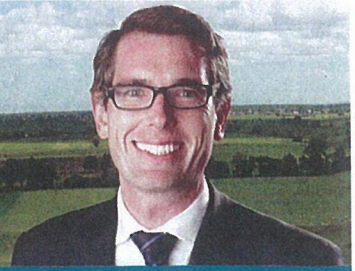




# Dominic Perrottet MP

## Member for Hawkesbury



Ref 17/1227

The Hon Anthony Roberts MP  
Minister for Planning  
Minister for Housing  
Special Minister of State  
GPO Box 5341  
SYDNEY NSW 2000

Dear Minister Roberts

Please find enclosed a letter from Mr Paul and Mrs Sonia Said of 127 Menin Road, Oakville.

Mr and Mrs Said have contacted me in relation to their concerns about the draft plans for Stage 1 of the Vineyard Precinct within the North West Growth Centre.

Please advise what the Government is doing in relation to the issue and what steps, if any, have been taken to address the matter.

Thank you for your assistance in this matter and I look forward to hearing from you.

Yours sincerely

Dominic Perrottet MP  
Member for Hawkesbury  
Treasurer  
Minister for Industrial Relations

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## Paul and Sonia Said

127 Menin Road Oakville NSW 2765

Phone: 0413-750-743

Email: palson97@hotmail.com

12 June 2017

The Hon Dominic Perrottet MP  
Member for Hawkesbury  
PO Box 505  
Richmond NSW 2753

Dear Minister,

We are the owners of the property located at 127 Menin Road Oakville. Recently we became aware of the draft plans for Stage 1 of the Vineyard Precinct within the North West Growth Centre (NWGC). Whilst we understand the need to release more land to address housing supply shortages, we do have extreme concerns about specific aspects of this proposal.

Our main concern relates to the proposed designation of Menin Road as a sub-arterial road and the realignment of Boundary Road, which is to be partially closed and diverted to a new intersection with Menin Road. This new intersection will be located directly in front of our property where we are currently in the process of building a new house. This proposed new intersection, which we have never been notified about, will have significant detrimental impacts on our property. These impacts include:

- **Loss of amenity** – Under the proposal all traffic travelling north-east along Boundary Road will be diverted through the new intersection located in front of our property. This will result in a large increase in traffic volumes, a huge increase in noise levels, increased pollution and a loss of privacy. The location of the intersection is such that headlights will also be constantly beaming directly into our new home at night.
- **Access** – The provision of a major controlled intersection directly in front of our property will severely restrict and make access in and out of our property difficult and almost impossible.
- **Safety** – The driveway into our property will become very dangerous, creating a potential traffic hazard, as other vehicles may not anticipate that we would be tuning into our driveway that will most likely be located in the middle of the intersection, thereby increasing the risk of accidents. These risks are further exacerbated by the blind bend that exists in Menin Road adjacent to our western boundary and the proposed presence of a footpath or shared path. We also fear for the safety of our family due to the potential for vehicles to lose control at the intersection and end up in our property.
- **Property Value** – The proposal will also without a doubt negatively affect the value of our property due to the presence and proximity of a major controlled intersection. Our property would become unattractive to potential buyers should we decide to sell in the future.



In addition, we question the appropriateness of dedicating Menin Road as a sub-arterial road. Clause 4.4.4 of the Draft DCP for the Vineyard Precinct, states, that for sub-arterial roads "vehicular access to these roads may only be made by way of another road". The properties located on the northern side of Menin Road are rural, outside the boundaries of the NWGC and are therefore not currently earmarked for future development. These properties can only and would only be able to be accessed from Menin Road, which would not be consistent with the sub-arterial road classification. Such a classification will also have a detrimental impact on the rural character of the area and detract from the streetscape.

As Boundary Road is a major thoroughfare between Rouse Hill/Parramatta/Blacktown and suburbs to the northwest including Maraylya and Cattai, the basis for closing part of Boundary Road and diverting all traffic onto Menin Road is questioned. There appears to be no clear benefit or justification for doing so, and it would only appear to hinder traffic using Boundary Road and increase travel times. The existing Boundary/Menin Road intersection is extremely bad, as it has greatly reduced sight lines due to the gradient of the road and the acute angle of the intersection. Forcing all traffic travelling along Boundary Road through this intersection is not considered to be an optimal scenario, and would be dangerous even the intersection is slightly realigned as proposed to meet the extension of George Street within the Box Hill Precinct. This is because of the very short distance between the significant change in direction where Menin Road is to be realigned and the intersection with Boundary Road. The danger is potentially made worse by the speeds at which vehicles will travel along Menin and Boundary Roads.

We are of the view that the Planning Report for the Vineyard Precinct and the associated traffic study do not adequately address the proposed closure and diversion of Boundary Road or the location of the proposed new intersection with Menin Road. Considering the significance of this aspect of the proposal, and the impacts on the surrounding properties, and in particular our property, these aspects should have been further detailed and justified. As such, we believe that the Department of Planning and Environment and Roads and Maritime Services have not properly considered this matter in the development of the proposal.

A more appropriate solution would be for the extension of the Bandon Road Corridor to utilise the existing intersection at Stahls Road to feed traffic to Boundary Road, via a connection through what appears to be the proposed extension of Harkness Road (refer attached diagram). This option would utilise existing intersections whilst still providing for an adequate connection to Boundary Road. It would also reduce the number of properties that require access from a sub-arterial road from 19 under the current proposal to just two. Consideration should also be given to closing or limiting traffic movements through the existing Boundary/Menin Road intersection and limiting the road to local traffic only. This configuration would greatly reduce the impacts on the existing rural properties located on Menin Road.

Considering the significant impacts of the proposal on our property, we are also concerned with what is in our opinion a lack of proper consultation. We only became aware of the latest planning proposal for the Vineyard Precinct when a relative recently notified us, long after the exhibition period had closed. We and our adjoining neighbours have never been consulted and were not formally notified of the proposal by the Department of Planning and Environment. This meant that we were not afforded the



opportunity to participate in the planning process. Due to the lack of consultation we somewhat question the validity of the planning process that has been undertaken.

Minister, as detailed above, we have extreme concerns about certain aspects of the proposal and believe that this proposal will have significant negative impacts on our property and our community. We are also concerned with the lack of consultation that has occurred and therefore seek your assistance in making representations on our behalf to the relevant Ministers in relation to this matter.

We would also welcome the opportunity to meet with you to discuss our concerns personally. We can be contacted on 0413-750-743 (Paul).

We greatly appreciate your consideration and assistance in this matter.

Yours Sincerely,

Paul and Sonia Said  
Owners – 127 Menin Road Oakville

C.C. The Hon Anthony Roberts MP  
Minister for Planning

