

18/12/14

Leppington Presinct Draft zoning submission.
Subject property 71 woolgen pk rd
Lot 38 DP 205952

The writer of this submission is the owner of the property being 71 woolgen park rd Leppington. Property was purchased with the sole intention of future residential sub division and self managed residential development. We also have plans underway and surveying completed for a second dwelling which is permissible at this stage which implicates the viability of the proposed zoning. As the owner of the property I have always supported and congratulate state government on making the decision to develop the greenfield sites and in some cases fast tracking rezoning of the south west growth centre.

I however strongly object to the draft plan which identifies my property being lot 38 DP 205952 as parkland/recreation. The subject land is effected by high voltage electricy lines and is rare in that its contours are relatively flat which supports residential subdivison which can exist along side the easement.

I believe the amount of parkland in the presinct is quite excessive compared to other presincts that have been rezoned which is quite suprising considering that the land fragmantation is great therefore implicating many landowners with unfavourable zonings.. I also object to the staged zoning pattern I believe the whole presinct should be drafted and rzoned together like other presincts..

In conclusion I strongly object to the parkland zoning.. It will effect me and my family financialy and will erode all I have worked for and aspired to do.

I want the opportunity to be able to develop the property in the future and with the housing shortage we face it will be a viable option. The land is close to camden valley way a main arterial rd and is also close to proposed arterial roads. I ask that you consider my objection and rezone the subject property residential...Please find the attached document which also shows our second dwelling plans...

Kind Regards

Bruno Spatari

PH 0411061696

itrucksa@gmail.com