

November 24, 2020

Re [REDACTED] Gurner Avenue, Rossmore NSW 2557

Dear Sir/Madam

On Saturday 18 January, 2020 we met with NSW Planning Department representatives and were advised that 3.3 acres of our farm will be zoned as "Environmental and Recreation". Subsequent to this meeting we wrote a letter outlining our concerns and how we believed this to be unfair. On 3 November, 2020 we met with representatives from the Liverpool City Council who advised of the proposal that approximately 1 acre of the 3.3 "Environmental and Recreation" acres would be re-zoned to "Urban" (in addition to the existing 1.7 acres to be zoned as "Urban"). Whilst we accept and appreciate this proposed re-classification, we still strongly feel that a large portion of our remaining land could be rezoned to Urban.

We challenge the remaining Environment and Recreation zoning of our farm based on the existing 1 in 100 flood event classification. We cannot recall any significant flooding on our property and request information to the contrary which justifies this 1 in 100 flood event definition. Additionally, there have been many recent developments in the Liverpool area (among other areas) where numerous houses, schools, shops, roads, etc have been built in a 1 in 100 flood event zone with no adverse impact on the community.

As we have stated previously, the classification of a portion of our land as Environment and Recreation has put us in a disadvantaged position when comparing our farm to neighbouring farms zoned as Urban. This has been confirmed in our discussions with local Real Estate agents. We strongly believe this to be grossly unjust and unjustifiable – the proposal leaves us with 2.3 acres which cannot be used for any purposes, with no future development yet we'll still be required to pay Council Rates and Land Tax for this land.

We sincerely request a further review of the Environment and Recreation zoning of our property and are happy to discuss this at any time convenient to you.

Yours Sincerely

Frank Agostino on behalf of all the owners of [REDACTED] Gurner Avenue

[REDACTED]
(Home Address: [REDACTED] Arras Place, PRESTONS 2170)