

Box Hill and Box Hill Industrial

Rezoning – Frequently Asked Questions

January 2013

What does the rezoning mean for landowners?

- The rezoning of Box Hill & Box Hill Industrial means that new planning controls that allow a range of uses such as housing, retail, commercial and industrial land uses now apply.
- With the new planning controls in place, depending on the land use zone, landowners can now lodge development applications with The Hills Shire Council when arrangements have been made to provide services to the land.
- Landowners do not have to sell or develop their land. Under 'existing use rights', landowners can continue with current uses (provided the use is already lawfully commenced).
- Landowners interested in developing their land should talk to their neighbours, the Department of Planning & Infrastructure, Council and infrastructure agencies to determine the necessary site design and servicing requirements.

What is the anticipated dwelling potential of the combined precincts?

- Once rezoned the precincts will have the potential for approximately 9,600 new dwellings and 29,700 new residents.

How did the Department respond to submissions?

- The issues raised in each submission were carefully considered and have resulted in a number of changes to the exhibited and re-exhibited draft Indicative Layout Plan (ILP) and associated planning controls.
- The Department has prepared a Post Exhibition Report that includes an explanation of what changes have been made to the ILP and a detailed summary of each of the issues raised and the Department's response/position.

What happens to land zoned for open space, drainage or acquisition?

- Land zoned specifically for public purposes such as open space and drainage will eventually be acquired by Council through Section 94 Contributions Plan funds.
- The Hills Shire Council has exhibited a draft Section 94 Contributions Plan and is in the process of finalising the plans for adoption. Once adopted, a funding source to acquire the land is established.

When will land required for public purposes be acquired and at what rate?

- Timing of acquisition will be influenced by the rate of development.
- The Just Terms Compensation Act requires a Council or Government Agency to consider key matters such as the market value of the land, any special value to the landowner and expenses as a result of relocating.
- For more information on the compulsory acquisition process and matters for consideration, see the Land and Property Information's website at: http://www.lpi.nsw.gov.au/valuation/compulsory_acquisition_of_land.

How quickly will the precincts develop?

- The rate of development will depend on a variety of factors including the demand for housing, population growth in Sydney, the state of the national economy, landowner willingness to sell and the provision of essential infrastructure such as water, sewer and power.
- The Department is currently working with the infrastructure providers like Sydney Water and Integral Energy to coordinate the planning and delivery of essential infrastructure to meet demand for new housing in the Precincts.

When will essential services be available?

- The timing of infrastructure will be dependent on future population growth and the availability of funding.
- The Department is working with infrastructure providers to coordinate the planning and delivery of essential infrastructure to meet demand for new housing in the Precincts.
- Because the Precincts are large, not all areas will have essential infrastructure available when the land is rezoned. Essential services will be upgraded and extended progressively to enable the orderly development of the Precincts.
- The Infrastructure Delivery Plan outlines the proposed timing of critical infrastructure.

What infrastructure will the precinct benefit from?

- Significant infrastructure (either new or upgraded) will be provided in the Box Hill & Box Hill Industrial precincts over time. Interconnected roads, walking and cycling networks, a bus friendly road network and higher densities in appropriate areas will encourage public transport use and decrease reliance on cars.
- For example; a bus friendly connection from the Town Centre along Mason Road and then The Water Lane will connect residents and workers to the existing Rouse Hill Town Centre and the future railway station.

Can development occur before essential infrastructure is available?

- Interested landowners and developers are encouraged to consult with Sydney Water to determine if any opportunities exist for development ahead of the scheduled water and sewer servicing timetable.

What impact will the rezoning have on rates?

- The rezoning of land may change the value of the land, which may result in changes to rates.
- The Valuer General determines the value of land for rating purposes every few years. A wide range of factors that can impact the value of land are considered, including zoning, the availability of services and constraints such as flooding.
- The local council is best placed to provide advice in relation to rates.

Where can landowners find more information?

- The new zoning and other land use controls are contained in State Environmental Planning Policy (Growth Centres) 2006. Copies of the maps can be found on the NSW Legislation website (click on 'maps' from the top menu):
<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+418+2006+cg+0+N>
- Alternatively, this information can be obtained by contacting The Hills Shire Council and requesting a Section 149 Planning Certificate.
- More information is also available by calling the Growth Centres Community Information Line on 1300 730 550 or by visiting www.growthcentres.nsw.gov.au