

18th October, 2018

Attn: Director Land Release
Department of Planning and Environment
GPO Box 39
Sydney, NSW 2001

Re: Marsden Park North Draft Masterplan

I am a resident at 10 Loftus Street, Marsden Park. I have recently received notification of the proposed Marsden Park North Draft Masterplan; and wish to submit my objection to the development proposal, and subsequent request to have the zoning of my property reconsidered.

I built my house and have resided at this property for almost 43 years, having raised my family here. At 63 years of age, I am preparing for my impending retirement, and had envisaged developing my property in order to support myself as a retiree; however, the proposal to develop the Marsden Park North area, recommends my house be demolished and the land to be rezoned as parkland.

The choice to proceed with the proposed development would dramatically impact my livelihood, particularly given the fact I am close to retirement age. This proposal could significantly devalue my property effecting the return I stand to receive. The difference in value may potentially be upward of \$300,000, depending on the zoning. Given the projected parkland would likely be progressed during the latter stages of this development; it seems probable that this would restrict my immediate retirement plans. Should the proposal go ahead, my ability to relocate is limited, requiring me to remain at the property for up to a decade or more until such time as the development proceeds and a payout is settled.

The Precinct planning proposes 57.18 hectares of open space. I understand the need for open spaces, although I'm unclear on the decisions around how the zoning for these is allocated. Additionally, much of the land within the new precinct is currently vacant thus zoning decisions in these areas have no impact on residents. In contradiction to this, my block appears to be justifiably suitable for housing, however has been zoned as parkland for reasons not apparently obvious.

As clearly indicated on the *DRAFT Marsden Park North – North West Centre – Residential Density Map*, my block is not classified Scheduled Lands, or a paper subdivision, thus excluding it from the majority of rural land within the precinct considered inappropriate for dwellings. My block is cleared and levelled, and was consolidated approximately 20 years ago, deeming it appropriate for me to legally build on the property. Regardless, it has not been designated under the same zoning as the State Government owned land to the North and West (directly adjacent to my property), which is tree-studded, unlevelled and consisting of scheduled land.

I have been advised by a qualified Town Planner, that properties located within walking distance to a proposed shopping centre, legitimately qualify for R3 zoning. The masterplan suggests the housing density and location within the Precinct has been heavily dominated by the potential flood impacts. 10 Loftus Street is located well beyond the probable maximum flood level, and in fact is located further away from the flood zone than 70% of the newly proposed blocks.

Furthermore, the masterplan outlines that Green Corridors within the precinct have been designated in consideration of various factors, including existing native vegetation, creeks, Indigenous and non-Indigenous heritage significance; and the location of easements. My block is not effected by any of these factors, thus there appears to be no other requirements for this space to be allocated as parkland.

Given its proximity to the town centre, its exclusion from the flood zone; and the fact the land is cleared, levelled and consolidated; my block is arguably suitable for zoning as low or medium density housing. I believe there is sufficient supporting evidence to reasonably request that you review the zoning application applied to my block; and I strongly urge you to reconsider the Marsden Park North Draft Masterplan proposal.

Kind regards

Charles Hammond
0414 273 895