be determined at the development application stage where more information on the form of development is available.</p> <p>Bus depots are permissible in the IN2 Light Industrial Zone.</p>

Part B – Landowner responses

Author	Address of property	Summary	Response
Large landholdings			
<p>Welsh Property Consulting, Brown Consulting, Cardno, RPS, Thomas Stanbury Associates, UPDM</p> <p>(on behalf of Mogul Stud & Jundu Pty Ltd)</p>	<p>Various properties</p>	<p>Housing density</p> <ul style="list-style-type: none"> - Concern proposed housing densities are too high and concentrated on landowners property - Suggested greater provision of low density to support market demand (i.e. removing R3 and replacing with R2) 	<p>The revised plan has adjusted the residential densities throughout the precinct to provide greater flexibility in delivery.</p> <p>The revised plan has an equitable distribution of densities across the precinct by removing the varied minimum lot size for the R2 Low Density Residential Zone. The plan has a consistent minimum lot size of 225m² in the R2 Zone with a density target of 15 dwellings per hectare.</p>
		<p>Riparian corridors</p> <ul style="list-style-type: none"> - Concern with amount of E2 land proposed on owners property - Concern with E2 land being in private ownership & maintenance requirements - Suggested State acquire riparian corridors 	<p>While there advantages in having the riparian corridors in public ownership the State does not have the funds to purchase or maintain riparian corridors. Local government can only acquire riparian corridors for drainage purposes.</p> <p>The riparian corridors have been zoned E2 Environmental Conservation which will provide for protection of the corridors in private ownership. Landowners will need to prepare a riparian vegetation management plan should they wish to carry out development adjacent to a riparian corridor.</p>
		<p>Public open space</p> <ul style="list-style-type: none"> - Concern with uneven distribution of open space. - Concern with inequitable access to open space across the precincts. - Suggested including drainage land in the open space calculations. - Suggested relocation of playing fields adjacent to riparian corridor. 	<p>The size and location of open space has been determined on the basis of accessibility, topography, flooding constraints and co-location where possible with drainage basins. The revised basin strategy for the Precinct has allowed for one of the playing fields to be relocated to a district sporting complex on Nelson Road.</p>
		<p>Roads</p> <ul style="list-style-type: none"> - Concern with location of proposed Mt Carmel Road intersection - Suggested realignment of intersection 400m West 	<p>The location of the proposed Mt Carmel Road / Windsor Road intersection has been moved to the west of the Box Hill Inn. The revised configuration provides for greater certainty on the</p>

Author	Address of property	Summary	Response
			delivery of the road while allowing adequate distance from the transmission lines and avoiding the non-certified existing native vegetation in the riparian corridor.
		<p>Business Park</p> <ul style="list-style-type: none"> - Suggested mixed uses at the Northern end of the business park - Suggest increasing commercial area around Box Hill Inn 	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan prepared by Hill PDA supports the 60 ha provided for the business park. Residential and retail targets are met elsewhere in the precinct.
		<p>Water Management</p> <ul style="list-style-type: none"> - Concern with size and location of detention basins (particularly Basin BH05) - Concern the ILP is overly conservative in relation to developable land - Suggested utilising opportunities to fill more land without impacts - Suggested amending flood prone land map 	J. Wyndham Prince have revised and remodelled the flooding and water cycle management strategy. See the Box Hill & Box Hill Industrial Precinct Water Cycle Management Post Exhibition Strategy Report (May 2012). for further details.
		<p>Section 94 Plan</p> <ul style="list-style-type: none"> - Concern s.94 plan has not been made available. 	A Section 94 plan is being prepared by the Hills Shire Council.
		<p>Substation</p> <ul style="list-style-type: none"> - Suggested alternative proposed substation location closer to transmission lines at rear of business park. 	The substation location is indicative only and will depend on discussions between the developer and the electricity supply authority to determine the final location.
		<p>Indicative Layout Plan (ILP)</p> <ul style="list-style-type: none"> - Concern the ILP is overly prescriptive - Alternative ILP suggested 	Noted and considered.
		<p>DCP</p> <ul style="list-style-type: none"> - Detailed comments on DCP in relation to road flexibility, residential subdivisions, urban design, business park and environmental management 	The DCP was workshopped with the Hills Shire Council to discuss and respond to exhibition submissions. The revised DCP has been prepared and adopted.
Don Fox Planning (on behalf of McCall Gardens Estate)	10-32 Terry Road, Box Hill	<p>Riparian corridors</p> <ul style="list-style-type: none"> - Concern with private ownership and management requirements. - Suggested public ownership of riparian corridors. 	<p>While there are advantages in having the riparian corridors in public ownership the State does not have the funds to purchase or maintain riparian corridors. Local government can only acquire riparian corridors for drainage purposes.</p> <p>The riparian corridors have</p>

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			been zoned E2 Environmental Conservation which will provide for protection of the corridors in private ownership. Landowners will need to prepare a riparian vegetation management plan should they wish to carry out development adjacent to a riparian corridor.
		<p>Roads</p> <ul style="list-style-type: none"> - Concern with proposed layout on ILP and resulting lot configurations - Concern with proposed perimeter roads adjacent to riparian corridors 	<p>The concerns with the street block configurations have been addressed in the revised ILP, including removal of the 'triangular' block.</p> <p>The proposed perimeter roads around riparian corridors serve a number of functions including public access and an asset protection zone (APZ).</p>
		<p>Residential</p> <ul style="list-style-type: none"> - Concern with permissibility of 'small lot housing' in the R4 High Density Residential Zone 	The Precinct Plan permits a variety of high density housing types in the R4 Zone including attached dwellings, multi dwelling housing and residential flat buildings. Density targets prescribed in the plan will guide the form of housing delivered.
		<p>Building heights</p> <ul style="list-style-type: none"> - concern with height restriction of 16m in B6 zone - Suggested 24m height limit 	A 16m height limit was chosen for this location to preserve the view corridor between Box Hill House and Rouse Hill House.
		<p>Heritage</p> <ul style="list-style-type: none"> - Concern with heritage requirements being placed over whole lots (and not restricted to the item / curtilage) 	Heritage items are identified in the Growth Centres SEPP by the entire lot on which they sit.
William Yong (on behalf of Marina Nicola Pty Ltd)	285–297 Annangrove Road, Rouse	<p>Use of the Light Industrial (IN2) zone</p> <ul style="list-style-type: none"> - usage is not suitable - questioned whether an economic impact assessment had been undertaken to justify the necessity for such a significant area of IN2 lands - preference for bulky goods retail <p>Use of Public Recreation (RE1) zone</p> <ul style="list-style-type: none"> - location of the open space - distance from schools 	<p>Bulky goods retail is not permitted in the IN2 Light Industrial Zone. This issue is addressed in the Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan prepared by Hill PDA.</p> <p>The location and size of open space in the Precinct has been considered in detail and selected on a number of factors including proximity to employment uses and the retention of native vegetation.</p>

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		<p>and town centre (not close enough)</p> <ul style="list-style-type: none"> - should not be located adjacent to industrial 	
<p>Nathanial Murray, McKenzie Consulting</p> <p>(on behalf of Marina Nicola Pty Ltd)</p>	<p>285–297 Annangrove Road, Rouse Hill</p>	<p>Use of IN2 zone</p> <ul style="list-style-type: none"> - Questioned commercial viability of proposed IN2 Zone and local demand for industrial uses. - Suggested alternative of bulky goods retail by use of B6 Enterprise Corridor zone or additional permitted uses in the IN2 zone to allow greater flexibility. <p>Residential land</p> <ul style="list-style-type: none"> - Suggested increasing residential development permitted on site. 	<p>Bulky goods retail is not permitted in the IN2 Light Industrial Zone. This issue is addressed in the Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan prepared by Hill PDA.</p> <p>Residential and retail targets are met elsewhere in the precinct.</p>
<p>David Kettle, Don Fox Planning</p> <p>(on behalf of Bunning's Group Limited)</p>	<p>767-773 Windsor Road, Box Hill & 1A Terry Road, Box Hill</p>	<p>Employment land</p> <ul style="list-style-type: none"> - Concern with proposed permissible uses in the B7 – Business Park zone. - Suggest permitting “hardware and building supplies” and “garden centre”. 	<p>This issue is addressed in the Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan, prepared by Hill PDA.</p> <p>The amended plan will permit “hardware and building supplies” and “garden centres” within the IN2 – Light Industrial zone, consistent with the draft Hill Shire Local Environmental Plan 2010. These uses are considered to be inappropriate interim uses for the proposed business park.</p>
Individual landowners			
<p>Planning Direction Pty Ltd</p> <p>(on behalf of Perry Coundrelis)</p>	<p>2 Nelson Road, Box Hill</p>	<p>Drainage</p> <ul style="list-style-type: none"> - Concern with proposed SP2 zoning on property - Suggested alternative of B6 or R2 zoning 	<p>The exhibited plan partially identified the property for drainage while the revised plan has zoned the entire property as drainage land to be acquired by Hills Shire Council.</p> <p>The revised basin strategy prepared by J. Wyndham Prince has identified a need for additional drainage land in this location to accommodate increased basin size and access.</p>
<p>Ronald Arnold</p>	<p>320 Annangrove Road, Rouse Hill</p>	<p>Industrial land:</p> <ul style="list-style-type: none"> - Study should consider the existing industrial land to the East of Annangrove Road. 	<p>The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan notes that the Hill PDA Employment and Retail</p>

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			Study is based on the Statistical Local Areas of Baulkham Hills North, Blacktown North and Hawkesbury. The industrial land east of Annangrove Road is within the Baulkham Hills North Statistical Area and has been considered in determining the employment land forecasts.
Robert & Lynette Woods	15 Edwards Road, Box Hill	Industrial land: <ul style="list-style-type: none"> - Suggested rezoning part of the industrial land to R2 low density residential. - Oversupply of industrial land and undersupply of residential. - Existing servicing will allow houses to be built on land proposed to be IN2. 	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan notes that there is a current oversupply of industrial land in Box Hill, however the employment forecasts demonstrate a need for additional industrial land in the future. As such the revised plan has retained the industrial land on Edwards Road.
Paul Mercia	17 Edwards Road, Rouse Hill	Industrial land: <ul style="list-style-type: none"> - Suggested rezoning part of the industrial land to R2 low density residential. - Oversupply of industrial land and undersupply of residential. - Existing servicing will allow houses to be built on land proposed to be IN2. 	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan notes that there is a current oversupply of industrial land in Box Hill, however the employment forecasts demonstrate a need for additional industrial land in the future. As such the revised plan has retained the industrial land on Edwards Road.
Marilyn Privitera	10 Mason Road, Box Hill	Roads: <ul style="list-style-type: none"> - Issue with ILP showing crossroads over owners property. 	Local roads as displayed on the ILP are only for indicative purposes. The final street pattern will be determined at the subdivision stage and will be based on a number of factors including topography, land ownership and willingness to develop. The location of roads on this particular site is highly constrained due to the topography, and requirements of the town centre. The preferred solution is shown on the ILP.
Patrick Hurley, PGH Environmental planning (on behalf of Marross Nominees Pty	350 Annangrove Road, Rouse Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Inappropriate location of residential zone adjacent to hotel / brewery. - Suggested alternative of RE1 Public Recreation as buffer or extension of IN2 zone. 	The revised plan has extended the existing light industrial land towards Windsor Road in response to forecasted demand for industrial land. The residential lands opposite the Brewery will be limited to a minimum lot size of 2,000m ² .

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Ltd)			This will result in only a small number of additional dwellings which is unlikely to result in a land use conflict with the existing uses on the other side of Annangrove Road.
Pascal Nakhle Peter Nakhle Paul Nakhle Sukhdeep Bains	7 Boundary Road, Box Hill & 9 Boundary Road, Box Hill	<p>Use of E4 Zone:</p> <ul style="list-style-type: none"> - Suggested lots be splayed towards riparian corridor. - Concern with burden of riparian corridor maintenance on landowners. - Suggested minimum lot size be reduced from 4000 to 2000 square metres for enhanced environmental management. <p>Minimum lot size:</p> <ul style="list-style-type: none"> - Suggested reducing minimum lot size in R2 zone to 375 square metres to allow for housing diversity. 	<p>The E4 Environmental Living Zone on Boundary Road has been replaced with an R2 – Low Density Residential Zone with a minimum lot size of 2,000m². Landowners adjacent to riparian corridors will still be required to prepare a riparian vegetation management plan in order to subdivide or develop.</p> <p>The revised plan has increased densities across the R2 Low Density Residential Zone with a consistent minimum lot size of 375m².</p>
		<p>Roads:</p> <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property 	Local roads as displayed on the ILP are only for indicative purposes. The final street pattern will be determined at the subdivision stage and will be based on a number of factors including topography, land ownership and willingness to develop.
Neville Chant	192 Old Pitt Town Road, Box Hill	<p>Roads:</p> <ul style="list-style-type: none"> - Concern with intersection safety at Mason Road / Nelson Road intersection with Old Pitt Town Road. 	Local roads as displayed on the ILP are only for indicative purposes. The final intersection configuration, and any traffic management or safety infrastructure required, will be determined at the development stage.
		<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with lower sale values of R5 lots due to minimum lot size 	Refer to Section 3.5.1 of the post-exhibition report.
		<p>Rates:</p> <ul style="list-style-type: none"> - Concern with possibly higher rates applying to R5 land despite lower development potential 	Rates will be determined by the Hills Shire Council.
Andrew Chang	25 Mason Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Noted that visual amenity 	Refer to Section 3.5.1 of the post-exhibition report.

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		<p>could be achieved through 600 square metre lots.</p> <ul style="list-style-type: none"> - Suggested alternative of R2 Zone to support market demand for smaller lots. 	
John & Patricia Morison	166 Old Pitt Town Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Noted that visual amenity could be achieved through 600 square metre lots. - Suggested alternative of low density residential to support market demand for smaller lots. <p>Suggested minimum lot size of 600-1,225 square metres.</p>	Refer to Section 3.5.1 of the post-exhibition report.
Gerard Rizzardo	318 Annangrove Road, Rouse Hill	<p>Industrial Land:</p> <ul style="list-style-type: none"> - Concern there is too much industrial land. 	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan notes that there is a current oversupply of industrial land in Box Hill, however the employment forecasts demonstrate a need for additional industrial land in the future. See section 3.6 of the report for further information.
Simone & Michael Ryan	33 Hynds Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested minimum lot size of 450-600 square metres. - Suggested alternative of locating large lot residential properties along Boundary Road. 	Refer to Section 3.5.1 of the post-exhibition report.
		<p>Roads:</p> <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property 	Local roads as displayed on the ILP are only for indicative purposes. The final street pattern will be determined at the subdivision stage and will be based on a number of factors including topography, land ownership and willingness to develop.
		<p>High density residential:</p> <ul style="list-style-type: none"> - Concern there is no demand for high density units in the short to medium future. 	The plan is a long term plan that will cater for a future residential population. The revised plan has increased the amount of high density residential around

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			the town centre and has reduced these densities in other areas. It should be noted that the use of the R4 – High Density Residential Zone is not limited to residential flat buildings, the zone also permits attached housing and multi dwelling housing.
Charlie Sultana	25 Nelson Road, Box Hill	Business Park: - Suggested business park should be situated adjacent to the existing and proposed industrial areas to minimise disturbance to residential areas and to accommodate additional traffic flow	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan notes that there are 8 criteria that have been used to determine the location of the proposed business park. The review prepared by Hill PDA confirms that the proposed business park has most of the requirements to be a successful and viable business park, including a direct frontage on Windsor Road.
Jules Missio, Turnpike Lane Pty Ltd.	Edwards Road, Rouse Hill	Industrial land: - Suggested minimum lot sizes of 1,500 – 3,000 square metres to encourage use of the land. - Noted the Annangrove industrial land has a minimum lot size of 8,000 square metres and has not been developed.	The Box Hill Retail and Employment Assessment – Review of Submissions on Draft Precinct Plan prepared by Hill PDA advises that an 8,000m ² minimum lot size for industrial land is not considered to be too small provided that multi-tenant sites and strata subdivision are permissible, which they are.
Stephen Sultana	124 Old Pitt Town Road, Box Hill	Use of R5 Zone: - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested lot size of 600 square metres for lots on the ridge line. - Suggested medium to higher density residential to support market demand for smaller lots.	See section 3.5.1 of the report.
C. Ferella	6 Alan Street, Box Hill	Use of R2 Zone: - Suggested rezoning land from R2 Low Density Residential to R4 High Density Residential to be consistent with the adjacent lots.	The revised plan has extended the R4 – High Density Residential land east along Alan Street to reflect the potential for development along Terry Road / Windsor Road.
EK & DM Sancbergs	13 Mason Road, Box Hill	School locations: - Suggested relocating the two proposed school sites fronting Terry Road to prevent traffic congestion.	School traffic access is possible through alternatives to Terry Road and will be considered through the development assessment process along with

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			associated traffic impacts.
		<p>Roads:</p> <ul style="list-style-type: none"> - Suggested having traffic signals at all intersections around the proposed town centre ring road to improve safety and efficiency. - Questioned the need for a proposed traffic signal at Guntawong Rd / Windsor Rd. - Suggested a four-way intersection at the Mason Road connection to the proposed town centre. - Suggested replacing the proposed road along the ridgeline to the south of Mason Road with a series of cul-de-sacs. 	<p>The Box Hill and Box Hill Industrial Precincts – Transport and Access Study prepared by GHD identifies indicative traffic management devices and the locations of devices such as traffic lights will be considered at the development application stage.</p> <p>Cul-de-sacs have not been used in the ILP in order to improve connectivity within the precinct.</p>
		<p>High density residential</p> <ul style="list-style-type: none"> - Suggested high density residential be located to the south of the proposed rear lane parallel to Mason Road in order to promote higher densities around the town centre. 	The revised plan has increased the amount of high density residential land around the proposed town centre and along the main transport route on Mason Road.
S. Giannoulis	811 Windsor Road, Box Hill	<p>Industrial land</p> <ul style="list-style-type: none"> - Questioned if there is an appropriate ratio of industrial land to residential land. - Suggested increasing the ratio of employment to residential areas in the industrial precinct. 	<p>The Box Hill Retail and Employment Assessment prepared by Hill PDA supports the proposed 60 ha of light industrial land. The revised plan has slightly increased the amount of industrial land on Annangrove Road.</p> <p>The Box Hill Retail and Employment Study supports the provided 130 ha of employment land across the precinct.</p>
		<p>Medium density housing</p> <ul style="list-style-type: none"> - Suggested increasing the amount of medium density residential in the Windsor Road / Box Road area. 	The revised plan has increased the densities in the Windsor Road / Box Road area by applying a consistent minimum lot size of 375m ² in the R2 Low Density Residential Zone.
		<p>Timing of infrastructure</p> <ul style="list-style-type: none"> - Wanted the ability to fast track water and sewer to be addressed. 	Sydney Water has a limited capacity to deliver servicing up front for the entire Precinct. As such Sydney Water has adopted a staged approach to deliver infrastructure to the Precinct. Further information is available on the Sydney Water website.
Mark Fozzard,	33 Terry Road,	Flood prone land	Consistent with the Box Hill /

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Vassili Fozzard Lawyers & Consultants (on behalf of Alla Grasso)	Box Hill	<ul style="list-style-type: none"> - Concern with the land being partially identified as flood prone. <p>Drainage</p> <ul style="list-style-type: none"> - Unclear why site is marked for drainage when site is not in riparian protection area. - Suggested that drainage only be located on the flood prone land, not the whole site. - Suggested this part of the catchment be removed. - Suggested the site be alternatively zoned for high density residential to provide an interface with town centre and promote walkability. <p>Infrastructure</p> <ul style="list-style-type: none"> - Suggested proposed wastewater pipe in proposed servicing plan be relocated under and aligned with Terry Road. 	Box Industrial Precinct Water Cycle Management Strategy prepared by J. Wyndham Prince, land identified to be acquired by the Hills Shire Council for drainage may be broader than the flood liable land to provide access and drainage infrastructure.
Bernard Ryall, Catholic Education – Diocese of Parramatta	40 & 46 Terry Road, Box Hill	<p>Permissibility of uses</p> <ul style="list-style-type: none"> - Seeking confirmation that Places of Public Worship and Educational Establishments are permissible in the R3 Zone. 	<p>The plan permits places of public worship in the R2 Low Density Residential Zone (which has now replaced the R3 Medium Density Residential Zone in the Precinct).</p> <p>Educational establishments are permitted through clause 28(1A) of the <i>State Environmental Planning Policy (Infrastructure) 2007</i>.</p>
		<p>Height of buildings</p> <ul style="list-style-type: none"> - Concern with proposed building height limit of 8.5m. Suggested height limit of 16m for the site, or no height limit, to account for architectural roof features of school or church buildings. 	The plan allows landowners to apply to vary the height of buildings when submitting a development application through the “exceptions to development standards” provision.
Tina & Leo Lin	827 Windsor Road, Rouse Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested rezoning to higher density residential due to proximity to local amenities. 	<p>The revised ILP has extended the light industrial area further south to support future demand whilst limiting industrial development to behind the natural ridgeline.</p> <p>The remaining portion of large lot residential has been</p>

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			increased in density by reducing the minimum lot size to 2,000m ² . This is consistent with the visual analysis prepared by AECOM. See section 3.5.1 of the report for further information.
		Flood prone land: <ul style="list-style-type: none"> - Seeking to have the flood prone land map amended to remove the flood prone land status. 	The identification of land as being flood prone is supported by technical studies undertaken by J. Wyndham Prince. The revised flood modelling undertaken post exhibition confirms part of this property as being flood prone and as such the classification remains.
		Heritage: <ul style="list-style-type: none"> - Landowners believe that site is not viewable from Rouse Hill House and that development of the site will not impact on the view corridor. 	The visual analysis prepared by AECOM's post exhibition work demonstrates that a small increase in density will have minimal impact on the views from Rouse Hill Estate. As such the minimum lot size has been reduced to 2,000m ² .
Bill & Mimi Watters	182 Old Pitt Town Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested smaller lot sizes. 	See section 3.5.1 of the report.
		Roads: <ul style="list-style-type: none"> - Suggested preventing road access for new subdivisions to Old Pitt Town Road. 	The ILP allows for limited new road access and the plan permits limited development potential along Old Pitt Town Road.
Trevor Madill	328 Annangrove Road, Rouse Hill	No objection – general view that the proposed industrial land is more than sufficient.	Noted.
Richard & Lesley Gangemi	190 Old Pitt Town Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested minimum lot size of 2,000 square metres. 	See section 3.5.1 of the report.
Bill Stubbs	58 Terry Road, Box Hill	Roads: <ul style="list-style-type: none"> - Concern with proposed extension of George Street and Terry Road intersection. - Concern with public and road safety. 	Figure 26 of the exhibited Box Hill and Box Hill Industrial Precincts – Transport and Access Study prepared by GHD shows a proposed traffic signal at the George Street / Terry Road intersection. The findings of the GHD study confirm that Terry Road should be upgraded to two lanes each direction. Road safety measures

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			would be considered during the upgrade process.
Vincent & Susan Phung	61 Terry Road, Box Hill	Use of RE1 Zone: <ul style="list-style-type: none"> - Concern the proposed location for a sports field will devalue the property. - Suggested alternative of residential zoning. 	The size and location of open space has been determined on the basis of accessibility, topography and equitable distribution of open space. The Hills Shire Council will acquire the land for all playing fields.
Giulio Petrocco	69 Box Road, Box Hill	Infrastructure (water): <ul style="list-style-type: none"> - Object to the proposed secondary location of water pumping station on Box Road - Support proposed location of water pumping station at corner of Box Road and Nelson Road. 	The proposed alternative locations for the pumping station are indicative only at this stage. Sydney Water is yet to undertake a detailed analysis which will determine the final location of the pumping station.
Loryk Korzeniowski	77 Boundary Road, Box Hill	Infrastructure (water): <ul style="list-style-type: none"> - Concern with timing on Stage 3 of Sydney Water servicing at northern end of Boundary Road. 	Sydney Water has a limited capacity to deliver servicing up front for the entire Precinct. As such Sydney Water has adopted a staged approach to deliver infrastructure to the Precinct. Further information is available on the Sydney Water website.
Mark Armstrong, arc architects (on behalf of Alan Chang)	1 George Street, Box Hill	Use of RE1 Zone: <ul style="list-style-type: none"> - Concern with size of proposed local park. - Suggested reducing the size of the park and increasing the amount of low density residential. 	The revised plan maintains the same size and location of the proposed park. This site is an appropriate location for a park and supports the open space requirements for the precinct.
		Minimum lot size: <ul style="list-style-type: none"> - Suggested decreasing the minimum lot size for the R2 zoned land to 375 square metres. 	The residential density has been increased with a 225m ² minimum lot size fronting Terry Road and 375m ² immediately south of the park.
M.L. & M.J. Cook	829 Windsor Road, Rouse Hill	Use of R2 Zone: <ul style="list-style-type: none"> - Concern with adjoining R2 Low Density Residential Zone adjacent to the proposed R5 zoning. 	The R5 zone has been removed from revised plan. Large lots of 2,000m ² have been selected for this location to prevent impacts on the views from Rouse Hill Estate. The R2 Low Density Residential land has been replaced by light industrial which has been extended towards Windsor Road with a local road separating the use from the large lot residential.
		Roads: <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property 	Local roads as displayed on the ILP are only for indicative purposes. The final street pattern will be determined at the

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			subdivision stage and will be based on a number of factors including land ownership and willingness to develop.
Sum Pui & Edwin Kwok	41 Mason Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested medium density residential zoning to be consistent with the adjacent properties and properties facing opposite. 	The revised plan has increased the densities between Mason Road and Hynds Road to support the town centre. The property is now entirely zoned for medium density residential with a minimum lot size of 225m ² .
Domenico Giacco	58 The Waterlane, Rouse Hill	Use of RE1 Zone: <ul style="list-style-type: none"> - Concern with location of playing field. - Suggested the land be zoned for industrial purposes. 	The playing field remains in the same location on the revised plan. The location is ideally suited for a playing field as it provides a buffer between the light industrial and residential areas, while maintaining an equitable distribution of open space across the precinct.
		Heritage: <ul style="list-style-type: none"> - Concern with locating a playing field adjacent to a heritage item (The Hunting Lodge). 	AECOM's heritage advice confirms that provisions to permit the Hunting Lodge to operate with a commercial use such as a café is consistent with its location adjacent to a playing field, and is likely to mitigate any risks of vandalism or neglect.
C. & M. Batchelor	174 Old Pitt Town Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested minimum lot size of 900 square metres. - Suggested rezoning lot to be wholly low density residential. 	See section 3.5.1 of the report.
		Roads: <ul style="list-style-type: none"> - Suggested road pattern / design similar to Green Road, Kellyville. 	The revised ILP has shifted the proposed parallel road closer to Old Pitt Town Road to allow for reduced lot sizes on the ridgeline. Cul-de-sacs limit access throughout the precinct and have not been used as a design solution.
R.D. Welsh, Welsh Property Consulting (on behalf of Mary Khater)	299 Annangrove Road, Rouse Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Questioned the viability of R5 lots in the ILP. - Suggested rezoning land to a combination of R3 Medium Density 	The revised plan has extended the existing light industrial zone further south in response to forecast demand for industrial land and following 3D modelling of visual impacts prepared by AECOM which confirmed industrial development will be shielded from Rouse Hill Estate

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		<p>Residential, R2 Low Density Residential and Private Open Space.</p> <p>Heritage:</p> <ul style="list-style-type: none"> - Questioned the view corridor between Rouse Hill House and Box Hill House and whether development of the site would have any impacts. - Noted the Windsor Road buffer between the property and heritage listed Schoolhouse. 	<p>by the natural ridgeline. The residential lands fronting Annangrove Road will be limited to a minimum lot size of 2,000m². This will result in a small increase in residential density.</p> <p>It should be noted that the sensitive visual impact area is broader than from the House itself, but also from the grounds within the Estate.</p>
Nerida, Colin, Tamara & Kurt Freeburn	148 Old Pitt Town Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Objection to use of R5 zone. - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Questioned whether the smaller lots would impact on visual amenity. - Suggested all proposed R5 land be rezoned to R2 Low Density Residential. - Suggested minimum lot size of 600-1000 square metres along Old Pitt Town Road to support market demand for smaller lots. - Suggested landscape buffer to minimise visual impacts 	See section 3.5.1 of the report.
		<p>Roads:</p> <ul style="list-style-type: none"> - Raised concern that Old Pitt Town is not included in the draft Indicative Layout Plan, although identified in the structure plan and boundary review process. - ILP does not consider traffic impacts and access to Old Pitt Town Road 	<p>The Box Hill and Box Hill Industrial Precincts – Transport and Access Study prepared by GHD incorporated vehicle movements on Old Pitt Town into the modelling although the data was not included in the report for this road. The ILP has considered the traffic impacts by limiting the number of access points to Old Pitt Town Road and encouraging traffic flows away from this road.</p> <p>The Post Exhibition Traffic Study Review prepared by GHD demonstrates that the current two lane configuration for Old Pitt Town is sufficient to support forecasted traffic flows.</p>
		<p>Servicing:</p> <ul style="list-style-type: none"> - Raised concern that the 	Sydney Water has a limited

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		servicing won't be provided till 2025.	capacity to deliver servicing up front for the entire Precinct. As such Sydney Water has adopted a staged approach to deliver infrastructure to the Precinct. Further information is available on the Sydney Water website.
Cliff & Elaine Musgrave	29 Mason Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested a mix of minimum lot sizes (1000-2000 square metres) along the Mason Road ridge line. 	See section 3.5.1 of the Report.
Raymond & Nicolette Woldhuis	178 Old Pitt Town Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Concern with lack of development potential. 	See section 3.5.1 of the Report.
John & Helen Hansen	198 Old Pitt Town Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggest variation of lot sizes to provide for transition. 	See section 3.5.1 of the Report.
		Explanation of Intended Effect: <ul style="list-style-type: none"> - Concern with subdivision restriction provision relating to service provision. 	In new urban release areas it is a standard requirement that urban development be fully serviced.
		Roads: <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property. 	Local roads shown on the ILP are only for indicative purposes. The final street pattern will be determined at the subdivision stage and will be based on a number of factors including land ownership, topography and willingness to develop.
Robert Stanton	823 Windsor Road, Box Hill	Medium density residential: <ul style="list-style-type: none"> - Concern with proposed low density along Windsor Road interface. - Suggested extension of medium density to Box Road intersection. 	The revised plan has increased the densities in the Windsor Road / Box Road area by applying a consistent minimum lot size of 375m ² in the R2 Low Density Residential Zone.
Kerry Gordon Planning Services (on behalf of A. Dwight)	6 Terry Road, Box Hill	Riparian corridors <ul style="list-style-type: none"> - Concern with limited uses in E2 zone - Concern with private ownership and management 	The revised plan has taken the existing dwelling into consideration by extending the B7 Business Park zoning. Properties adjacent to riparian

Author	Address of property	Summary	Response
		<p>requirements.</p> <ul style="list-style-type: none"> - Concern with inability to subdivide land adjoining riparian protection area due to management plan requirement 	<p>corridors must prepare a riparian vegetation management plan for any future development on the land.</p>
Steve & Emily Chen	5 Mason Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Concern with use of R5 zoning. - Suggested alternative of R2 Zone to be consistent with adjacent property. 	<p>The revised plan has increased the residential densities around the town centre by removing the adjacent R5 zone and replacing it with medium density residential with a minimum lot size of 225m².</p>
		<p>Roads:</p> <ul style="list-style-type: none"> - Concern with proposed widening of Mason Road on to owners land. 	<p>The ILP does not vary the alignment of the existing Mason Road which will pass through the middle of the town centre. The ILP does however show a new proposed local road to the immediate south of the town centre. This road is important in providing for traffic circulation around the proposed centre. There is minor scope to modify the configuration of this road at the development application stage.</p>
Victor Chen	15 Terry Road Box Hill	<p>Drainage</p> <ul style="list-style-type: none"> - Concern with proposed drainage use on landowners property. - Suggested drainage be limited to undeveloped portion of property on lower ground. 	<p>The Flooding and Water Cycle Management Strategy prepared by J. Wyndham Prince requires the entire property to be acquired for drainage purposes. While the whole property may not be flood affected or within the riparian corridor additional land is needed outside these areas to provide for other uses such as raingardens and council access.</p>
I. & J. Shipard	204 Old Pitt Town Road, Box Hill	<p>Roads</p> <ul style="list-style-type: none"> - Concern with intersection blackspot at Old Pitt Town Road / Mason Road - Concern with traffic impacts / access arrangements from development along Old Pitt Town Road & Mason Road 	<p>As development occurs in the Precinct the detailed treatment of individual intersections will be considered at the development application stage.</p> <p>The Post Exhibition Traffic Study Review prepared by GHD demonstrates that the two lane configuration for Old Pitt Town is sufficient to support forecast traffic flows.</p>
		<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Suggested alternative zoning of commercial to provide a noise buffer <p>Suggested smaller lot sizes on Old Pitt Town Rd</p>	<p>See section 3.5.1 of the Report.</p>

Part C - Responses to group submissions

Author	Address of property	Summary	Response
Group submission			
Peter Liao	37 Hynds Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested alternative of R2 Zone to support market demand for smaller lots and minimum lot size of 450-600 square metres. Roads: <ul style="list-style-type: none"> - Suggested access road between Hynds Road and Mason Road. 	See section 3.5.1 of the Report. The revised ILP provides a number of additional access roads between Mason Road and Hynds Road.
Leonie Lawson	21 Mason Road, Box Hill		
Group submission – Hynds & Terry Road Residents			
K.T. Kong	23 Terry Road, Box Hill	Use of R5 Zone: <ul style="list-style-type: none"> - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested alternative of R2 Zone to support market demand for smaller lots and minimum lot size of 450-600 square metres. Roads: <ul style="list-style-type: none"> - Concern there is limited access to proposed town centre from Hynds Road - Suggested additional access roads between Mason and Hynds Road. 	The revised plan has increased density within the former R5 Large Lot Residential Zones. See section 3.5.1 of the Report. The revised ILP provides a number of additional access roads between Mason Road and Hynds Road.
Colleen Giudice Lynette Hung	17 Mason Road, Box Hill 37 Hynds Road, Box Hill		
Peter & Vicky Muscat Jun Kyu & Theresa Lee	21 Terry Road, Box Hill 39 Hynds Road, Box Hill	<i>(additional concern)</i> Roads: <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property 	The ILP shows indicative local road locations only which can be revised at the detailed development application stage.

Author	Address of property	Summary	Response
Group submission – Old Pitt Town Road Residents			
Ross & Jenny Turner	150 Old Pitt Town Road, Box Hill	<p>Use of R5 Zone:</p> <ul style="list-style-type: none"> - Objection to use of R5 zone. - Questioned whether the smaller lots would impact on visual amenity. - Concern with restrictive zoning and minimum lot sizes for R5 lots. - Suggested all proposed R5 land be rezoned to R2 Low Density Residential. - Suggested minimum lot size of 600 square metres along Old Pitt Town Road to support market demand for smaller lots. - Suggested landscape buffer to minimise visual impacts <p>Roads:</p> <ul style="list-style-type: none"> - Concern with future direct driveway access to Old Pitt Town Road - Raised concern that traffic and access requirements for Old Pitt Town Road were no considered in the GHD report <p>Additional:</p> <ul style="list-style-type: none"> - Submissions raised alternative options to reduce lot widths and depths to reduce the minimum lot size and improve yield. 	See section 3.5.1 of the Report.
J. Moreland	154 Old Pitt Town Road, Box Hill		
R.J. Fairweather	106 Old Pitt Town Road, Box Hill		
Michael & Philippa Dachs	152 Old Pitt Town Road, Box Hill		
Gilbert & Elizabeth Paki	186 Old Pitt Town Road, Box Hill		
Meredith Nash	168 Old Pitt Town Road, Box Hill		

Author	Address of property	Summary	Response
Michael & Tammy Liao / Peter Liao	80 Terry Road, Box Hill		
Helen Azzopardi	110 Old Pitt Town Road, Box Hill		
Rita Camilleri & Alan Muscat	156 Old Pitt Town Road, Box Hill		
Denise Reynierse	114 Old Pitt Town Road, Box Hill		
Silvio & Wendy Farrugia	162 Old Pitt Town Road, Box Hill		
Joseph & Fiona Refalo	138 Old Pitt Town Road, Box Hill		
Russell & C Pleskanczak	140 Old Pitt Town Road, Box Hill		
Panvir & Sukhvinder Virk	202 Old Pitt Town Road, Box Hill		
D. & M. Ellis	108 Old Pitt Town Road, Box Hill		
Nabil & Annette Magdi	134 Old Pitt Town Road, Box Hill		
Gurpreet Singh & Jasdip Kaur	202 Old Pitt Town Road, Box Hill		
Carmen Sultana	142 Old Pitt Town Road, Box Hill		
Trevor & Kathleen Griffiths	200 Old Pitt Town Road, Box Hill		
Tony Mercieca	120 Old Pitt Town Road, Box Hill	<p><i>(additional concerns)</i></p> <p>Zoning:</p> <ul style="list-style-type: none"> - Seeking to have southern end of property zoned for medium to high density residential. <p>Roads:</p> <ul style="list-style-type: none"> - Issue with ILP showing roads over owners property <p>Servicing:</p> <ul style="list-style-type: none"> - Raised concern that the servicing won't be provided till 2025. 	

Author	Address of property	Summary	Response
Tail landowners			
Josephine Auston	8 Green Hills Drive, Rouse Hill	Transport corridor - Seeking confirmation property is not within the proposed Rouse Hill Transport Corridor	See Section 6.1 of the Post Exhibition Planning Report.
Brian Worley	PO Box 3253, Rouse Hill	Transport corridor - Seeking confirmation property is not within the proposed Rouse Hill Transport Corridor	
Noelene Barkas	5 Pinehurst Avenue, Rouse Hill	Transport corridor - Seeking confirmation property is not within the proposed Rouse Hill Transport Corridor	

Part A - Summary of Agency submissions

Author	Issue summary
NSW Office of Environment and Heritage	<p>Biodiversity</p> <ul style="list-style-type: none"> • Concerns about the new location for the proposed Mt Carmel Road – dissects the largest contiguous area of ENV in the precinct • Recommend exploring the feasibility of locating the road 100m east of the proposed location <p>Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • ACH values have not been adequately assessed, the identification of some areas of “sensitivity” is not justified and the method of site classification is not supported by meaningful criteria or thresholds • Past disturbances not used in the analysis or assessment • Mapping of archaeologically sensitive areas is not adequately justified • Concerns over the due diligence provisions in section 9.2.3 of the ACH report • A large area of undisturbed land and the identified PAD have not been accessed <p>Water Cycle Management</p> <ul style="list-style-type: none"> • Concerns about area upstream of detention basins shown as “flood-free” • Concerns about the hydraulic categorisation of the floodplain – flood storage should also be used to determine flow paths using a method consistent in the FDM and 2007 Floodplain Risk Management Guidelines – Floodway Definition • Concerns about flooding emergency management – need to consider the coinciding of localised and regional flooding, should consult with SES in emergency strategy • Concerns about ownership and updating of the hydraulic modelling as the precinct develops
NSW Rural Fire Service	<p>Bush fire management issues</p> <ul style="list-style-type: none"> • Proposed E2 zone and riparian corridors provide fire runs towards R3, R4 and a potential school site. • These areas may be impacted by bush fire activity • Expanded asset protection zones may be required that are beyond the road and building setbacks • No revised bush fire report was prepared for the revised precinct plan • Existing study by EcoLogical Australia in March 2011 does not fully assess the threat • Proposed land uses or density of developments may be limited depending on the extent of surrounding bush fire vegetation and minimum APZ required. • Land designated for development is identified as bush fire prone land according to Council maps
Sydney Water	<p>Precinct Plan</p> <ul style="list-style-type: none"> • Draft ILP does affect layout of main roads and does not affect servicing plan so no comments
Endeavour Energy	<p>Electricity Provision</p> <ul style="list-style-type: none"> • New residential dwellings will require a new zone substation in the precinct • Requires the acquisition of a suitable parcel of land, subject to criteria in the submission, on which to locate the substation
NSW Department of Primary Industries	<p>Draft DCP - Odour</p> <ul style="list-style-type: none"> • Draft DCP Section 6c - The further information required regarding development controls for odour should adhere to the NSW Department of Environment and Heritage's odour assessment guidelines - particularly if the odour source is from an intensive animal establishment.

Author	Issue summary
The Hills Shire Council	<p>Key issues and planning principles</p> <p><u>Proposed zoning and consistency with Council's draft LEP 2012 and The Hills DCP 2012</u></p> <ul style="list-style-type: none"> Concerns about inconsistencies between the SEPP and Standard Instrument dictionaries Concerns about inconsistencies between the draft precinct DCP and Council's implementation of the North Kellyville DCP and Council's suite of development controls Recommends amending SEPP 2006 to make it consistent with the Standard Instrument LEP <p><u>Section 94 Contributions Plan Shortfalls</u></p> <ul style="list-style-type: none"> Current plan results in a significant shortfall of infrastructure costs over the lifetime of the precinct Recommend delaying the release and rezoning until reforms to the planning legislation to fund local infrastructure are in place <p><u>Transport and Access</u></p> <ul style="list-style-type: none"> Diversion of the previous proposed alignment of the NWRL to Schofields Improvements to the Sydney orbital system – between the M7 and F3 incorporating a motorway and high speed rail freight link Re-classification of Annangrove and Boundary Roads Recommends coordination between DP&I and transport authorities to identify plans and funds for critical infrastructure <p><u>Waterways, Surface Water and Riparian Corridors</u></p> <ul style="list-style-type: none"> Requirement to manage flooding and water quality impacts arising from future development should be responsibility of the NSW government Recommends NSW government acquire trunk and riparian corridors <p><u>Infrastructure Servicing</u></p> <ul style="list-style-type: none"> Concerns about the servicing plan for the precincts with regard to water infrastructure – 54% of the precinct will not be serviced by 2025 Precinct planning should ensure an alignment of infrastructure and servicing with the release of land
Transport for NSW	<p>Draft Development Control Plan, Public Transport pp 67-70</p> <ul style="list-style-type: none"> Alignment of regional R1 bus route is inconsistent with the North West Bus Servicing Plan 2009 Recommends road hierarchy and bus routes are consistent with March 2012 North West Growth Centre – Bus Servicing Strategy Some superfluous cycle ways Recommends a review of the riparian creek shared pathways <p>Post Exhibition Traffic Study Review 4 April 2012-09-12</p> <ul style="list-style-type: none"> Concerns about the traffic generation rates Concerns about the percentage modal shift from car transport - recommends mode split analysis Recommends changing the parking rates to align with The Hill Shire Council Centres Rate or similar Recommends widened intersection approaches be considered for Terry Road Recommends additional detailed intersection modelling to inform road width requirements at intersections <p>Box Hill Zoning Map and Land Application Map</p> <ul style="list-style-type: none"> Arterial Road SP2 infrastructure should be extended (see submission) Concerns about Windsor, Annangrove and Boundary Roads being referenced but not analysed in the post exhibition traffic study.

Part B – Summary of Landowner submissions

Author	Address of property	Summary
Catholic Education Diocese of Parramatta	Lots 31 and 32 DP10157	<p>Proposed future site use</p> <ul style="list-style-type: none"> Diocese would like land toward the western boundary of their site be designated RE2 so it remains in Church ownership <p>Height of Buildings</p> <ul style="list-style-type: none"> 14m max building height considered acceptable though not ideal. As previous submission, the Diocese is requesting a 16m building height <p>Permitted Uses</p> <ul style="list-style-type: none"> Places of Public Worship and Educational Establishments added to uses specifically permitted with consent within R3
Don Fox Planning	McCall Gardens (10-32 Terry Road, Box Hill)	<ul style="list-style-type: none"> Concerns with reduction in R4 zoned land – reduced yield and capacity to provide suitable accommodation for their residents Concerns about public/private riparian corridors
Chen, V, S & E	5 Mason Road, Box Hill	<ul style="list-style-type: none"> Concerns about the site coverage and minimum landscape area of the town centre – recommend removing these controls Concerns about the height and floor space ratio controls on the town centre – recommend maximum height of 32m and 9 stories Concerns about the lot size controls on the town centre – recommend 2 stages for the development of the town centre and without minimum lot size
Freeburn, C, K & T	148 Old Pitt Town Road	<ul style="list-style-type: none"> Land will be rezoned but not serviced until 2025 Visual amenity can still be achieved using a lot size of 600m² Shift ring road toward Old Pitt Town Road to create internal access to 600m² lots Landscape buffer to retain natural visual amenity Increased traffic created by development on Old Pitt Town Road has not been sufficiently addressed by GHD Noise and privacy issues for large lot blocks Large lots restrictive in terms of development
Condon, K & P	30 George Street	<ul style="list-style-type: none"> Subject land unsuitable for use as a local park due to topography and close proximity to another larger park Cnr Terry Road & George Street & cnr George Street & Old Pitt Town Road proposed as a better choice for use as a local park
Cook, ML & MJ	829 Windsor Road, Rouse Hill	<ul style="list-style-type: none"> Concerns with split zoning Questions about inclusion in the heritage view corridor Concerns about the appropriateness of zoning given the location
Kerry Gordon Planning Services (on behalf of Andrew Dwight, 6 Terry Road, Box Hill)	6 Terry Road, Box Hill	<ul style="list-style-type: none"> Concerns about split zoning and down-zoning of the property discrepancy between flood line and proposed E2 boundary

Author	Address of property	Summary
PGH Environmental (on behalf of Marross Nominees, owners of the Australian Hotel and Brewery site)	Lot 53 DP 834049	<ul style="list-style-type: none"> Concerns about zoning on the corner of Annangrove Road and Windsor Road Suggest zoning light industrial due to environmental constraints and surrounding zonings
Johnson, A.	Hynds Road, Box Hill	<ul style="list-style-type: none"> Concerns about lack of existing use rights Concerns about proposed location of sporting facilities – proposed school should accommodate the facilities, similar to Rouse Hill High School Recommend expanding existing sports field next to Fire Brigade and zoning Hynds Road to light industrial
Karvon FT (on behalf of The Cresswell Investment Trust)	803 Windsor Road, Box Hill	<ul style="list-style-type: none"> Concerns with changes in zoning Inconsistency of the flood study with previous studies Seek reinstatement of R3 zone
Willis, K	6 Terry Road, Box Hill	<ul style="list-style-type: none"> Concerns about split zoning and down-zoning of the property This submission is subsequent to that made by Kerry Gordon Planning Services <p>“The proposed E2 Riparian Protection Area within Lot 9 DP 27502 (No.6) Terry Road, Box Hill cannot possibly come into effect in any practical way UNLESS or UNTIL the owners of such land abandon their lawful Existing Use rights under the EPA Act and Regulations – there being NO incentives whatever in this Plan for them to do so.”</p> <ul style="list-style-type: none"> Recommends rezoning as RE1 and part use as playing fields
Lee, JK & T	39 Hynds Road, Box Hill	<ul style="list-style-type: none"> Concerns over location of road on their property
Hsieh Li-Fen & Chun-Chu Lin	21 The Water Lane, Box Hill	<ul style="list-style-type: none"> Concerns about zoning – suggest more appropriate for R4 zone
HYC Chartered Accountants (on behalf of Ms Mary Constantine)	285-297 Annangrove Road, Rouse Hill	<p><u>IN2 zoning</u></p> <ul style="list-style-type: none"> Zoning is inappropriate given lack of industrial activity in the adjacent IN2 zoning <p><u>RE1 zoning</u></p> <ul style="list-style-type: none"> Inappropriate location of public open space
Lin, TY & L	827 Windsor Road, Rouse Hill	<ul style="list-style-type: none"> Concerns with split zoning Request single zoning; if residential then R2 or R3 Large lot size of 2000m² inconsistent with market demand Concerns with timing of services, in particular water, given proximity to Rouse Hill infrastructure Visual quality of heritage not relevant to this property
Merieca, A	Lot 120 Old Pitt Town Road	<ul style="list-style-type: none"> Concerns with location of planned road to the west of the subject property Concerns about zoning and lot size
Nakhle, P	7 Mason Road	<ul style="list-style-type: none"> Concerns about zoning Suggests better to truncate the property and zone it for high

Author	Address of property	Summary
		density and more appropriate to have high density backing onto the shopping centre
Owens, M	39 Terry Road, Box Hill	<ul style="list-style-type: none"> • Subject property is entitled to a land tax exemption on the basis of the continued use of the land for primary production • Concerns about revaluation and the application of land tax after rezoning but no development due to servicing plan • request that the Department facilitate a request to Sydney Water to make the sewer available to their block as part of the initial supply • request that The Department of Infrastructure and Planning reaches agreement with the Office of State Revenue to prevent any possible impact on land tax as a consequence of re-zoning • request that the Department of Infrastructure and Planning reach agreement with the NSW Valuer General that the impact of the re-zoning will not be reflected in the land value of those properties that are re-zoned but do not have the essential services of sewer and water to enable development
Phung, V & S	61 Terry Road, Box Hill (Lot 18 DP 10157)	<ul style="list-style-type: none"> • Zoned for RE1 – request timing of acquisition by Council • Concerns about the proposed location of the sports field • Suggest residential more appropriate
Planning Direction Ltd (on behalf of 801 Windsor Road, Box Hill)	801 Windsor Road (Lot 1 DP 662127)	<ul style="list-style-type: none"> • Concerns about zoning • Zoning is not consistent with other flood-affected properties • Zoning boundary is not consistent with the alignment of the 1 in 100 year flood level or local creek form • Suggestions: <ul style="list-style-type: none"> ○ Zoning the subject land part R3 Medium Density Residential and part SP2 Infrastructure. Alternately the non flood effected portion of the subject site should be zoned R4 high density residential, IN2 light industry or B7 business park in a manner that is consistent with the zoning of other land within the corridor ○ The boundary of the SP2 zoning on the site be defined by the alignment of the 1 in 100 year flood level that traverses the site.
Reeler, L	2 Nelson Road, Box Hill	<ul style="list-style-type: none"> • Concerned about land at Lot 110 DP 658290 • Concerns about location of sporting fields on the subject land and that owned by the Catholic Diocese • Concerns about the extent and location of flood-labile land
Ryan, S & M	33 Hynds Road, Box Hill (Lot 88 DP 10157)	<ul style="list-style-type: none"> • Concerns about large lot size • Large lot sizes will be surrounded by cluster housing • Large lots unnecessary to protect the ridgeline • Higher density development is proposed adjoining other heritage views in the precinct • States intention to challenge zoning in court
Safar, S	12 Windsor Road, Box Hill	<ul style="list-style-type: none"> • Concerns about lack of infrastructure planning in the precinct
Williams, Ray, MP (on behalf of the Richmond Club)	Supports the provision of recreational land suitable for a development by The Richmond Club.	
Williams, Ray,	Objects to the IN2 zoning on the corner of Annangrove and Edwards Roads,	

Author	Address of property	Summary
MP (on behalf of 8, 10 & 14 Edwards Road, Rouse Hill and 263 Annangrove Road, Rouse Hill)	recommend rezoning to residential so amenity to their properties will not be adversely affected.	
Votano, D	6 & 8 Nelson Road, 20 Hynds Road	<ul style="list-style-type: none"> Concerns about the location of sporting fields
Welsh Property Consulting (on behalf of Khater, M)	Lot 6 DP 1071664	<ul style="list-style-type: none"> Concerns about the zoning on the corner of Annangrove Road and Windsor Road Lot size and zoning inappropriate for the location given the surrounding land use and zonings
Welsh Property Group (on behalf of Mogul/Jundu)		<p>Riparian corridors</p> <ul style="list-style-type: none"> Riparian corridor ownership – private funding of public benefit Riparian corridors should be purchased using the Regional Development Fund <p>Additional developable land</p> <ul style="list-style-type: none"> Land on Mogul/Jundu property is zoned E2 but not identified anywhere in background studies as land that needs to be protected Flood studies suggest that filling is possible under certain conditions Given potential to fill the land, should be zoned B7 <p>Staging of flood protection measures</p> <ul style="list-style-type: none"> Suggest a review of staging to account for areas that do not need flood protection measures to be completed prior to development Remove these controls in the draft DCP <p>Filling</p> <ul style="list-style-type: none"> Regarding Control 11 in the draft DCP, confirm that “flood affected lands” refers only to land contained within the riparian corridors Regarding Control 1 – control must be removed otherwise the subject land cannot carry out subdivision Implement recommendations made by the Cardno review <p>On site detention</p> <ul style="list-style-type: none"> Requirement of on-site detention plans or on-site detention work as part of any DA is inconsistent with the Precinct wide regional basin strategy <p>Land Shaping</p> <ul style="list-style-type: none"> Inconsistency between cut and fill restrictions in Box Hill and similar controls applied in previous precinct DCPs Recommend removing the absolute prohibition on fill and the prohibition of land shaping

Author	Address of property	Summary
		<p>Mt Carmel Road – South of Killarney Chain of Ponds</p> <ul style="list-style-type: none"> Concerns about the prohibition of a partial width road construction <p>Business Park – Dual Residential Use</p> <ul style="list-style-type: none"> Concerns about excessive land zoned for employment Recommend more flexible zoning to prevent non-use of land <p>Business Park – Pedestrian Access</p> <ul style="list-style-type: none"> Strong objection to public access through all sites within the business park <p>Business Park – minimum tenancies</p> <ul style="list-style-type: none"> Concerns over minimum 500m² tenancy <p>Business Park – Windsor Road setback</p> <ul style="list-style-type: none"> Concerns over minimum setback of 25m, recommend 22m <p>Box Hill Village</p> <ul style="list-style-type: none"> Concerns about Box Hill Village being too small Recommend increasing from 8000m² to 9000m² retail area <p>Minimum Lot Size</p> <ul style="list-style-type: none"> Concerns over 375m² min lot size for zero lot line house Recommend 350m² <p>Location of school and Mt Carmel Road</p> <ul style="list-style-type: none"> Concerns over potential incorrect location due to topographical constraints. May seek to negotiate <p>Basin BH01C Area Reduction</p> <ul style="list-style-type: none"> Potential to decrease the size of this basin according to Cardno, recommend investigation by JWP
<p>Montgomery Planning Solutions</p> <p>(on behalf of The Church of Nazarene Christian family)</p>	<p>Lot 1 DP 126250 (12 Nelson Road, Box Hill)</p>	<ul style="list-style-type: none"> Concerns about the proposed RE1 zoning of the subject land and consequent incompatibility with church uses
<p>Planning Direction Ltd</p> <p>(on behalf of 14 & 16 Alan Street and 793-799 Windsor Road)</p>	<p>14 & 16 Alan Street and 793-799 Windsor Road</p>	<ul style="list-style-type: none"> Concerns about zoning Zoning is not consistent with other flood-affected properties Zoning boundary is not consistent with the alignment of the 1 in 100 year flood level
<p>Storey and Gough Lawyers</p> <p>(on behalf of owners)</p>	<p>48, 50 and 52 Terry Road, Box Hill</p>	<ul style="list-style-type: none"> Concerns about zoning of potential school site – schools should be distributed throughout the precinct, R3 more appropriate Concerns about zoning of land for sports fields

Author	Address of property	Summary
Old Pitt Town Road residents		Strong objection to minimum lot size of 2000m ² :
Muscat, Alan	156 Old Pitt Town Road	<ul style="list-style-type: none"> The lot size is not consistent with the Draft Precinct Plan, which states that visual amenity could be achieved using 600m² lot size
Borg, Lillian & Anthony	80 Terry Road	<ul style="list-style-type: none"> Visual amenity sensitivity from Old Pitt Town Rd looking into the precinct was assessed as low by Conybeare Morrison: high density housing was preferred in the first draft precinct plan
Azzopardi, C & H	110 Old Pitt Town Road	<ul style="list-style-type: none"> Ridgelines in the area provide natural transition to rural land north of Old Pitt Town Rd so large lot size are unnecessary
Sultana, C	142 Old Pitt Town Road	<ul style="list-style-type: none"> If land north of Old Pitt Town Rd is privately subdivided then a buffer is unnecessary
Ellis, D & ME	108 Old Pitt Town Road	
Paki, G & E	108 Old Pitt Town Road	
Singh, G	186 Old Pitt Town Road	Large lot size is inconsistent with market trend towards smaller block size so will not encourage development
Singh, SV	202 Old Pitt Town Road	<ul style="list-style-type: none"> E4 land in North Kellyville is being developed using community-title style, allowing for higher density blocks
Sultana, S	202 Old Pitt Town Road	
Watters, GW & MT	202 Old Pitt Town Road	Proposed large lots are not consistent with revised R2 medium density proposed for other ridgelines
Griffiths, K	202 Old Pitt Town Road	
Nash, M	202 Old Pitt Town Road	
Dachs, M	124 Old Pitt Town Road	
Dachs, P.	182 Old Pitt Town Road	
Turner, J & R	182 Old Pitt Town Road	
Kaur, J.	200 Old Pitt Town Road	Recommended solutions
Virk P.	200 Old Pitt Town Road	Option A (preferred)
Fairweather, R.	168 Old Pitt Town Road	<ul style="list-style-type: none"> Minimum lot size of 600m² adopted along Old Pitt Town Rd
Woldhuis, R & N	152 Old Pitt Town Road	<ul style="list-style-type: none"> Shift the ring road in the ILP towards Old Pitt Town Rd to create internal access to the smaller lots
Camilleri, R.	152 Old Pitt Town Road	<ul style="list-style-type: none"> Install a landscape buffer to offset the impact of the resulting fence along Old Pitt Town Rd
Reynierse, D	152 Old Pitt Town Road	<ul style="list-style-type: none"> This would improve yield and return for landowners
	150 Old Pitt Town Road	<ul style="list-style-type: none"> Consistent with market demand for smaller lots
	202 Old Pitt Town Road	<ul style="list-style-type: none"> Achieves transport and access objectives, primarily by reducing direct access to Old Pitt Town Rd
	202 Old Pitt Town Road	<ul style="list-style-type: none"> Has support from existing landowners
	106 Old Pitt Town Road	Option B
	178 Old Pitt Town Road	<ul style="list-style-type: none"> Retention of proposed lot width of 33m and reduction in depth from 60m to 40m resulting in reduction in lot size to 1320m²
	156 Old Pitt Town Road	<ul style="list-style-type: none"> Improves yield
	114 Old Pitt Town Road	<ul style="list-style-type: none"> Consistent with market demand
		<ul style="list-style-type: none"> Compatible with Draft Precinct Plan that visual amenity could be achieved with a lot size of 600m²
		<ul style="list-style-type: none"> Support from existing landowners

Part C – Summary of Group submissions

Author	Summary
Group submission	
Urban Task Force Australia	<ul style="list-style-type: none"> Need for improved consultation Proposed Section 94 levies must not exceed \$30,000 per dwelling Flexible zoning and wider use permissibility
BBC Consulting	GPT note that its previous submissions have not been addressed.

Author	Summary
Planners (on behalf of The GPT Group)	<p>Economic</p> <ul style="list-style-type: none"> - The retail floor space proposals within the draft Planning Package cater for more than the trade area envisaged within strategic planning policies. The proposed population of the Box Hill Precinct has now been reduced compared to the original exhibition material and the quantum of retail floor space proposed is now considered even more unsustainable - In order to create and preserve a hierarchy of centres in the north-west region, the proposed size of the Town Centre should be capped at 22,500 - 25,000m² and there should be two rather than three village scale centres • Further weight should be given to the exclusion of large format hypermarkets and factory outlet retailing anywhere within the draft Precinct Plan area including the industrial and employment land areas. These types of retailing necessitate a population of between 300,000 and 500,000 people and good planning practice suggests that they are not appropriate within any of the Growth Centres. <p>Traffic and transport</p> <ul style="list-style-type: none"> • Contrary to previously published documents, the transport corridor between the Box Hill Precincts and Rouse Hill Regional Centre is proposed to be excised from the Box Hill Precincts. Omission of this significant component of the transport network is contrary to the network and critical intersection assumptions sought by Transport for NSW (TfNSW) and The Hills Shire Council (THSC). Accordingly, clarity regarding the future planning status of this corridor is sought • Greater effort should be made to reduce vehicle trip generation forecasted for the Box Hill Precinct and improving mode shift by the provision of public transport routes and frequencies that encourage commuter transfer at the recently announced North West Rail Link, that encourage cycling by capitalising on the existing regional cycle route and that promote other green travel initiatives which alter traditionally high car dependency rates within the northwest region
Bicycle NSW	<p>Main street design</p> <ul style="list-style-type: none"> • Bicycle lanes placed on the traffic side of car parking endanger cyclists and pedestrians • Large combined width of travel lanes and bicycle lanes in the main streets encourage greater vehicle speeds and provides a barrier to pedestrians crossing mid-block, which is common in town centres <p>Other road design</p> <ul style="list-style-type: none"> • Use of shared paths is problematic for pedestrians and cyclists, recommend separate lanes <p><u>Recommended design</u></p> <ul style="list-style-type: none"> • Use separate bicycle lanes placed between parked cars and the carriageway boundary (described in Figs 4.6 and 4.7 in Cycling Aspects of Austroads Guides 2011) <p>3.4 Pedestrian and Cycle Network</p> <ul style="list-style-type: none"> • See submission for recommended changes <p>Other changes recommended to the text (see submission)</p>
Bunnings Group Ltd	<p><u>Objection to proposed large lot residential facing Annangrove and Windsor Road</u></p> <ul style="list-style-type: none"> • Problems with the interface with the proposed residential zoning • View corridor is to be protected via SP2 and RE1 elsewhere so subject land could be similarly zoned • Question the location of residential land between light industrial zones and

Author	Summary
	<p>heavily trafficked roads</p> <ul style="list-style-type: none"> • Residential zoning incompatible with operating hours and proximity to Bunnings and Australian Hotel • Contribution to overall yield is minimal • Recommend subject land be zoned part industrial and part SP2/RE1
Coles Supermarkets	<ul style="list-style-type: none"> • Not a current landowner but interested in establishing a supermarket in the precinct • Concerns about an oversupply of supermarket floorspace • Concerns about the location of the town centre – suggest the inclusion of economic analysis towards the location of the town centre

Appendix C: Key Stakeholders notified by mail of the public exhibitions

Members of Parliament	<ul style="list-style-type: none"> • The Hon. Barry O'Farrell MP, Premier • The Hon. Robyn Parker MLC, Minister for Environment & Heritage • The Hon. Duncan Gay MLC, Minister for Roads and Ports • The Hon. Gladys Berejiklian MP, Minister for Transport • Mr Ray Williams MP, Member for Hawkesbury
State Agencies	<ul style="list-style-type: none"> • Department of Aboriginal Affairs • Department of Education & Communities • Department of Family & Community Services • Department of Health • Department of Premier and Cabinet • Department of Premier and Cabinet (Division of Local Government) • Department of State and Regional Development • Department of Transport, Roads and Traffic Authority • Historic Houses Trust of NSW • Housing NSW • Department of Trade and Investment • Landcom • NSW Industry and Investment • NSW Office of Water • NSW Rural Fire Service • Office of Environment and Heritage • Office of Environment and Heritage (Heritage Branch) • Office of Strategic Lands • Office of Western Sydney • RailCorp • Sydney Catchment Authority • The Treasury • Transport for NSW
Infrastructure providers	<ul style="list-style-type: none"> • Integral Energy • Jemena • NBN Co. • Sydney Water Corporation
Emergency & health services	<ul style="list-style-type: none"> • Ambulance Service • NSW Fire and Rescue • NSW Police Force • NSW State Emergency Service • Sydney West Area Health Service, Nepean Hospital
Local Government	<ul style="list-style-type: none"> • Local Government and Shires Association • Western Sydney Regional Organisation of Councils (WSROC) • The Hills Shire Council
Federal Government	<ul style="list-style-type: none"> • Department of Sustainability, Environment, Water, Population and Communities

Property, planning and development organisations	<ul style="list-style-type: none"> • Housing Industry Association • Planning Institute of Australia • Property Council of Australia • Real Estate Institute of NSW • Regional Development Australia - Sydney Committee • Royal Australian Institute of Architects • Urban Development Institute of Australia (UDIA), NSW • Urban Taskforce of Australia • Western Sydney Business Connection
Service providers	<ul style="list-style-type: none"> • Westbus, ComfortDelGro Cabcharge Pty Ltd • Busways
Conservation & heritage groups	<ul style="list-style-type: none"> • Australian Conservation Foundation • Greening Australia • National Trust of Australia (NSW) • Nature Conservation Council of NSW (NCC) • Total Environment Centre (TEC)
Aboriginal Stakeholders	<ul style="list-style-type: none"> • Darug Aboriginal Cultural Heritage Assessments • Darug Custodian Aboriginal Corporation • Darug Tribal Aboriginal Corporation • Deerubbin Local Aboriginal Land Council • Gandangara Local Aboriginal Land Council • Tharawal Local Aboriginal Land Council
Additional stakeholders / interest groups	<ul style="list-style-type: none"> • Action for Public Transport • Bicycle NSW • Catholic Education Office • Clubs NSW • Council of Social Service of NSW • Growth Areas Authority Victoria • Paynter Dixon • Shelter NSW • Welsh Property Consulting • Western Sydney Community Forum