

# Box Hill and Box Hill Industrial

## Community Update 3 July 2011

*Thank you for your patience while we finalise the Box Hill and Box Hill Industrial Precinct Plan. The Department of Planning and Infrastructure is working closely with the Hills Shire Council and other agencies to ensure Precinct Planning is coordinated and consistent with strategic directions of the NSW Government.*

### Public Exhibition

The Department is close to finalising the draft Precinct Plans for the Box Hill and Box Hill Industrial Precincts. We are working with the Hills Shire Council and Sydney Water to ensure the infrastructure required by the new communities is appropriate and affordable. Once this work is completed, the Precinct Planning package will be placed on public exhibition for comment.

A letter will be sent to all landowners in the Box Hill and Box Hill Industrial Precinct notifying them of the exhibition. The Department will also be holding drop-in sessions, enabling landowners to view plans and seek further information.

### What can you expect to see in the Precinct Planning package?

The Precinct Planning package will provide the following information:

- proposed changes to current land use zonings
- proposed transport networks
- development controls which will guide future development, and
- details of planning to ensure basic services like water, sewer and electricity are available to allow urban development to occur.

The draft Precinct Planning package is made up of the following documents:

<b>Explanation of Intended Effect (EIE)</b>	The EIE outlines the proposed amendments to the Growth Centres State Environmental Planning Policy (SEPP). It sets out in plain English the proposed new planning controls for the precincts.
<b>Development Control Plan (DCP)</b>	The DCP provides detailed development controls and sets the standards or requirements for particular types of development.
<b>Draft Indicative Layout Plan (ILP)</b>	The draft ILP is part of the DCP and illustrates the likely placement of roads, different housing densities, infrastructure, open space, community areas and services.
<b>Technical Studies</b>	Technical studies are investigations carried out during the Precinct Planning process on a range of issues such as traffic, transport, community needs, environment, landscape, Aboriginal and European heritage. The findings of these studies form the basis for planning decisions and shape the draft Precinct Plan.
<b>Planning Report</b>	Documents and explains the development of the draft Precinct Planning package by examining the existing context of the precincts; identifying environmental constraints; exploring development opportunities; responding to the legislative requirements and best practice guidelines of state and local government; addressing feedback received through community and agency consultation; and confirming consistency of the draft planning package with relevant documents.

