

We commend and support the new proposed redevelopment in Newbury Estate in Stanhope Gardens in the proposed Kellyville Station Precinct.

We live in the Eastbourne Newbury Estate outside of the proposed redevelopment area and believe that it will make the area an even nicer place to live.

In particular we like:

- The idea of brand new apartments which will presumably have an appealing, modern and attractive feel.
- We like the idea of tall and narrow, and the room that this allows for parks and green space in general.
- It will presumably be well lit and nice to walk through at night.
- Having new apartments will likely improve the current traffic problems that we experience living in the Eastbourne Newbury Estate. Currently it can be difficult to get out of Somerset Street onto Newbury Drive between 7:30am and 9:00am. However, it is likely that many of the purchasers of apartments will be retirees or purchasing them for access to the train station, and so are unlikely to exacerbate the traffic problems during these times.

Whilst we support the current plan, we encourage you to extend it to the rest of Eastbourne Newbury Estate. This would alleviate any concerns regarding how the new development would impact on the current community title including the clubhouse access and strata fees.

Overall we are very excited and hope it all proceeds. We are looking forward to the development around the train station. It will be great to have transport, restaurants, shops, employment and entertainment facilities nearby and this will add significant lifestyle improvements.