









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 

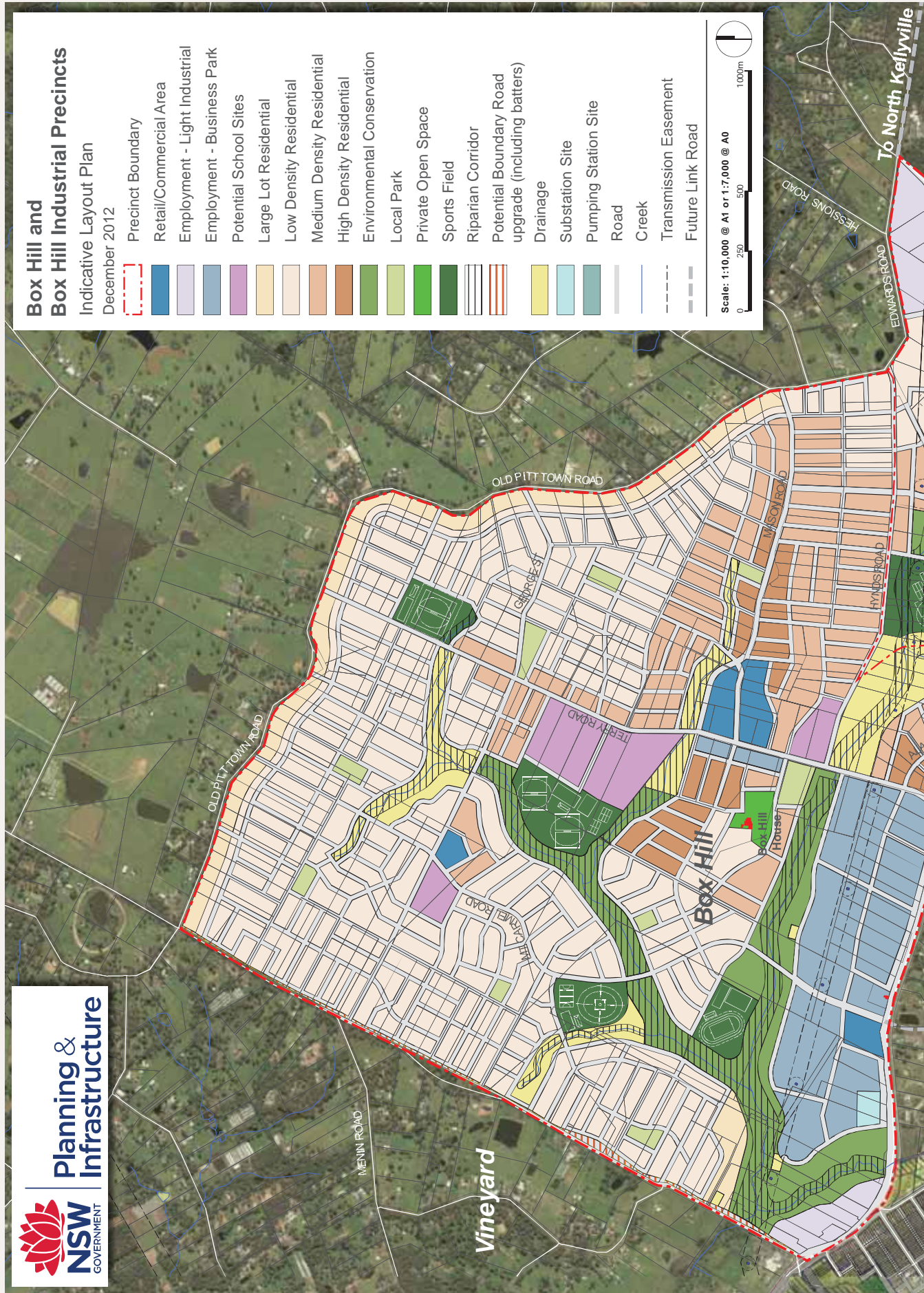
58 hectares of open space and recreation areas  Upgrades to major roads  New primary and high schools  Protection of 59 hectares of significant vegetation and major creek corridors 

New pedestrian and cycle links 



Planning &
Infrastructure

Box Hill & Box Hill Industrial Indicative Layout Plan





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



www.growthcentres.nsw.gov.au