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Submission: We are writing in response to the release of the Vineyard Precinct Stage 1 Second Draft Report and refer to Page 80 of this Report stating 'A single valuation may reflect site specific values and may not therefore be representative of average values for all flood constrained land'. While we do concur with this statement we also believe it is of the utmost importance to ensure that flood constrained land (RE1) must be valued on the site specific use and the amenities it provides to the development area. The planned District Park#7 along the Killarney Chain of Ponds as described in Table 6.3 on Page 63 will have multiple uses and will provide many benefits to the Vineyard Community including recreational uses such as cycling pathways, family BBQ facilities, pedestrian access to both Boundary Road and Chapman Road while also enjoying extensive views to the Blue Mountains. This green corridor is paramount in linking the precinct and will also very importantly provide easy access to public transport. The true valuation of this land must be determined with these numerous community benefits in mind and we feel strongly that the suggested value of \$85/m² does not take into consideration the various values as determined by its end use. The average price by definition should not be the lowest price as is being suggested in your report. The average price for RE1 land will have to be higher than the suggested \$85/m² to allow for variations in site specific values. The value of this RE1 land must ultimately reflect the numerous recreational uses it will provide to the residents and community of Vineyard and the many benefits that will be enjoyed on this land by the residents and community of Vineyard.