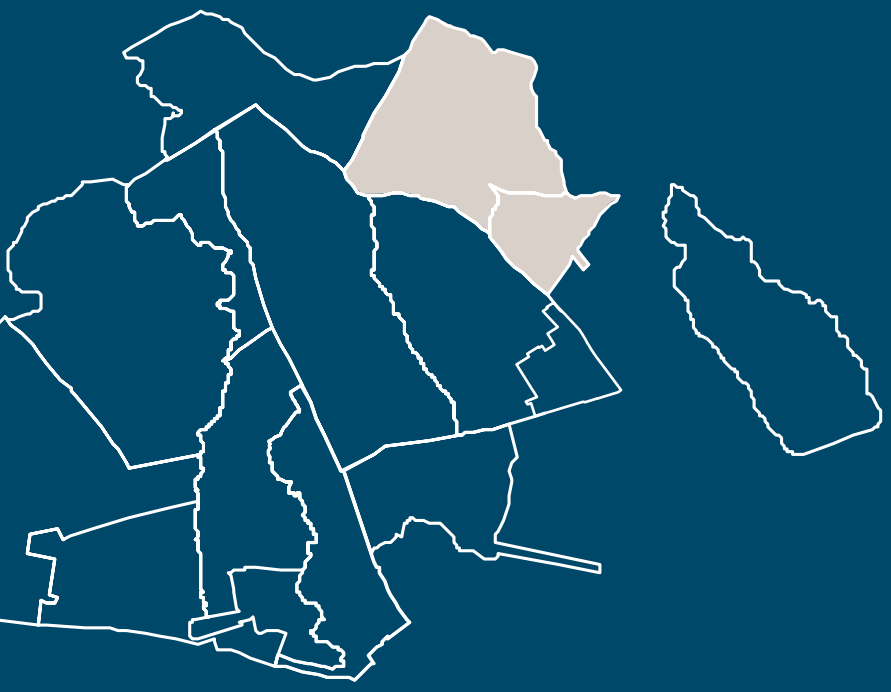


Box Hill & Box Hill Industrial

Precinct Plan

March 2013

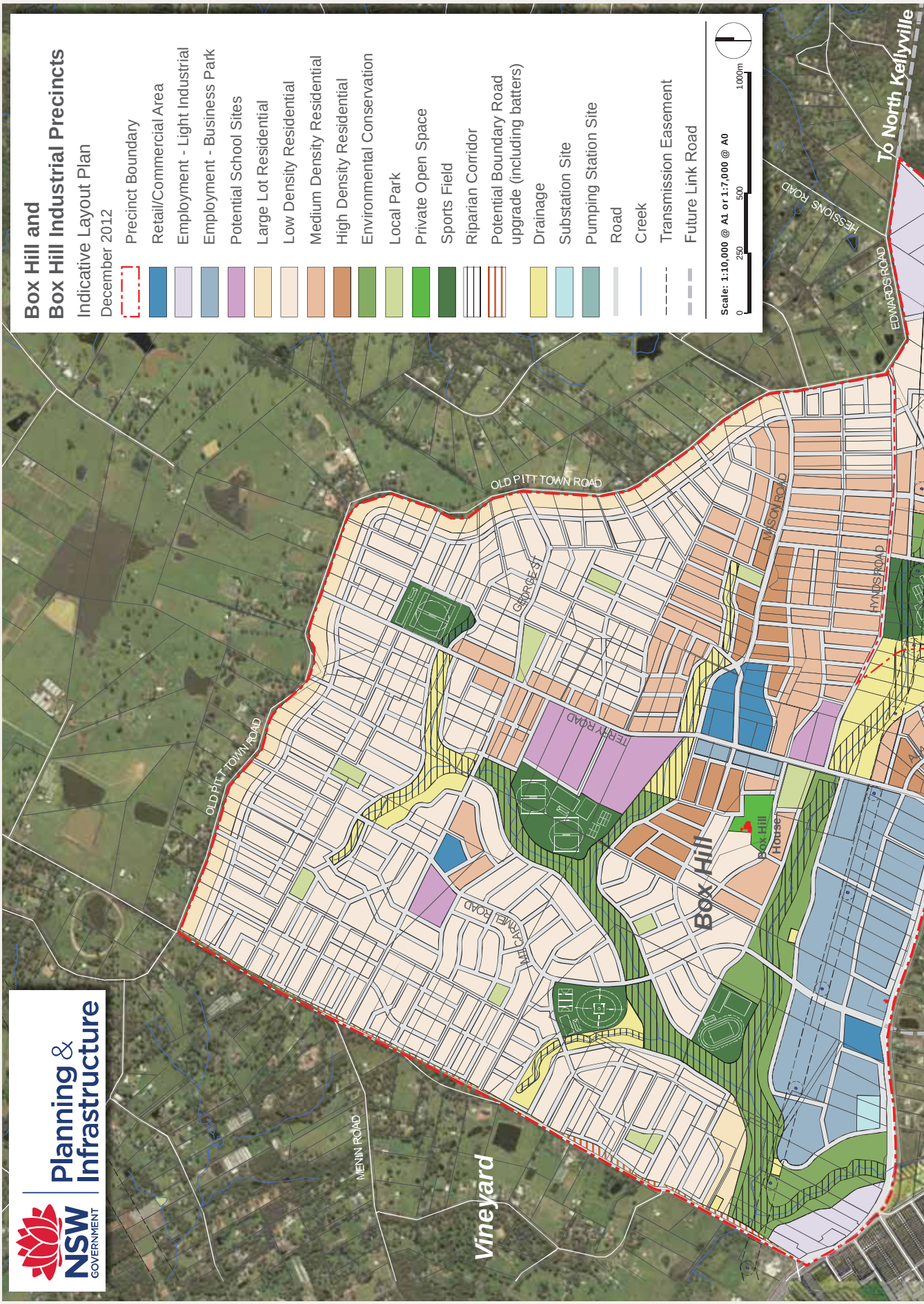
The Box Hill & Box Hill Industrial Precincts have been rezoned by the NSW Government, ready for urban development.

Land for approximately 9,600 homes and over 29,700 residents

1 new town centre **3 village centres** **133 hectares of employment land** **58 hectares of open space and recreation areas** **Upgrades to major roads** **New primary and high schools** **Protection of 59 hectares of significant vegetation and major creek corridors** **New pedestrian and cycle links**

NSW GOVERNMENT Planning & Infrastructure

Box Hill & Box Hill Industrial Indicative Layout Plan



Box Hill Industrial
Rouse Hill Regional Park
Riverstone East
Rouse Hill House
Riverstone
Area 20
Cudgegong Road Station
Rouse Hill
To Riverstone
To Schofields Road
To Rouse Hill
WINDSOR ROAD
JUNCTION ROAD
GARFIELD ROAD
NELSON ROAD
BOX ROAD
TERRY LANE
ANNANGROVE ROAD
WITHERS ROAD
GUNTAWONG ROAD
CLARKE ST
CUDGEGONG ROAD
TALLAWONG ROAD
WORCHESTER ROAD
WINDSOR ROAD
SCHOFIELDS ROAD

The NSW Government has finalised the rezoning of the Box Hill & Box Hill Industrial Precincts by amending the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP).

Following two public exhibitions of the draft Precinct Plan for Box Hill & Box Hill Industrial and extensive consultation with the community, stakeholders and agencies, the Precinct Plan has been amended and finalised to:

- Increase the amount of land zoned for residential development.
- Reduce the amount of land required for drainage infrastructure, whilst still ensuring that appropriate standards are maintained.
- Increase the size of the business park village centre to better respond to the type of retail development likely to occur in this area.
- Respond to revised flood modelling and the development potential of land affected by flooding.
- Increase land zoned for business park development along Windsor Road.
- Simplify and consolidate the controls under the Growth Centres SEPP and the Development Control Plan that now apply to the land.

Infrastructure

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.

The provision of drinking water, waste water and power infrastructure will be staged to enable development to occur progressively across the Precincts. Stormwater detention infrastructure will be provided to manage natural drainage flows and protect the natural environment. The Department will continue to work with infrastructure providers to ensure that infrastructure is delivered in stages to enable development to proceed.

Implications for landowners

Although land has been rezoned, landowners do not have to develop their land. Landowners can choose to develop all or part of their property or not to develop at all. Under ‘existing use rights’, landowners can continue with current uses (provided the use is already lawfully commenced).

Future business park, corner of Windsor Road and Mt Carmel Road, Box Hill

Next Steps

- The rezoning is accompanied by a **Development Control Plan** (DCP), which sets out the standards and requirements for particular types of development. The DCP has been adopted by the Director-General of the Department of Planning and Infrastructure.
- **A Section 94 Contributions Plan**, which details the local infrastructure required to support development, will be finalised by the Hills Shire Council in the near future.
- The Department will continue to work with landowners, developers, Council and infrastructure delivery agencies to assist in the development of the Precincts after rezoning.

Further information

Now that the rezoning has been finalised, The Hills Shire Council is responsible for providing information about zoning and planning controls in the Box Hill & Box Hill Industrial Precincts. Copies of the DCP and Section 94 Contributions Plan can be obtained from the Council.

The Precinct Planning package for the Box Hill & Box Hill Industrial Precincts, which consists of technical studies, reports and the Indicative Layout Plan, is available on the Growth Centres website at **www.growthcentres.nsw.gov.au**.

The amended *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and maps relating to zoning are available at **www.legislation.nsw.gov.au**.

Further information

- Growth Centres Community Information Line **1300 730 550**
- **community@planning.nsw.gov.au**
- The Hills Shire Council **(02) 9843 0555**
- **www.legislation.nsw.gov.au**

Future residential in Box Hill Industrial Precinct

If you are deaf or have a hearing or speech impairement, please call us through the National Relay Service on **1300 555 727** or **www.relayservice.com.au**.

Important

English	For more information in languages other than English, please call 1300 730 550
Arabic	لمزيد من المعلومات بلغات أخرى غير الانجليزية، يرجى الاتصال بالهاتف رقم 1300 730 550
Assyrian	... 1300 730 550
Bengali	ইংরেজী ব্যতীত অন্য ভাষায় আরও তথ্যের জন্য অনুগ্রহপূর্বক ফোন করুন 1300730 550
Chinese(S)	要获得更多信息，英语以外的语言请拔1300 730 550
Chinese(T)	欲以非英語的語言獲取更多資訊，請致電1300 730 550
Croatian	Za više informacija na drugim jezicima osim engleskog, molimo nazovite 130) 730 550
Dari	برای کسب معلومات بیشتر به لسانهای غیر از انگلیسی لطفاً به تیلفون شماره 1300 730 550 زنگ بزنید
Filipino	Para sa karagdagang impormasyon sa mga wikang maliban sa Ingles, mangyari lamang na tumawag sa 1300 730 550
German	Sollten Sie weitere Informationen in Ihrer Landessprache benötigen, helfen wir Ihnen gerne unter der Telefonnummer 1300 730 550 weiter
Greek	Για περισσότερες πληροφορίες σε γλώσσες εκτός της Αγγλικής, τηλεφωνήστε στο 1300 730 550
Hindi	अंग्रेजी के अतिरिक्त अन्य भाषाओं में और अधिक जानकारी के लिए कृपया 1300 730 550 पर कॉल करें
Italian	Per maggiori informazioni in lingue oltre all'inglese telefonate al 1300 730 550
Korean	한국어로 더 자세한 정보를 원하시면 1300 730 550 으로 전화하십시오
Lao	... 1300 730 550
Macedonian	За повеќе информации на други јазици освен на англиски, ве молиме јавете се на 1300 730 550
Maltese	Ghal aktar taghrif f'lingwi barra l-Ingliż, jekk jogħġbok ċempel 1300 730 550
Polish	Po dalsze informacje w językach innych, niż angielski, prosimy dzwonić pod numer 1300 730 550
Punjabi	... 1300 730 550
Samoan	Mo nisi faamatalaga i gagana e ese mai i le gagana Peretania, faamolemole valaau i le 1300 730 550
Serbian	За више информација на језику који није енглески, молимо позовите 1300 730 550
Spanish	Para más información en otros idiomas, llame al 1300 730 550
Tamil	... 1300 730 550 ...
Turkish	İngilizceden başka bir dilde daha fazla bilgi almak için, lütfen 1300 730 550 numaralı telefonu arayın
Vietnamese	Muốn biết thêm thông tin bằng các ngôn ngữ khác Tiếng Anh, xin gọi số 1300 730 550

www.growthcentres.nsw.gov.au