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Swati Sharma - Fwd: Submission to the Draft Box Hill Precinct Plan; For and on behalf of Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill

From: plan_comment
To: community@planning.nsw.gov.au; Kane Winwood
Date: 15/11/2011 9:24 AM
Subject: Fwd: Submission to the Draft Box Hill Precinct Plan; For and on behalf of Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill
Attachments: Submission to the Draft Box Hill Precinct Plan; For and on behalf of Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill

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Department of Planning and Infrastructure
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Sydney NSW 2001
By Email to community@planning.nsw.gov.au

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Kane Winwood
Major Projects Assessment
Department of Planning & Infrastructure
By email to plan_comment@planning.nsw.gov.au

Re: Submission to the Draft Box Hill Precinct Plan

We herein provide our submissions to the Box Hill Precinct Plan on behalf of Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill.

Kind regards

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14 November 2011

Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001
By Email to community@planning.nsw.gov.au

Dear Sir/Madam,

Re: Submission to the Draft Box Hill Precinct Plan

We herein provide our submissions to the Box Hill Precinct Plan on behalf of Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill.

The NSW Government has called for submissions in respect to its Draft Box Hill & Box Hill Industrial Precinct Plan (*'the Draft Plan'*). The Draft Plan represents the second release in the North West Growth Centres, and proposed changes to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (*'the Growth Centres SEPP'*).

1. Our clients site is located at 33 Terry Street, Box Hill, or Lot 1 DP 237578 (*'the Site'*). Under the Draft Plan, the Site is proposed to be zoned Infrastructure (Drainage), and High Density Residential Land.
2. Our clients raise the following concerns with the proposed Draft Plan:
 - (i) Drainage, Zoning and accuracy of the drainage areas;
 - (ii) Lack of interface between the Commercial/Retail Town Centre and High Density areas;
 - (iii) The Location of the waste water pipe relative to the site
- (i) **Drainage, Zoning and accuracy of the drainage areas**
3. Our clients raise concern with the identification of the Site as being flood prone land, in circumstances where the site is only partially affected, if at all. The Draft Development Control Map (*'the DCP Map'*) identifies the site as being Flood Prone Land along its southern edge. Indeed in our submission, the DCP Map shows that in the main, the site is not identified as 'Flood Prone Land'.
4. We further note that the site is not identified in the 'Riparian Protection Area Map' as being a proposed 'Riparian Protection Area'. In this context, it is unclear as to why the site has been zoned almost in total for 'Drainage' purposes.
5. In this regard, it is suggested that the Infrastructure/drainage zone should be concentrically loaded around the centre of the 'Flood Prone Land' area as shown on the DCP map. If this was done then the Site would not necessarily need to be zoned infrastructure to the same degree, and in our view more precisely reflect a composite of all of the indicators in the draft

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Plan. Additionally this would have the consequence of moving the high density zone closer to the commercial town centre, which we will further address later in our submissions (refer to item (ii) below).

6. In our submission, if the Site is identified as flood prone land, it is only to a small degree, and this should be reflected in the appropriate zoning character.
7. We also note that the Riparian Assessment of March 2011 prepared by Eco Logical Australia Pty Ltd (*'the Riparian Report'*) identifies the Site as being category 3 Riparian area, with no vegetation buffer proposed. Furthermore the Riparian Report¹, identifies the stream to the south of the site as being:

"Highly modified throughout with a series of farm dams, culverts and realigned sections present. Proposed to be retained as open channel with primary objectives of bed and bank stability and water quality"

8. In this context, we note that further East of the Site, this stream is proposed to be removed because it being of a *"small catchment of no strategic value"*. Accordingly we make the observation that if this part of the catchment area could be otherwise dealt with or removed then there are significant planning benefits. We will address such issues later in our submissions, however we suggest that the site should be otherwise zoned 'High Density' and that there appears some inconsistency in the plans. That is, the site is only partially indicated as being flood prone, yet the site has been zoned as Infrastructure Drainage to a large degree. In any case, notwithstanding this point, we say there are good planning reasons as to why this site should be zoned High Density (refer to item (ii) below).

(ii) Lack of interface between the Commercial/Retail Town Centre and High Density areas

9. The Land Zoning map identifies the land directly to south of the site to be Local centre or as identified elsewhere in the plan, to be the Box Hill 'New Town Centre' (*'the Town Centre'*).
10. Save for the area reserved for 'Drainage' (to the north of the Town Centre) the surrounding zoning contains significant portions of High Density Residential areas. This, in our view, is consistent with the initiatives of the Metropolitan Strategy² whereby surrounding populations should be serviced by strong magnet infrastructure:

"Busy and lively centres provide communities with a sense of identity and assist some people to overcome a sense of isolation. They can facilitate upgrades of services due to higher potential returns from growing use."

*Centres encourage diversity. Successful centres provide a range of cultural, community and educational services as well as business and retail activities. As well as the other actions to encourage greater activity in centres, additional residential development is also encouraged"*³ [Emphasis added]

11. In our submission, the proposed 'Drainage' area to the north of the Town Centre, inserts an unnecessary distinction between the High Density areas and the Town centre, which if the drainage area could be reduced in size or otherwise accommodated, would provide a nexus between these uses. The lack of interface, between the Town centre and the High Density ar-

¹ Riparian Report Page 12

² Metropolitan Strategy, B2 Increase densities in centres whilst improving livability

³ Metropolitan Strategy, Actions

east to the north is, in our view, an undesirable result. We note that the Precinct Planning report⁴ relies upon the interface provided to the town centre on the western side:

"A B6 Enterprise Corridor zone is located west of the town centre to create an interface between the retail areas and adjoining high density residential areas"

And at Page 127

"High Density Residential is located in the vicinity of local centres to maximise access to services and public transport"

12. We suggest that the Drainage reserve serves to disconnect the High Density areas to the Town Centre to the detriment of the local area. This point is observed in the Box Hill Retail and employment Study prepared by HILL PDA⁵:

"For "walkable" Neighbourhood Centres to trade sustainably they generally need to be located in the middle of fairly high density residential area. It is also preferable for them to be located at a public transport node such as a train station or bus stop. Many inner city areas, such as Green Square and Pyrmont provide a good context for successful walkable neighbourhood centres".

13. There are areas where immediate adjoining high density living (to significant commercial and retail areas) is implemented with good urban planning results. For example, the redevelopment of Rhodes and its surrounds. In this example the nexus between the land uses provides the suburb its hub. However, conversely, the shopping centre at nearby Stanhope Gardens bears no similarity to the Rhodes example. Granted that in such an example the density is not similar, but in any case, the nearby open spaces detract and disconnect the shopping centre to walkable residential properties.

14. We additionally make the submission that there is a reliance on foot shopping in places where high density residential is located within close proximity to shopping hubs⁶. In our submission, if the drainage area to the north of the town centre is reduced in size or otherwise dealt with, the high density areas can be brought closer to the Town centre and hence producing a town hub with connection between the residential surrounds and its commercial hub. Furthermore, walkable distances to the Town centre are facilitated.

(iii) The Location of the waste water pipe relative to the site

15. The services plan, as it relates to the site, indicates that the Waste Water pipe will transverse the southern portion of the Site, and hence burden the site.

16. It is requested that as the Waste water pipe that is intended to be laid under Terry Road, be laid at an angle straight across the road, so as to avoid unnecessary deviation across the site.

Our suggested changes and alternatives

17. In summary we submit that the following changes or alternatives would improve the overall draft plan in the area and as it relates to the context of our clients site:

⁴ Precinct Planning Report 2011 page 122; page 127

⁵ Box Hill Retail and employment Study prepared by HILL PDA: page 66

⁶ Box Hill Retail and employment Study prepared by HILL PDA: page 34: *"But with the logistical difficulties in acquiring large sites it has resulted in smaller supermarkets – sometimes in mixed use developments combined with a stronger reliance on patrons shopping by foot – particularly in high density areas."*

- (a) The Infrastructure zone should be re-aligned so that the centre of the flood prone land or stream is located in the centre of the proposed Infrastructure zone. In other words the overlay of Infrastructure zone over our clients site be reduced; and/or
- (b) The Site being zoned as High Density and the drainage area being removed and therefore moving the High Density closer to the Commercial Hub. The advantage being the removal of the disconnect produced because of the retention of the drainage area;
- (c) Placement of the waste water pipe directly across the Road so as to remove any unnecessary Burdon to the site

Save for the matters and issues raised in our submission, we are instructed to commend the Draft Plan.

These submissions have been prepared by Mark Fozzard and Michael Vassili on instructions from Ms Alla Anne Grasso, the owner of 33 Terry Street, Box Hill.

Yours faithfully



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