

FRED RALPH REAL ESTATE PTY.LIMITED

ABN 64 003 446 197



PCU043382

Director Strategic Assessments
Department of Planning and Infrastructure
GPO BOX 39
Sydney, 2001.

Dear Sir/Madam,

Thanks to the previous Labor Government, it's obvious there is no money available for immediate commencement of the proposed North West rail link and completion could be 10 years from now. So our roads and tollways will be a bigger traffic nightmare to the CBD's of Sydney and Parramatta until the rail is in operation.

Rather than have the workforce travel to those areas, the time has come for the State Government to seriously consider a more sensible approach, namely, bring the work to the Northwest and establish another Parramatta type city in the Northwest. It has been widely advertised 60,000 people will inhabit the Marsden Park area in the next 10 years, all needing incomes to live, so plenty of workforce will be available.

Already a 200ha odd site has been rezoned facing Richmond Rd. and Ikea, and Bunnings have huge outlets already being built, with Cosco will be opening an outlet there also. This development, when complete will have a workforce of 10,000 jobs. There is approximately 6 square miles of good vacant land, apart from the individual homes on the 17 odd 25 acre sites, immediately adjoining this site, all above the 17.3m RL flood prone land, plus roughly 500 acres of reclaimable land around the 16 metre mark. Privately owned.

A light rail service from the Clydesdale Park through Woorong Park to cater for local transport requisites can now be surveyed and constructed, mainly with developers' footing the maximum costs and also widening some major roads in the area. The light rail could hook up with Schofields Rail Station. The costs involved to the State Government would be minimal and with the prospect of getting some 5000 odd cars off the M2 and M7 daily.

I have included area maps denoting the available land for your information. I am available at your convenience if further information is required. I am firmly convinced Marsden Park area should become a satellite city, plus a similar option southwest in the Metropolitan area.

yours respectfully,

Fred Ralph

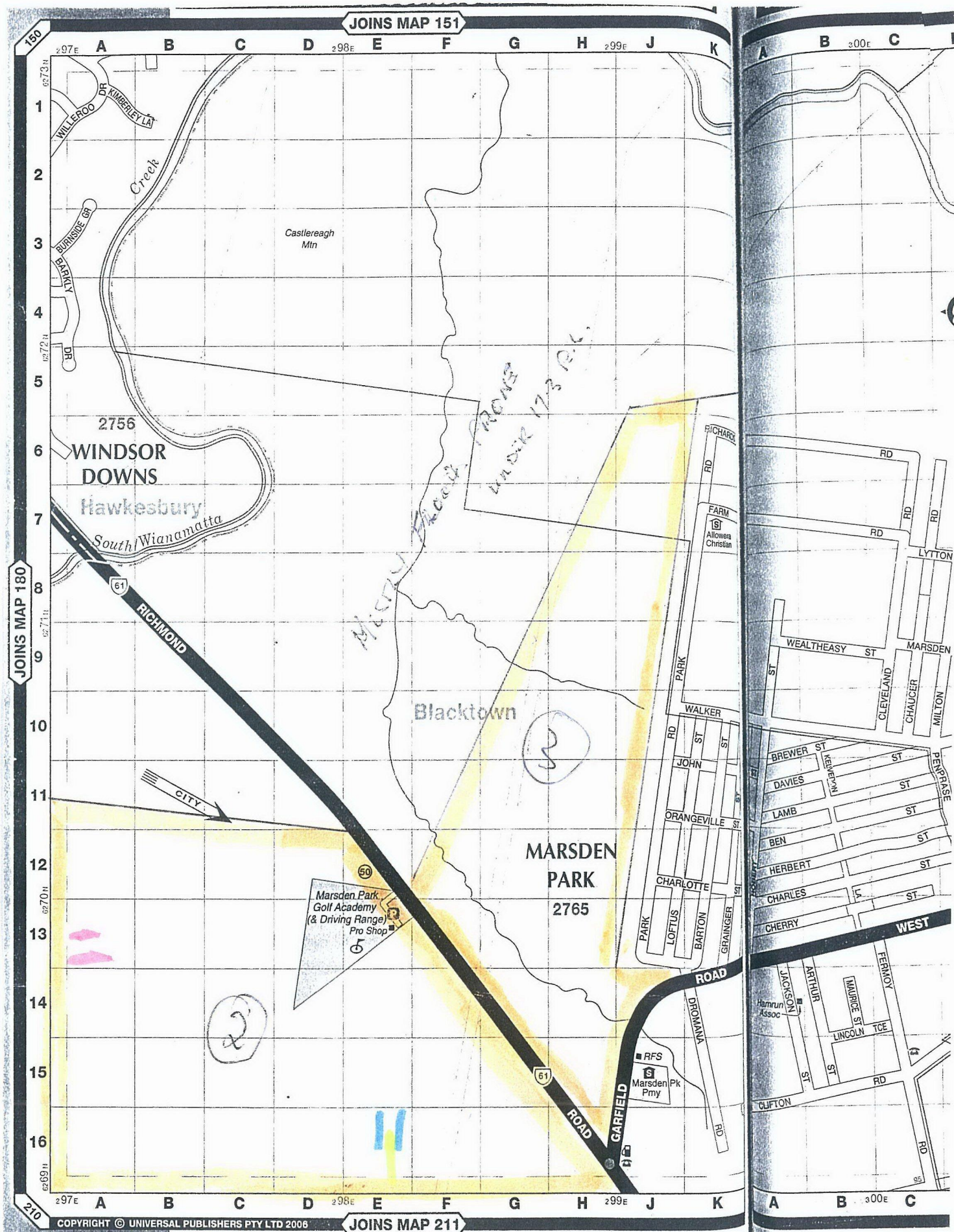
Tuesday 8th. April 2013.

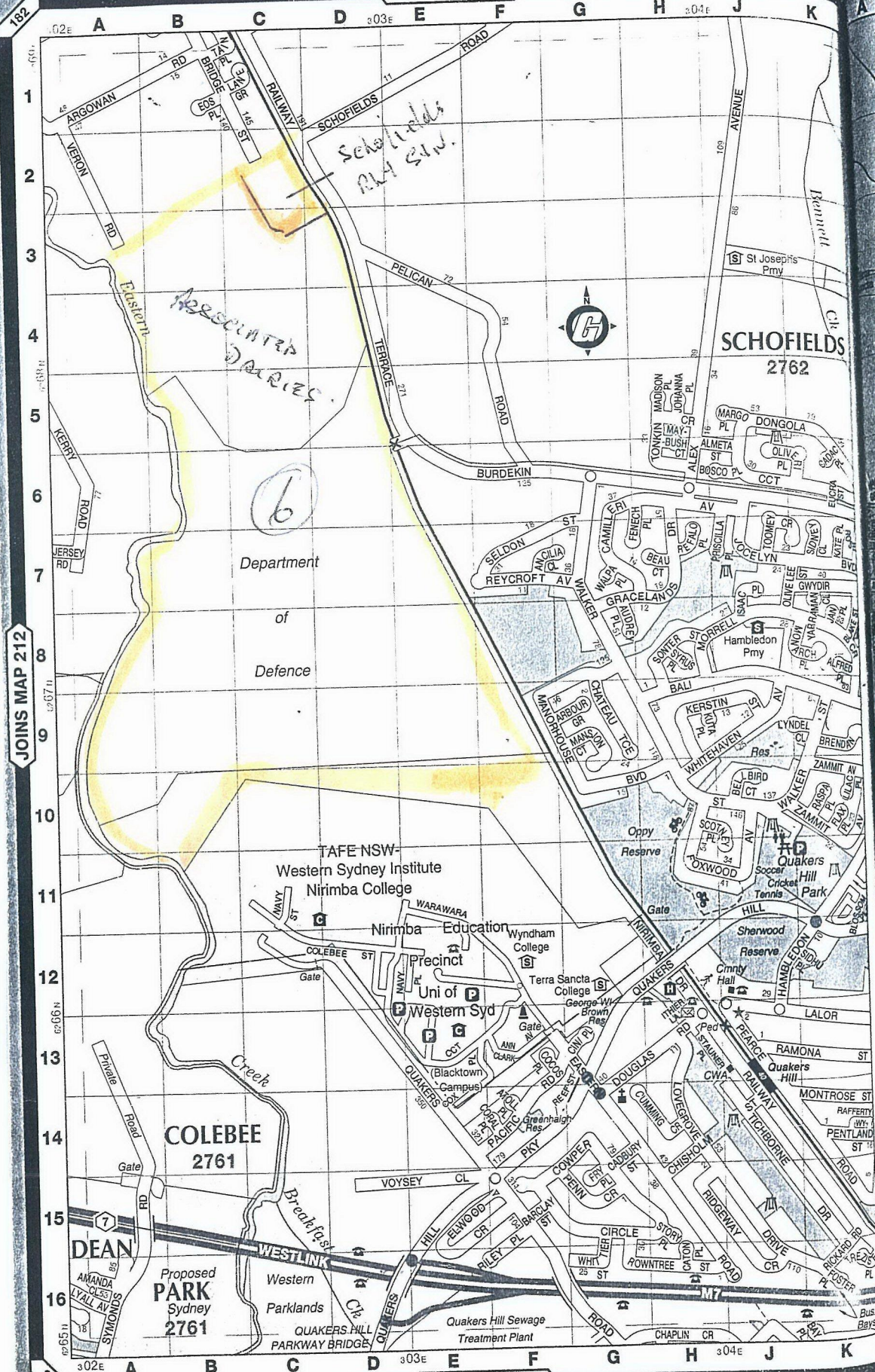


35 MacQuarie Avenue,
Kellyville, NSW. 2155

Mobile 0408 251103
tel: 9629 9278. fax 9629 9478

trishward38@bigpond.com





JOINS MAP 212

242

