

To: Department of Planning & Environment
Land Release
GPO Box 39, Sydney NSW 2001

From: Dennis Ravi & Senaa Ravi
284B, Commercial Road
Vineyard, NSW 2765

14 February 2017

Subject: Draft Vineyard (Stage 1) Precinct Plan

Dear Sir/Madam,

We are writing to comment on the effect the proposed Draft Vineyard (Stage 1) Precinct Plan has on our property and a request for review of the Vineyard Precinct Indicative Layout Plan.

Our property address is **284B, Commercial Road, Vineyard, NSW, 2765 (Lot 3 DP 285689)**, also known as Lot 3, Treedale Drive, Vineyard, NSW 2765.

We purchased this property in December 2003, after it was identified and zoned in the REP19 by the NSW government. The information we obtained from the then NSW Department of Infrastructure & Planning prior to purchasing this property confirmed, this property is subject to future land release for urban development (Annexures A).

We also contacted the Hawkesbury City Council to confirm the potential impact of any 1 in 100 flood zone at Vineyard. The staff member I spoke to asked me to come to the Council Reception in person to view the contour map for the above property on the computer screen, as they are not allowed to give that information over the phone. Also she informed me I can meet with the Council Duty Officer and ask any additional questions I may have on the day.

While I was viewing the contour map, the council staff member advised me two third of this property is in above the 1 in 100 flood zone. When I met with the Council Duty Officer to understand what could potentially be done with the rest of the one third, I was informed, provided we raise the floor level if you choose to build in that area, the council will consider approving, as it will no longer be below the flood level. (I can provide you with a copy of the contour map if required, as I was able to get a printed copy on that day from the Council)

We relied on this information and proceeded with the purchase of this property, with the full knowledge one day this property will be rezoned for development and this will help secure our future for retirement.

When the proposed Draft Vineyard (Stage 1) Precinct Plan was released (Annexure D), we were shocked to see there are 3 different types of zoning as listed below impacting our property:

<u>Zone</u>	<u>% of our Property</u>
1. Active Open Space*	65%
2. Open Area for Parks/Sporting Fields	30%
3. Low Density Housing	3%
4. Proposed Street	2%

*- Also note Active Open Space has been proposed in above the 1 in 100 Flood zone.

We are also at a loss to understand why in our lot "Active Open Space" was proposed, when the neighboring properties in Lots 4 & 5 above the 1 in 100 flood zone (same as ours) have been identified as Low Density Housing.

I have also enclosed some photographs of our property (Annexures E & F). From these photographs you will note there are very few trees. The rows of trees you will note at the back of our property are in the adjacent property at the back.

Also note our property does not have any of the following:

1. No Native Vegetation
2. Not an area that could be classified as contains biodiversity
3. No Environmental significance
4. No aquatic habitat
5. Not an area of archaeological sensitivity for Aboriginal Heritage
6. Not a land with any scenic values &/or amenity

In support of the above points, I have attached Page 7 of the Hawkesbury City Council Planning Certificate issued under Section 149 as (Annexure G).

From the evidence presented in this letter you will note there are no reasons why the boundary could not be moved further to include two third (2/3) of our property as "Low Density Housing" & keep the back portion (1/3) for Open Area for Parks/Sporting Fields. We honestly believe it is fair & reasonable request.

We purchased this property for investment purposes, based on the advice received from the then Department of Infrastructure & Planning, that our land has been identified for future release, so this will help with our retirement. We also relied on the additional information we obtained from Hawkesbury City Council, prior to purchasing this property. We borrowed the maximum amount possible from the bank to purchase this property for \$1,300,000 (incl. Stamp Duty) in December. 2003.

We like to respectfully request you to reconsider the proposed zoning announced in the Draft Vineyard (Stage 1) Precinct Plan in relation to the impact it has on our property, as it puts us in a tremendous financial hardship and disadvantage.

We are happy to come to a meeting in your offices if required to discuss this & provide any additional details you may require.

Yours truly,



Dennis Ravi & Senaa Ravi

Ph: 0419 482 701