

Department of  
Planning & Environment:  
NSW Government

Landowner:  
**Terry Rd, Box Hill NSW**

25 June 2017

To whom it may concern,

**RE: North West Draft Exhibition Package - Impact on Terry  
Road Box Hill NSW**

### **Online submission**

I am writing to you in respect of a Draft Plan "[North West Draft Exhibition Package](#)" currently on exhibition by the Department Of Planning.

I have owned land in the Northwest Sector for over 35 years and in the past have received information directly from the Department in respect of proposed planning changes that may impact my property. The most recent correspondence received by me was in respect of "Amendments to Box Hill and Box Hill Industrial Development Control Plan" in a letter dated 25<sup>th</sup> May 2017. Although this plan did affect properties in Box Hill it did not directly affect my property or other properties along Terry Rd. Yet we received a letter from the Department advising that it was going on exhibition and a follow up letter dated 25<sup>th</sup> May 2017 (referred to above) advising the DCP had been amended.

For reasons unknown to me and my neighbouring landowners, there has not been any direct communication regarding the current “North West Draft Exhibition Package” (the plan) which is on exhibition with a submission closing date of 27 June 2017. I have been in contact with several neighbours whose properties are also impacted by the draft and none of them were even aware of the draft. I contacted the Department of Planning who have confirmed that they have not contacted individual landholders, and they could not give a reason as to why this was the case. Representatives from The Hills Shire council were unaware of the proposed changes also and were unable to provide me with any further information.

My question is this - Why would the Department contact us directly for proposed planning changes that do not directly impact our property and yet fail to advise us of proposed changes that will have a direct (and potentially major) negative impact on our properties?

It is unfair and unreasonable to lull us into a false sense of security by providing us with information about things that do not have a direct impact on our property and yet fail to notify us of a draft plan that, if implemented, would have a significantly negative impact on our property. This makes all affected landholders question the motives of the Department.

**The continuing uncertainty generated by this draft is now limiting the potential supply of housing causing confusion in the market place with potential developers.**

**Additionally, this draft proposes to decrease the number of dwellings that can be placed on our land, which, by default will increase the square meterage of each lot developed on our land. Larger lots are more expensive for potential purchasers. These factors combined seem counter-intuitive to the government’s commitments to increase housing supply in Sydney.**

**We understood that both the State and Federal Liberal governments were in favour of open government not closed government and that they were focusing all their efforts on increasing land supply and making land more affordable.**

**The lack of notification, consultation and the draft plan itself, if implemented, will result in the exact opposite. I strongly oppose the proposed density bands in particular and I request that this draft be withdrawn.**

Yours faithfully,

Terry Rd Landowner