

ATTENTION

NSW PLANNING & ENVIROMENT

ONLINE SUBMISSION.

LEVEL 5 ,10 VALENTINE AVENUE

PARRAMATTA NSW 2150

Dear Sir/Madam

I am writing to object to the current zoning for 72 Tallawong rd Rouse Hill NSW 2155. Zoned RE1 Local park and community center currently zoned on Riverstone East precinct Draft plans affecting residents JOZO and Ljilja Tolj . In my opinion I find the zoning disappointing .After reading the Riverstone east planning guidelines several times this zoning completely goes against what 72 TALLAWONG RD ROUSE HILL NSW 2155 Should be zoned for. The guide lines and studies clearly support 72 TALLAWONG RD ROUSE HILL Clearly should have been zoned R3 . I have lived on the property for close to 30 years and know that the property is a great development site it was clear of trees and bushland when my parants Jozo and Ljilja Tolj purchased the property .It has no drainage or flooding issues .The property is highly ideal for development .Being so close to the future Cudgejond rd station this land should been zoned R3 according to to the precinct planning guide lines .I am a contractor in the bulding and construction industry and have worked in some of sydney's materplanned subdivisions such as the Landcoms THE PONDS and CADDENS Lendleases THE NEW ROUSE HILL , JORDAN SPRINGS ,ROPES CROSSING, and many more subdivisions throught out Sydney and sorounding areas.and have been informed how the importance of housing development is especially near public transport shopping centers is. 72 tallawong rd rouse hill has such high development potential and the current zoning is not ideal for this property. The community center is not in an ideal location it should be near shops schools ect ,ands guidelines do not support the location of the community center . Therefor STUDIES , GUIDELINES,COMMON SENSE and a property being highly suitable for R3 DEVELOPMENT should change this zoning. I would be expecting the current Zoning to be changed and I have faith that the planning department will see how ideal the property is for development. One of the most important factors of planning communities is to ask the land owners what there opinions are and when they become aware of guide lines that support what development level they should have on there property they should receive that zoning rather than have to stress and not understand why guide lines have not been followed. My parents JOZO & Ljilja Tolj and family should have our opinions taken seriously after all JOZO and Ljilja TOLJ have been paying land rates on 72 TALLAWONG RD ROUSE HILL NSW 2155 for almost thirty [30] years and respected and maintained there land .

Yours sincerely



Mario Tolj

SON OF LAND OWNERS JOZO and Ljilja Tolj