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Submission: Thankyou for the opportunity to respond.

I fully support the concept of the entire Collector Road system being provided by council. This allows for coordinated development. However, I strongly oppose the long time frame proposed for the construction of the majority of the Collector Roads.

Council should fast track the Collector Road system and seek finance for the same by requesting an increase to the loan they currently have approved (referred to in IPART's report). There are many single landholdings in the district. It is difficult to have neighbours agree on a timeframe for the sale for their property to developers. The provision of the Collector Road system would open up the entire district and would provide many choices of land for developers. However, delaying the road system will stall development. There will be the "chicken and the egg" game where council says it will build the Collector Road as Developers demand and developers will tell landholders there is an uncertain/long timeframe for the Collector Road and will not purchase their land.

A quick review on "realestate.com" reveals there are a number of landholders on or near the collector road system who currently have their properties on the market. If the collector Road was to be constructed, developers would buy this land immediately. If not, this land will likely be sold to landbankers with long term goals to make a substantial profit. This will increase land values and make housing less affordable. It is also an additional risk for council as the construction of the road system will increase over time. All Collector roads in the 2024-2028 timeframe should be moved to the 2019-2023 category.

The NSW Govt should support this as significant income comes via stamp duty on the sale of development land and utilisation of major infrastructure such as the Metro.

It is the cheapest time in history to borrow money and fast tracking Collector Roads will add many benefits for very little additional cost.