

I and my wife have lived at [REDACTED], within Hawkesbury Council area (rate payer no. [REDACTED]), for 35 years. We are retirees dependent on a fixed income pension. we maintain a rural lifestyle with some grazing animals and chooks .Rates for 2016/17 were \$[REDACTED]. This was increased for 2017/18 by 97% to \$[REDACTED]. Now Council wants to ask IPART to increase by 9.5% for each of the next 3 years, and to maintain this increase after that, as I read Council's Application. Council arbitrarily applied the VG increase in the UCV from \$627,000 to \$1,590,000. Another factor is the removal by Council of the rating category of "Rural Residential", which gave some relief . Council has failed to consider the hardship on Oakville ratepayers and failed to consider the following factors affecting my land : My land is outside the Northwest Development Sector, it remains rural because it cannot be subdivided below the current land size of aprox. 5 acres. Further, restrictions have been applied by Rural Fire Service to clearing of vegetation by designating my land as "Critically Endangered Ecological Community, which would hinder development. The development of land in the Hills and Blacktown Council areas (eg. The Gables, Hills of Carmel and smaller Riverstone housing estates) does not benefit me as I wish to remain in my house. These rate increases and proposed rate increases, may force me to sell and move. I had heard of people "forced" to sell when their land was rezoned and rates became prohibitive, but never imagined it could happen when no zoning changes are made. I ask IPART to direct Council to review it's rating burdens and to reject the SRV. Peter Smith