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Submission: I own the five acre (two hectare) property 51 Alton Rd Cooranbong, which adjoins the subject property along the rear boundary. I also make this submission on behalf of my next door neighbour Ian Lowe, 49 Alton Rd Cooranbong, two hectares, zoned residential 1A.

The Cooranbong Water website says in part:

"Watagan Park is a master-planned community, located in North Cooranbong. ...
Our intention is to connect Watagan Park homes to a local sustainable water centre,"

I dispute that the proposed water centre is 'local' to the development. It is in fact far to the south. It is located in the middle of 'old' Cooranbong, a relatively long way from Cooranbong North. The zoning of the land in question had been Zone 10, Investigation. This is Council's description of land being set for rezoning to Residential. My land is still Zone 10 equivalent. My neighbour's land has been zoned Residential for decades.

Granting of a water licence to Cooranbong Water will strengthen their case for an application to rezone the land as Infrastructure, which was never envisaged by Lake Macquarie City Council as one of its best uses. A rezoning to Infrastructure land which is surrounded by residential land will create quite an anomaly.

I believe that IPART should investigate where similar licences have been granted to determine their locations. Have they been sited in the area they are intended to serve? Have they been located in the midst of existing residential land? It is highly unlikely that this is the case. If so, then IPART should not grant this licence.

In any event, IPART should reject the application until such time as Johnson Property Group and Cooranbong Water are willing to site the Water Centre in the area of development which will benefit from the proposal. It is simply unfair and unjust to allow a development in a long-established Residential area which will devalue the existing Residential land to the benefit of the developer's land far to the north of the offending Sewerage Treatment Plant, euphemistically called a Water Centre.