

To Whom It May Concern

After reading the Land Use and Infrastructure Implementation Plan (May 2017), I wish to submit a response to the Plan.

As a local resident, living in the Marsden Park North Precinct for over 15 years, my biggest issue with the Plan relate to the proposed staggering of developable land within the Marsden Park North Precinct.

As a local resident, with over 5 acres of land and a large young family, I have watched as my land rates have more than doubled over the last few years. We were promised accelerated rezoning under precinct acceleration protocol and a draft Indicative Layout Plan in 2015 but we are still waiting.

Recently, sewerage and underground electricity infrastructure has been laid through the Marsden Park North Precinct (along parts of Garfield Rd West and up the entire length of Park Rd). Existing water infrastructure (ie town water) has been readily available up to the corner of Walker Pde and Robert St for many years.

However, despite the current availability of this crucial infrastructure, only the proponents (ie Mac1 and Angliss Estate) land holdings are Developable Land under the ***Land Use and Infrastructure Implementation Plan sect 7.2.1 2021 Development Activity Forecast***. This is unfair and plain right UNAUSTRALIAN. Ordinary Australian families should be awarded equal opportunity to subdivide their land rather than be discriminated against in favour of wealthy land developers.

The NSW government is actively encouraging the acceleration of land subdivision to meet demand and reduce land price pressures and this flies in the face of this initiative.

We have been promised for years that our land would be due for rezoning. Our land sits in an elevated position, with no flooding and is within 200m of the sewerage and electricity infrastructure and has existing water infrastructure at our front door. Needless to say, I have been approached by small developers who are able to bring subdivided land lots to market within 2 years of official rezoning, however under this Implementation Plan, my land would only be developable in 2026 (sect 7.2.2). This is a long time to wait with a large young family while land rates skyrocket.

I believe, all land holder in close proximity to existing sewerage, electricity and water infrastructure should be awarded the same opportunities to bring forward their rezoning as the proponents (Mac1 and Angliss Estate).

While I recognise that the proponents have invested financial resources to accelerate the Marsden Park North land release under Precinct Acceleration Protocol and must be afforded the opportunity to develop their land to recoup costs. However, this should not preclude ordinary Australian families from developing their land which is readily serviceable by current sewerage, electricity and water infrastructure.

Give us a Fair GO!!

Regards