

The current plans for the Riverstone East release area show the planned release stopping at Garfield Road east, west of the proposed new extension of Clarke Street.

It is noted that on the future proposal, Clarke Street will be extended to join Windsor Road.

The effect of this proposal has made my land unsalable, and vastly detracted from its value compared to similar size lots in the area.

It should also be noted that the area north west of the proposed extension of Clarke street, on the northern side of Garfield Road East, has been zoned for sporting fields, local park and water management. If this area is not being released at the present time, then obviously the zoning of water management, sporting fields and local park are to service stage 2 of the Riverstone East release area. Obviously there will be a lot greater water run off with the proposed new developments and that is the reason for the area north west of Garfield road East between the proposed extension of Clark street and Edmund Street, the area that First Ponds Creek passes through.

Considering that when planning decisions are made, they should be made so that the decision does not disadvantage any individual or group, it would be moral as well as an example of planning foresight to release this small parcel of land with stage 2 of the Riverstone East release area. This will ensure that there would be no future "flooding" issues with this area as water management work to cater for the vast upstream development could be started and progressed to accommodate the expected population increase to the area. It is such a small part of the release area and it makes planning and common sense to add this portion of land to the Riverstone East Stage 2 Release area.

Adding this area To satge 2, will surely avoid any legal issues if any of these properties are inundated with water because of future development upstream.

SUBMITTED

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