

Box Hill & Box Hill Industrial Community Update 02

2. Landowner Information Sessions - We answer your questions

We held a number of information sessions for landowners in the Box Hill and Box Hill Industrial Precincts in early September. It was pleasing to see so many landowners attend the sessions.

We appreciate the feedback given by many of you following the sessions, which indicated that the majority of people found the presentation informative, and the material useful. It has also given us the chance to follow up on some of the questions raised, particularly in relation to water and sewer servicing.

We have provided information in response to these questions, below.

PRECINCT PLANNING

The location for specific land uses will be recommended by the Department of Planning following the completion of technical studies that will advise on a number of issues such as biodiversity, heritage, traffic and flooding. These studies will help determine the location of housing, town and other centres, schools, parks, employment land, transport routes, conservation and drainage areas and other services which will be depicted on an indicative layout plan (ILP).

When finalised, the plan will be submitted to the Minister for Planning for approval. Once approved, land will be rezoned to allow specific uses.



DEVELOPMENT CONTROLS

The Development Control Plan will set limits on building heights for residential, retail and other uses and will also include controls and guiding principles for building design, floor space ratios and materials.

A range of housing types is being considered, from smaller terrace-like houses to larger homes on traditional suburban blocks. Some apartments may also be considered appropriate.

FUTURE LAND USES AND ZONINGS

Until Precinct Planning is completed, the current planning rules and controls remain. Once land is rezoned, you will be free to make plans to develop all or part of your land, or to continue any existing lawful activity. You will not be forced to develop or sell your land except where land is rezoned for community uses. Land that is zoned for community purposes such as drainage and open space will be acquired by the relevant authority, such as Council. The timing of acquisition will be dependent on the need for that use, such as a playing field that may not be required until residential development progresses to justify its provision.

Such land would be acquired under the provisions of the Land Acquisition (Just Terms Compensation Act) 1991, at market value.

STATE ELECTION 2011

The Department of Planning has been given the task of rezoning the Box Hill and Box Hill Industrial Precincts, along with other Precincts in the North West and South West Growth Centres to provide for Sydney's growth. The issue of how and where to accommodate this growth will remain for the Government to address regardless of the outcomes of the 2011 State election.

LAND FOR EMPLOYMENT USES

A technical consultant is currently investigating how much land will be required for employment purposes in the Box Hill and Box Hill Industrial Precincts. This work is dependent on understanding the availability of employment land in surrounding areas, what kinds of employment uses might be required within the Precincts, and where those uses could best be located, having consideration for issues such as access to main roads, public transport, building design and relationships to nearby land uses.

EXISTING DAMS

Any existing dams on properties within the Box Hill and Box Hill Industrial Precincts would need to be filled when future development occurs. Currently dams act to capture water, assist with overland flows and provide a much needed water source for many rural uses occurring within the Precincts. When urban development occurs, the provision of water services by Sydney Water and the drainage network will meet these needs. Filling of dams will be subject to approval by Council.



3. Water and sewer servicing

A high level of interest was raised at the landowner information sessions about the timing and cost associated with the provision of water and sewer facilities. Future development of the Precincts will require significant infrastructure such as water, sewer and electricity to be provided and not all of the Precincts will be serviced at once. Infrastructure will be staged to ensure the most cost effective delivery of infrastructure and development of land within the Precincts.

Sydney Water advises that when water and sewer mains are laid, existing residences will not be required to connect to either service unless the site is subdivided and developed. Existing tank water and septic systems can continue to be used until land is developed.

Similarly, landowners will not be required to pay for the service provision if they do not connect to it.

Questions were asked at the information sessions about what the water tower on Old Pitt Town Road will look like. Sydney Water has advised that the reservoir will be of a standard design commonly used, and painted green. Sydney Water will be required to prepare an Environmental Assessment to obtain development approval before it is constructed. As part of that assessment, Sydney Water will consider the visual impacts of the reservoir design, and mitigation measures will be introduced as necessary, such as where it is located on the site, and the use of plant screening.

There would be the opportunity for land on the northern edge of Annangrove Road to be serviced earlier from the existing Rouse Hill Water Recycling Plant that is servicing Rouse Hill, subject to an interim servicing strategy and commercial agreement being entered into with Sydney Water. Sydney Water currently has no plans to service this area in the short term, however, it would be happy to meet with any landowners to discuss general conditions and requirements for the acceleration of service delivery. You are welcome to seek further information from Sydney Water on 8849 4775.