

Name: Lynette Faye Hung

Address: 37 Hynds Rd Box Hill (Lot 5 DP712 Sec Q)

Current zoning: R3 Medium density residential

I, Lynette Faye Hung, of 37 Hynds Rd Box Hill NSW 2765 do not agree to the restriction placed with a maximum density cap requirements on the following basis:

- Being within walking distance to the Box Hill Town Centre, the proposed density maximum would result in 300m² blocks of land, which I considering to be underutilised.
- Inconsistent Planning outcomes. Nearby development proposals that are exempted to this density cap. See attached 90 townhouse development on 1.6 hectares of land. This shows a density of 56 dwellings per hectare. Please note that they are exempted from the current changes.
- Owners that have not sold in the area are penalised. A fairer system will be a user pays system, where increased development will pay additional contributions to fund infrastructure and services.
- With increases planned for S94 contributions and State levies, surely a reduction in density will mean a slow down in development. No landowners will want consolidate and sell their land at a considerably reduced rate. Has Department of Planning completed any modelling on how this will impact prices for land sellers and end user home buyers?

There needs to be better consultation with the public and on a strategic level. A density maximum cap and increase S94 contributions and state infrastructure levy will only drive down affordability to reduce development.

The “explanation of intended effect” should include how this will impact prices and demand for existing acreage lots, not just how overdevelopment will need to be reduced. Please note that the land prices will need to go up to compensate for large land sizes and increased statutory costs. In the current market of severe affordability issues and bottoming out of the interest rate cycle, I would expect this will have a significant negative impact to the market of the North West sector.

We request a higher density maximum to encourage development and increase housing stock, in the range of 40-50 dwellings per hectare. This will provide a mix of housing to the market to maintain affordability and avoid the impact of a strain on existing services. Further increases to statutory fees could be introduced to fund additional infrastructure and services needed for the area.

Lynette Hung