

Submission to the Department of Planning on the Land Use and Infrastructure Plan for Area 20 by Daniel Svir

I oppose the proposed changes as they relate to our property at 22 Worcester Road Rouse Hill in Area 20 or the following reasons:

1. This property is only 800 m from the new Cudgegong railway station 600 m from the Rouse Hill Village shopping centre and 1.5 km from the Rouse Hill town centre and 100 m from the Rouse Hill Regional Park. All the infrastructure and recreational requirements are adequately satisfied and there is no need to consider any infrastructure or recreational issues relating to this property.
2. The **Rouse Hill Infrastructure Consortium** was established in 1991 and operated out of an office in Devlin Street Ryde. One would expect that after 28 years all infrastructure issues would have been well and truly sorted out. It beggars belief that infrastructure is still a major issue after 28 years of Planning.
3. This new proposed plan appears to be rushed and ill considered. This is not the first occasion when there has been a reversal of ill thought out plan. This left many aged landowners in a constant state of anxiety until the Department finally reversed its previous plan. It should be foreseeable to the Department that this would cause unnecessary stress and anxiety to landowners affected particularly the aged.
4. After spending time preparing for a DA and expending money relying on the final Plan I find it so unfair to be deprived of the ability to proceed with that development by a document slipped into the website late one evening
5. I have engaged Think Planners to prepare a submission in relation to the amendments proposed to the planning controls for the North West Priority Growth Area. Please find attached the submission.
6. There needs to be a review of this Department of Planning's community consultation process:

It needs to be fairer and more transparent

It needs to take into account that some of the landowners are elderly and unable to wade through a maze of prolix and complicated documents that are continually updated and then some removed from the website like some kind of game. Documents that adversely affect properties are hidden in the details. This is grossly unfair and prejudicial

It needs to take into account that there may be aged landholders. A summary of any proposed plan should be mailed out to the landowner and any proposed changes that adversely affect the property should be highlighted and not buried away in the detail.

I hope that these submissions will be seriously considered as these proposals seriously affect my mother and me both financially and emotionally and has done so in the past.

Please confirm receipt

Daniel Svir