

The Chairman and Chief Executive Officer
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230
Fax (02) 9290 2061

30.01.2008

Water Board charges.

Submission to review Sydney Water DSP charges.

Dear Sir

We wish to thank you and your organisation for your effort in endeavouring to create stability and certainty for the progress of our society.

We were shocked to learn that Sydney Water charges have increased by five hundred per cent in our locality of Prestons (Liverpool) in the past six months without notification to affected land owner.

One of our neighbours in Yarrawa road, Prestons Macquarie Goodman Development Approved only six months in 2007, we are informed that their charges were one fifth of the new charges for 2008.

One of the duties of Government and its agencies is to create stability and certainty for the progress of our community, businesses cannot properly function with extreme volatility created by the servicing industry that its sole purpose and function is to create stability.

We regret to burden you, but this action by the Water Board DSP charges for an area that has been planned as part of the Sydney Urban Development Program and the Sydney Outland Region Plan since 1968.

For your information part of this area was zoned industrial in 1955 and approximately 10% of the Yurranga Release Area was in use as industrial before 1988 when Liverpool City Council prepared and advertised Hoxton Park Stage II Master Plan, including the Prestons (Yurranga Area). The name Yurranga took its name from a carrier that the Water Board had planned for this area about 21 years ago.

Please find enclosed marked (A) Urban Development Program 1984-88 identified by the number 65 representing the Hoxton Park Stage II Area.

Also enclosed marked (B) June 1986 the same area now identified as 8.8 in the NSW Department of Environment & Planning. Urban Development Program

Marked (C) is Water Board Plan of the area in 1988, one page from 69 pages that was submitted to Liverpool City Council as part of organised proses so it can proceed with Hoxton Park stage II Release Area and the costing for the whole of the Hoxton Park Stage II Release Area as whole unit not disadvantaging one property owner to another for the purpose of providing water and sewer for the proper development of the area. The water Board should not be in the position some twenty years later to create extreme difficulties to the community that its function is to service with stability equality.

The persons on the development committee representing the Water Board are Graham Harrison, Rick Rizzi and Bruce Frier between 1988 and 1991. If you require for more information please telephone (02) 9790 4084.

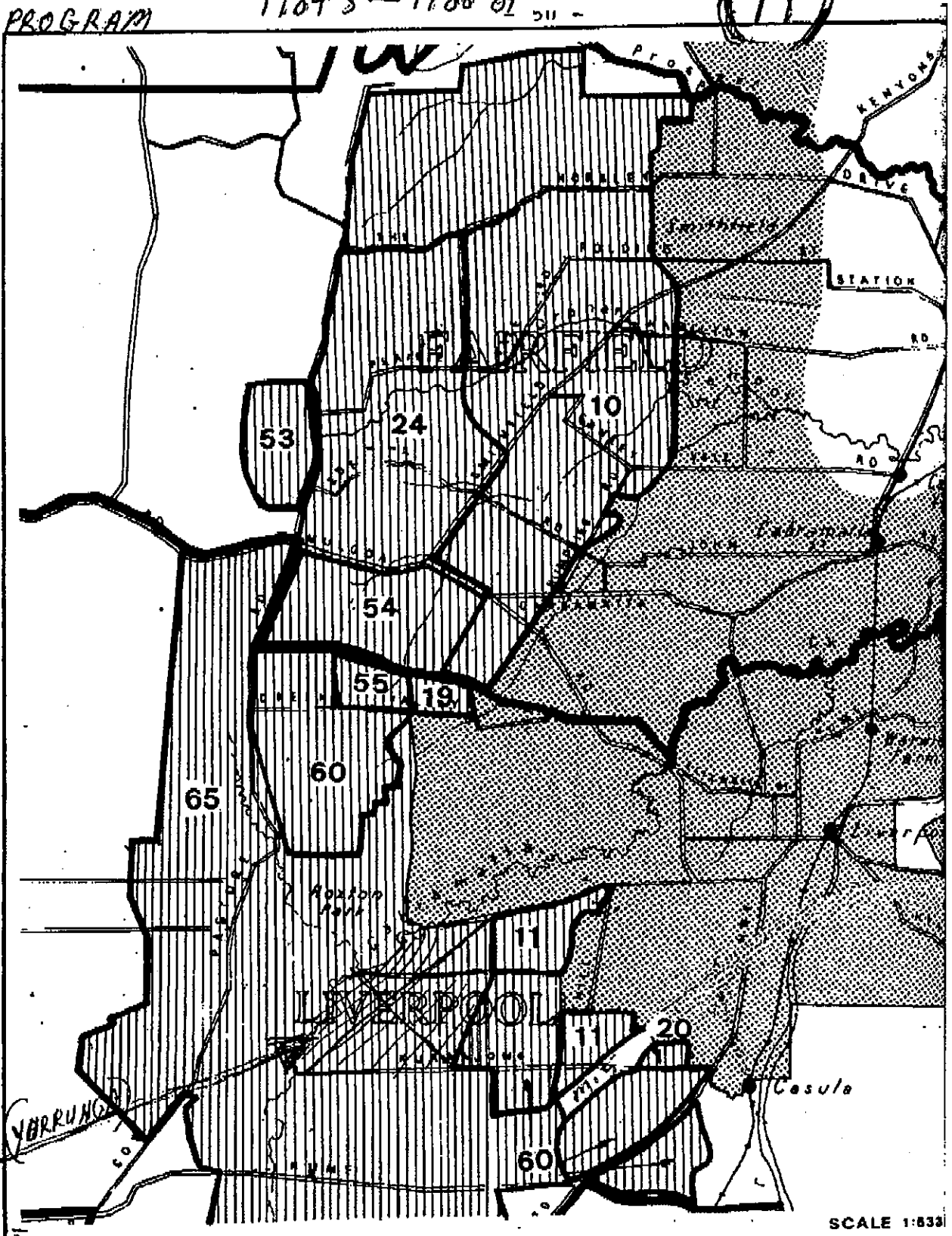
Your Sincerely

Michael Nasser for all above.

URBAN DEVELOPMENT PROGRAM

1984-5 - 1988-89

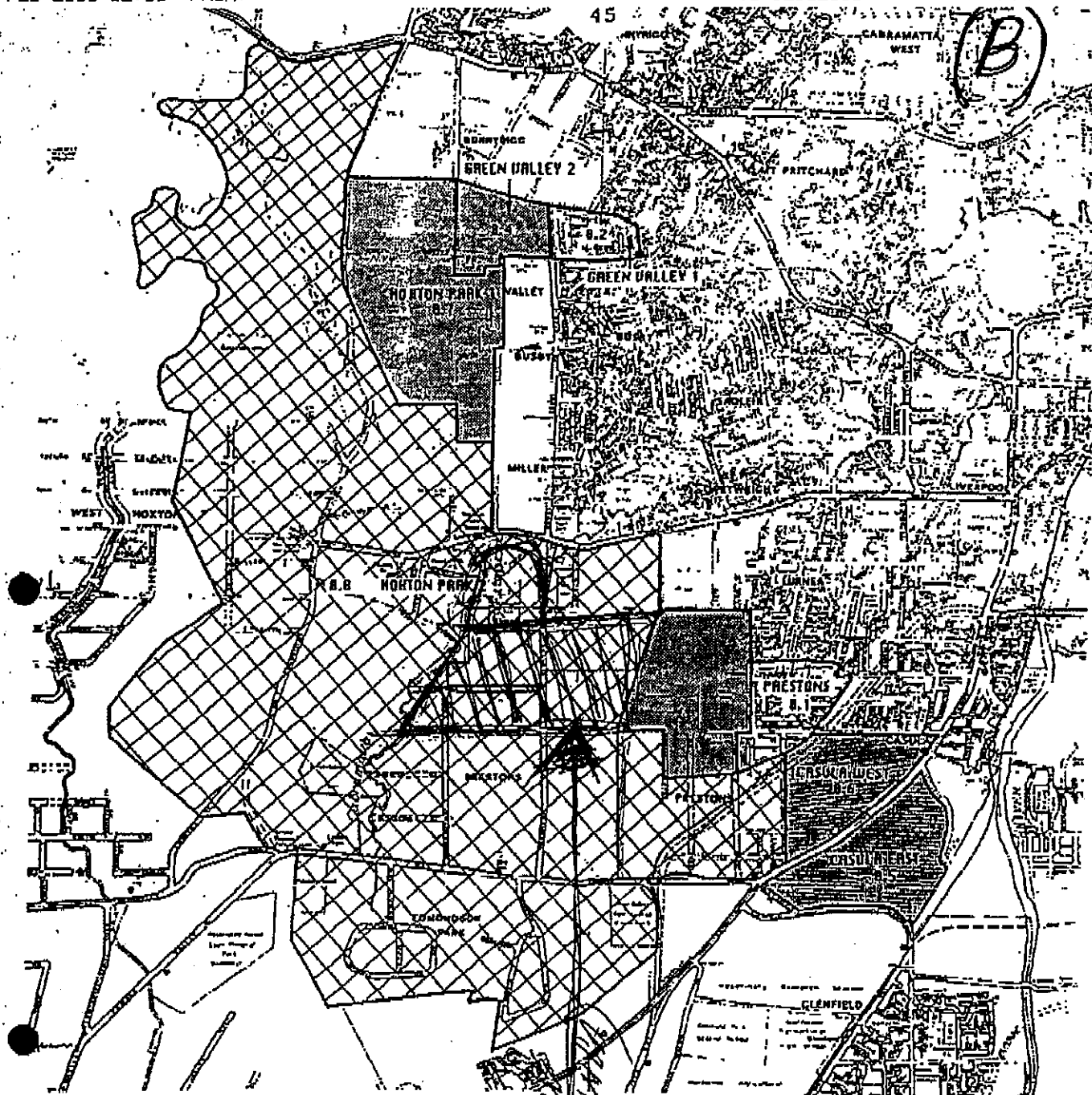
SPEAK TO Robert MONTGOMERY



URBAN DEVELOPMENT PROGRAM RELEASE AREAS SYDNEY REGION

- | | | | |
|----|-----------------|----|----------------------|
| 10 | Fairfield | 53 | Bossley Park |
| 11 | Lurnea/Prestons | 54 | South Bonnyrigg |
| 19 | Green Valley | 55 | North Liverpool |
| 20 | Casula | 60 | Hoxton Park Stage I |
| 24 | Fairfield | 65 | Hoxton Park Stage II |

SCALE 1:533



- Hoxton Park Stage 1 Release Area
- Hoxton Park Stage 2 Release Area

Source:
N.S.W. DEPARTMENT OF ENVIRONMENT & PLANNING

AS AT JUNE 1986

No	Area	Remaining Potential	Uscent Lots	Production next 5 years
0.1	PRESTONS		60	20
0.2	GREEN VALLEY 1	20		20
0.3	CASULA	<i>DELETED</i>		
0.4	GREEN VALLEY 2	360	0	190
0.5	CASULA EAST	945	1	670
0.6	CASULA WEST	684	100	480
0.7	HOXTON PARK 1	3419	150	1300
0.8	HOXTON PARK 2	14650	0	450
TOTAL		19998	311	3110

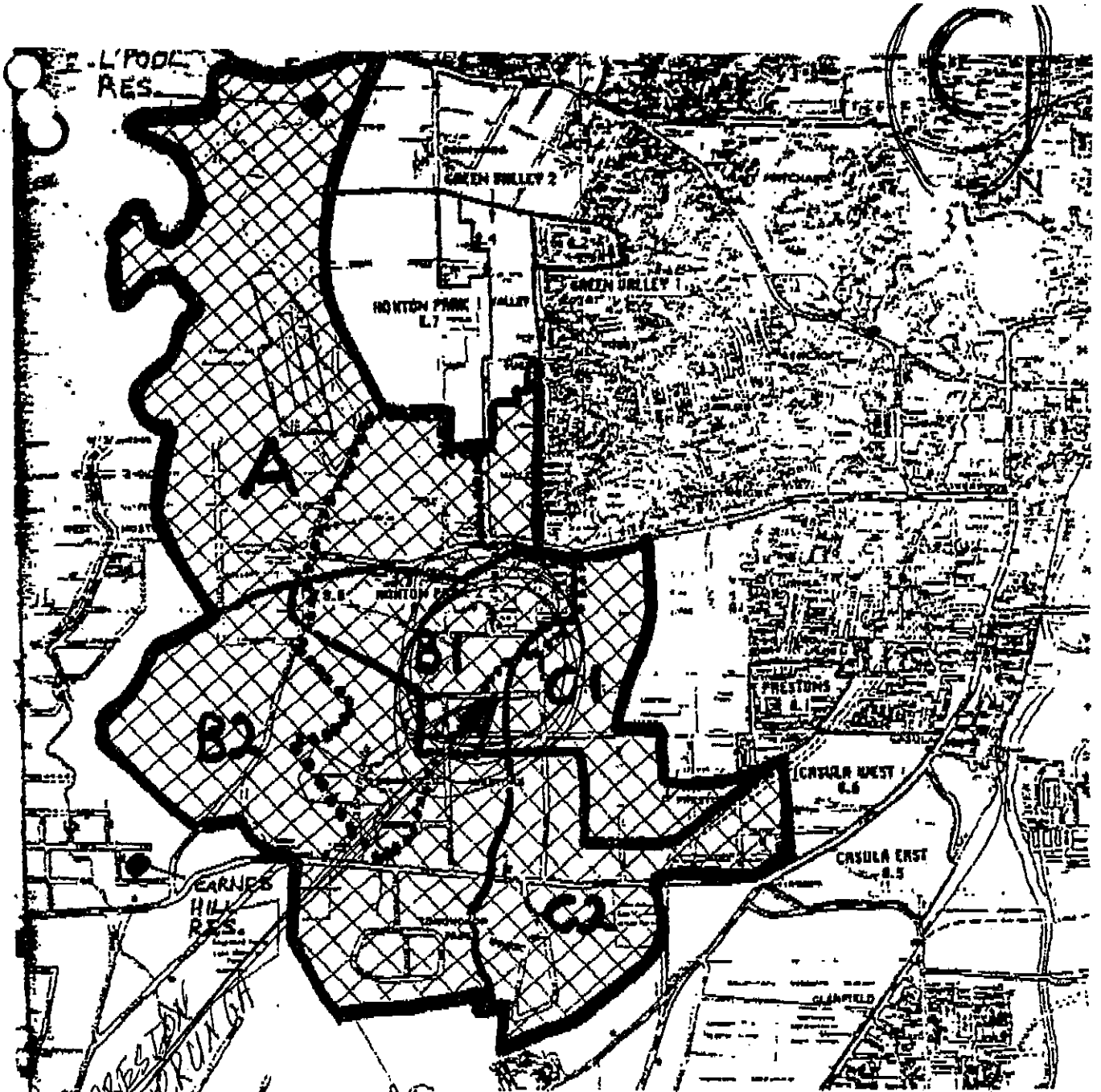
PRESTONS ENVIRONMENTAL PLANNING STUDY

LIVERPOOL URBAN RELEASE AREAS

0 2km

4

Prepared by PLANNING WORKSHOP
For DEPT. OF ENVIRONMENT AND PLANNING



ATTACHMENT B - HOXTON PARK STAGE II



TOTAL RELEASE AREA



FIRST AREA IDENTIFIED FOR REZONING

SCHEDULE OF WATER AND SEWERAGE COSTS

AREA	WATER (\$m)	SEWERAGE (\$m)	TOTAL (\$m)
A	4	18	22
B1	5	8	13
B2	20	6	26
C1	4	7	11
C2	4	10	14
COMMON	13	37	50
TOTAL #	50	84	134

*All up cost is \$164m, including \$30m for Liverpool S.T.W.

NOTE 1: B2 has Carnes Hill Reservoir, pumping station and rising main.

C2 cannot be developed without H.L.C system.