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Department of Planning
320 Pitt Street
SYDNEY NSW 2000

To Whom it may concern,

RE: North West Draft exhibition package- Impact on 811 Windsor Road Box Hill NSW

We are writing to you in your capacity both as the Minister for Planning and the Minister for Housing, with respect to the Draft Plan “North West Draft exhibition package” (the plan) currently on exhibition by the Department of Planning.

We have owned land in the Northwest Sector for 30 years and in the past have received information directly from the Department regarding proposed planning changes that may impact our property. The most recent correspondence titled “Amendments to Box Hill and Box Hill Industrial Development Control Plan” (dated 22nd May 2017) affects our property directly yet was not received at all. The current the plan is on exhibition with a submission closing date of 27th June 2017. However, we have been notified by your Department, that there is an extension for the submission until the 4th July 2017.

We have contacted several neighbors whose properties are also impacted and none of them were even aware of the draft; the Department of Planning have confirmed that they have not contacted individual land owners. Why did the department not contact us, even though we are directly affected by these amendments? We have not had sufficient time to respond to these amendments as we only found out through word of mouth less than a week ago.

We have contacted your Department and they have relayed to us that, due to the low submissions received, this was no longer a state issue—rather, a local matter. When we were communicating to the Council they told us this was a state issue. It seems that the neither local nor state government is interested in consulting with us. A member within your Department further opined that no matter when the department implemented the Plan it would upset the land owners. Our local member stated that, after the 22nd of May, my property would be worth

a considerable amount less with these proposed changes. He also mentioned that the zoning would not change, but the residential yield will.

There is confusion in the market as to the effect of this draft on individual landholders as well as developers, limiting the potential supply of housing as developers and owners are frozen with uncertainty. Additionally, this draft proposes to decrease the number of dwellings that can be placed on our lot, affecting the likelihood of sale and purchase price for the property.

We were prevented from selling the land earlier as the water and sewer lines were not connected to the property and its surrounding properties. This proposal was to have been finalised by the end of the year. We, like many others, were told that when the proposal for the water and sewer lines were finalized there would be serious and interested buyers. Due to the new draft plan, the developers will not be able to obtain the best price as the water proposals will not be the driving factor anymore; instead the number of dwellings will be the driving factor.

It is unfair and unreasonable to fail to notify us of a draft plan that, if implemented, will have severe impact on our property. This makes all affected landholders question the motives of the Department. We request that the Minister personally intervene and have this draft withdrawn. The status quo prior to the draft should remain in place whilst a proper and open consultation process occur with all stakeholders.

We look forward to your prompt response in regards to this matter.

Yours faithfully

Vicki and Stavros Giannoulis
of 811 Windsor Road Box Hill.