

Ann-Maree
Carruthers

26 February 2016

Mr Kevin Connolly MP
Member for Riverstone
NSW Parliament



Dear Mr Connolly

Please find enclosed submissions from a number of residents at Stanhope Gardens requesting that the area P2 marked for R4 -6 level apartment blocks be raised to R4 8 levels.

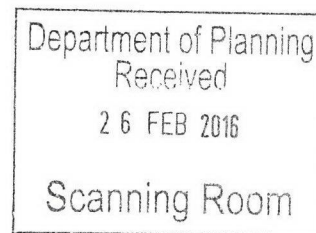
We request that you look favourably on our requests and support our mission.

Yours sincerely



John Blair

(on behalf of those residents here-in)



Latterly House
46 Somerset Street
Stanhope Gardens NSW 2768

0412 027 331

24 February 2016

**SUBMISSION TO
STATE PLANNING AUTHORITY,
MR.KEVIN CONNELLY, MP, State Member of Parliament
AND
Councillor MARK HOLMES, Ward 2, Blacktown City Council**

Submission made by:

Name: John and Sally Blair
Address: Latterly House
46 Somerset Street
Stanhope Gardens 2768 NSW
P: 8883 1750
M: 0412 027 331

Our land:

Lot 3 of DP 285811
Subdivision of Lot 7 Eastbourne Newbury Estate, Stanhope Gardens, 2768, NSW

Area of Concern:

That bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, Stanhope Gardens, 2768, NSW.

Purpose of this Document:

Request to change the zoning and to raise the FSR 3.0 of our property.

Current Proposed Zoning and Details:

Single/Double storey residential housing
R4 High Density Residential
Currently P2 - 6 Storeys (21m)
Floor Ratio = 1.2:1

REQUIRED New Zoning:

R4 - High Density Residential
Increase to T3 - 8 Storeys (28m)
Floor Ration 3.0:1
In accordance with similar proposal with neighbouring property.

Why do we want this revised Zoning?:

Many reasons:-

- No real increase of environmental impact in the area
- The dollar return will provide more incentive for us to relocate

- The requested new zoning will provide stronger financial returns for us
- The requested new zoning will provide better negotiating powers with future developers

Justification:

Units / Building

- Increasing from 6 levels to 8 levels = only 94 more apartments which can be easily accommodated in the overall scheme
- We assume the new development will be built in accordance with all Eco and environmental directives
- We understand that underground parking will be required and provided thus limiting the amount of parked surface traffic
- The additional units will provide greater dollar contribution to Council from the eventual developer
- The additional units built will provide more Stamp Duty to the State
- The additional units built will also provide greater GST contribution to the State

Environment

- Additional units can be accommodated relatively easily without adversely affecting the environment, the community or the proposed additional traffic
- Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to only 6 levels.
- Traffic Management will not be affected. There will be very little in appreciable increase of vehicle movements from an additional two floors
- The Proximity to the new train station, current bus stop and main road will be constant in their current positions
- The Infrastructure - roads, bus, train, services will remain the same for 8 levels as it will be for 6 levels
- Recreation facilities will remain the same as is current with existing sporting fields at Kellyville, sporting centre at Stanhope Gardens and the proposed new facilities at Caddies Creek
- The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and each will grow in

their business from the additional population. Major centres such as Castle Hill (8.6kms) and Blacktown(8.5) are only a short distance from our area.

- The requested re-zoning will not affect open-space, parks or natural features. In fact, it will have a positive affect due to the developer having to enhance the area

Heritage Protection:

Not applicable. There are no Indigenous or European heritage site that will be affected by a rise in building heights in our arera.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure - road, rail and bus - create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly - lack of recreation space, natural light for example.

Examples

- New apartments on Merriville Rd, Kellyville Ridge opposite Ettomogah Hotel
- Corner Windsor Road and James Ruse Drive, Parramatta
- Mobbs Lane, Carlingford
- Midson Road, Carlingford
- Seven Hills and Windsor Roads, Baulkham Hills - both sides
- York Road, Castle Hill
- Northern Rd., Castle Hill
- Harold Park, Glebe/Leichhardt
- There are more examples of 8 level residential apartments with less infrastructure than our area

Additional:

Given any re-zoning to either 6 or as requested, 8 levels, provision must be made to completely restrict parking in the area by commuter vehicles. This can be done by "Residents Only" parking restrictions.

Conclusion:

Our submission is done from both an economic and environmental standpoint and we believe we should be given as much credibility weight to our submission as that given to a Council and/or a major developer.

In fact the majority of the Kellyville Station Precinct Planning Report dated December 2015 supports the rezoning of the area to 6 levels. We just want it to be raised to 8 levels.

Sirs, we submit our comments and justifications for the raising the proposed re-zoning from 6 levels to 8 levels for your consideration.

We look forward to a successful and a positive outcome.

Should you wish to discuss this matter further, we can be available to suit your schedule.



John Blair



Sally Blair

19th Feb 2016

SUBMISSION TO STATE PLANNING AUTHORITY and BLACKTOWN CITY COUNCIL

SUBMITTED BY: Julie Fenton
27 Midlands Terrace
Stanhope Gardens, 2768
MOB: 0410 347 910

To whom this may concern,

I have recently been made aware of the potential rezoning of my property (address as above)

Although this news has come as an initial shock (being a fairly new estate and my plans to stay for at least another 10 years). I decided to be open minded about the news and attended a meeting last Thursday evening (11th Feb) to find out more.

The current proposed zoning for my home is: R4 High density - 6 story.

The purpose of this letter is to request to change the zoning to T3 - 8 story (same as the adjacent block).

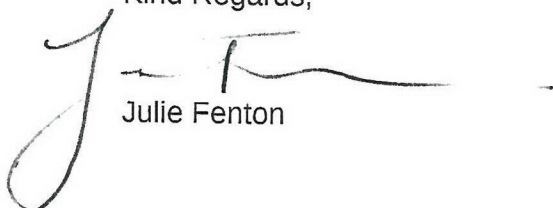
The reason for my request is as follows:

1. I am a single working Mother fully financially supporting 2 children - therefore - on a selfish level zoning to T3 will provide a greater financial benefit and incentive to sell.
2. The amount of additional apartments would not be significant and with the impending train station about to complete construction as well as the current bus network - my understanding is that there will be no significant impact on the environment, and assume the construction would be in accordance to Eco standards.
3. The area is in close proximity to Stanhope Gardens shops, Rouse Hill Town Centre - all within walking and riding distance (less than 2.4 kilometres).
4. My understanding is that council will get a great financial contribution as well as state government through GST

I am of the hope this request is taken into consideration - knowing that the benefits do not impact the environment or traffic any more than the current proposal.

I look forward to your positive response.

Kind Regards,



Julie Fenton

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Susan and Matthew Cox
Address: 17 Roxburgh Crescent, Stanhope Gardens 2768 NSW
Phone / Mobile: 0414 014 819

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
- » Traffic Management will not be affected. There will be very little in additional movements.
- » The Infrastructure - roads, bus, train, services will be the same for 8 levels as it will be for 6 levels.
- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
- » The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.
- » There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.
- » Rezoning will not affect parks or natural features. It should have the reverse affect by the developer having to enhance the area.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

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Conclusion:

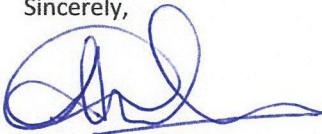
We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Susan and Matthew Cox
17 Roxburgh Crescent, Stanhope Gardens
0414 014 819

Submission to Blacktown Council in regards to 'Kellyville Station Precinct Proposal' dated December 2015.

Enno Krueger
Maria del Pilar Pinilla
4 Kendell Street
Stanhope Gardens NSW 2768
M: 0412 185580

Dear Sirs and Madams,

I am a resident of Stanhope Gardens, Lot 7 - DP285811, and I have been notified that Blacktown Council is proposing to rezone the area where I and my family live since 8 years.

In 2008, when we chose moving to Stanhope Gardens, we had already the train line shown on the map and decided to move to Stanhope Gardens because of the beauty of the area, the quiet residential area with a lot of green pastures and forests, bicycle lanes and pleasant footpaths which invite to do extensive walking and the future train line close by.

The associated 'Eastbourne' club house and its facilities provide a nice option to have a swim in the swimming pool, to enjoy a BBQ with friends or to play a tennis match.

Riley-T-way, the bus station 400m away from our home, offers a very good and easy connection to the Sydney CBD as well to my office in Macquarie Park. In my free time I'm practising Taekwondo and assisting in Hong's Taekwondo School teaching young kids to learn about a martial art and to stay fit and healthy. The courses are given in Glenwood, The Ponds and Stanhope Garden and therefore they are easy to reach from my home after arriving from work.

My two children, currently in Year 9 and Year 11, are enrolled at St. Marks Catholic College and my older daughter is working in Parklea and Rouse Hill. Again these locations are very easy to reach from our home.

We love the newly renovated and enlarged shopping centre at Stanhope Gardens which is still in walking distance to our home. What we can't get there we can get in the big shopping centre at Rouse Hill which is a 5 minute drive away.

In short this is the perfect location for me and my family.

I have read the proposal and I can understand the rationale behind it. Being a member of the Sydney Metro Northwest Team I'm also a supporter of public transport in general. However, the proposal to change our area in to a zone category of 'High Density Residential' will have a big adverse effect on me and my family's lifestyle. As I understand our home and close surroundings shall make space for 5 storey apartment blocks. This means we will have to leave our home and to find a new residence elsewhere.

Under the condition to sell our home to current market value there is no affordable land/house available close to the area where we currently live. That means we have to move far away.

Submission to Blacktown Council in regards to 'Kellyville Station Precinct Proposal' dated December 2015.

Below I have listed the major effects on our lives which I expect to be the result of the rezoning proposal:

- Additional long travel time to get to work and therefore less time to spend with my family
- Inconvenient location as it is far away from my sport activities and shopping or other activities.
- Our home was purchased on the premise that train would be there and now after waiting more than 8 years the train line is getting built and we get rezoned and are forced to leave our home to make room for other people.
- Any other location around the train line is either not for sell or much too expensive and unaffordable for us.
- Moving to another location would mean for my teenage daughters to change schools which is not possible because they are in senior High school.
- Their travel to their work places will be more difficult as it will not be longer accessible by walking or bicycle and they depend more on the availability of us, the parents, to drive them to and from the workplace. This also imposes more costs for car travel and is less environmental friendly.
- When being relocated I and my family will lose many of our friends because we/they would need to catch public transport to keep up the contact which is not always available or very uncomfortable because of the required bus line interchanges. It also adds travel costs.
- We are currently living 400m away from the T-way bus station which is very easy to walk. Moving out of the area means moving into areas with limited access to public transport such as the current T-Way or other bus services and major roads such as M7 and M2 as well as major arterial roads such as Old Windsor Road, Windsor Road and Sunnyholt Road.
- Walking to the future train station will increase to such a distance that walking is no longer an option and the use of a car will be the only mean to travel which is not our intention and also environmental unfriendly and unsustainable.
- We have put a lot of money into our home to make it nice and enjoyable. We recently replaced the kitchen which was a very expensive exercise.
- We also like the current character of the area which would be difficult to find again as we enjoy the club with swimming pool and tennis facilities as well as the green belt around us.
- The re-zoning will affect the life of me and my family in that way that we are forced to move out of our home and community and have to rebuild a new life somewhere where we can afford living.
- Me and my family have the same desires as noted in the Proposal such as...

Desire to live near centres

- People want to live near centres to make their lives simpler and more enjoyable.

Submission to Blacktown Council in regards to 'Kellyville Station Precinct Proposal' dated December 2015.

- By living close to a centre, people can walk or cycle to shops and services for everyday needs. They can also easily access public transport spending less time travelling to work and more time with friends and family.

Convenient transport options

- People want to live close to their workplace, shops and services. Increased use of public transport benefits the community through reduced traffic congestion and lower greenhouse emissions.
- Rising costs of car ownership and fuel, traffic congestion and impacts of climate change.
- Fewer young people are getting their driver's licence and fewer young people own a car. Instead many utilise social media and shop online, so owning a car is not a priority.
- Priority Precincts encourage active transport, such as walking and cycling, by planning for more homes close to public transport, shops and services.

Ageing in place

- As people get older they want to remain in the same area to be close to friends and family.

and by realizing the Proposal these options are taken from me and my family.

Conclusion:

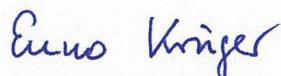
We understand the council's intention outlined in the proposal of providing housing for the constant influx of people coming to Australia/Sydney together with providing them with the mean of a new state-of-art mass transport system. Even this puts a huge burden on me and my family we are supporting the Proposal under the condition as noted below.

The proposal of rezoning our area suggests having a building height of 18m [P2]. This would allow the construction of 5 storey apartment blocks in our area. Closer to the future Kellyville train station, the building height shall increase to 28m [T3] and even 46m [X2] in the close vicinity of the station.

With this submission I would like to propose that my area shall also be categorised [X2] to allow construction of 46m high buildings or at least [T3]. That would allow for even more and much needed housing and would be worth the efforts and restrictions required by all parties.

In return for the sacrifices requested from me and my family through the Council's proposal we expect the consideration of a reasonable compensation which encompasses the ability of buying a new house in a similar area with equal street network and public transport and to build a new life.

Kind regards,



Enno Krueger and family

Stanhope Gardens, 22/02/2016

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Rebecca Correa
Address: 49 Midlands Tce, Stanhope Gardens 2768 NSW
Phone / Mobile: 0431 545 616

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
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Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
- » Traffic Management will not be affected. There will be very little in additional movements.
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- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
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Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

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We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Rebecca Correa
49 Midlands Tce, Stanhope Gardens
0431 545 616

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Mark and Anita Corry
Address: 53 Midlands Tce, Stanhope Gardens 2768 NSW
Phone / Mobile: 0416 162 507

Property of Interest:

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Sincerely,



Mark and Anita Corry
53 Midlands Tce, Stanhope Gardens
0416 162 507

22 February 2016

**SUBMISSION TO
STATE PLANNING AUTHORITY,
MR.KEVIN CONNELLY, MP, State Member of Parliament
AND
Councillor MARK HOLMES, Ward 2, Blacktown City Council**

Submission made by:

Name: Suping Xu and Qing Zhang
Address: 30 Somerset Street
Stanhope Gardens 2768 NSW
P: 8824 9720

Our land:

Lot 6 of DP 285740

Area of Concern:

That bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, Stanhope Gardens, 2768, NSW.

Purpose of this Document:

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- The requested new zoning will provide stronger financial returns for us

- The requested new zoning will provide better negotiating powers with future developers

Justification:

Units / Building

- This area is facing to the park in the East and to Sydney Water reserve in the West. There is enough space to develop for a higher building to eight levels
- Increasing from 6 levels to 8 levels = only 94 more apartments which can be easily accommodated in the overall scheme
- We assume the new development will be built in accordance with all Eco and environmental directives
- We understand that underground parking will be required and provided thus limiting the amount of parked surface traffic
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Heritage Protection:

Not applicable. There are no Indigenous or European heritage site that will be affected by a rise in building heights in our arera.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure - road, rail and bus - create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly - lack of recreation space, natural light for example.

Examples

- New apartments on Merriville Rd, Kellyville Ridge opposite Ettomogah Hotel
- Corner Windsor Road and James Ruse Drive, Parramatta
- Mobbs Lane, Carlingford
- Midson Road, Carlingford
- Seven Hills and Windsor Roads, Baulkham Hills - both sides
- York Road, Castle Hill
- Northern Rd., Castle Hill
- Harold Park, Glebe/Leichhardt
- There are more examples of 8 level residential apartments with less infrastructure than our area

Additional:

Given any re-zoning to either 6 or as requested, 8 levels, provision must be made to completely restrict parking in the area by commuter vehicles. This can be done by "Residents Only" parking restrictions.

Conclusion:

Our submission is done from both an economic and environmental standpoint and we believe we should be given as much credibility weight to our submission as that given to a Council and/or a major developer.

In fact the majority of the Kellyville Station Precinct Planning Report dated December 2015 supports the rezoning of the area to 6 levels. We just want it to be raised to 8 levels.

Sirs, we submit our comments and justifications for the raising the proposed re-zoning from 6 levels to 8 levels for your consideration.

We look forward to a successful and a positive outcome.

Should you wish to discuss this matter further, we can be available to suit your schedule.

Suping Xu

Qing Zhang

A handwritten signature in black ink, appearing to read 'Qing Zhang', written in a cursive style.

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission made by:

Name: Ray and Maria Pineda
Address: 5 Kendell St
Stanhope Gardens 2768 NSW
P: 8883 2056
M: Ray - 0423 799 853 / Maria - 0400 670 281

Our land:

Lot 18 of DP 28574
Subdivision of Lot 7 Eastbourne Newbury Estate, Stanhope Gardens, 2768 NSW

Area of Concern:

That bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, Stanhope Gardens, 2768, NSW

Purpose of this Document:

To change the Zoning and to raise the FSR 3.0 of our property

Current Propose Zoning and Details:

Single/Double storey residential housing
R4 High Density Residential
Currently P2 – 6 Storeys (21m)
Floor Ratio = 1.2:1

NEW Proposed New Zoning:

R4 – High Density Residential
Increase to T3 – 8 Storeys (28m)
Floor Ratio = 3.0:1
In accordance with similar proposal with neighbouring property

Why do we want this Zoning revised?

- Environmental impact in the area will be minimal or even negligible level
- Higher incentive for current residents like ourselves to move
- Financial returns for us and other residents will increase
- Future developers will be more interested of our area

Justification:**Units / Building**

Adding 2 more levels (from 6 to 8) equates only around 74 more apartments which can be easily accommodated in the scheme

We understand that the new development will be built in accordance with all Eco directives

Underground parking will be provided thus reducing the amount of parked surface traffic

Adding 2 more levels means more units and will inevitably provide greater dollar contribution to the Council

Adding 2 more levels means more units and will inevitably provide more Stamp Duty to the State government

Adding 2 more levels means more units and will inevitably provide greater GST contribution

Environment

Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic

Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to only 6 levels.

Traffic Management will not be affected. The increase in volume will only be very minimal or even negligible value.

No additional infrastructure required – roads, bus, train, services requirement will be the same for 8 levels as it will be for 6 levels

Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens just a little over 1 kilometre away and open land surrounding

The Proximity to the new train station, bus stop and road will be constant

The closeness to shops, retail, commercial and other businesses at Rouse Hill (just a little over 2 kilometres away), Stanhope Gardens (just a little over a kilometre away), The Ponds (just below 3 kilometres away), Kellyville Plaza (just a little over 3 kilometres away) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.

There are existing sporting fields at Kellyville, Stanhope Gardens, and Rouse Hill.

Rezoning will not be affecting parks or natural features. It should have the reverse effect by the developer having to enhance the area.

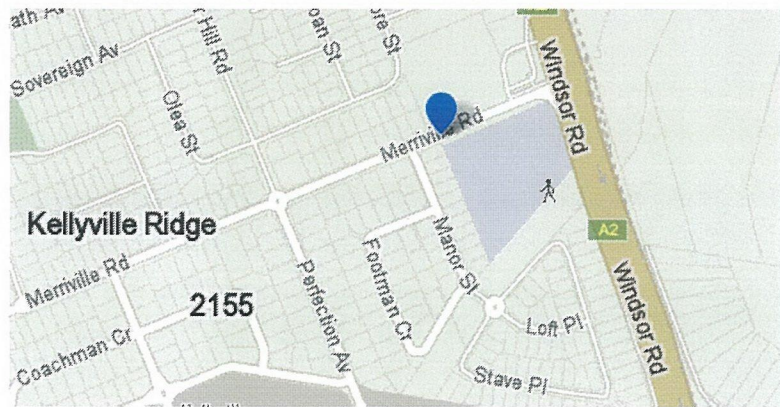
Heritage Protection:

Not applicable.

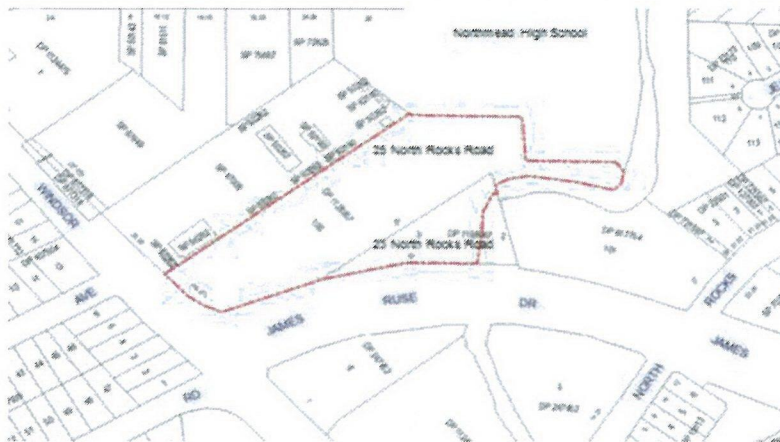
Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure – road, rail and bus to create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – lack of recreation space, natural light for example:

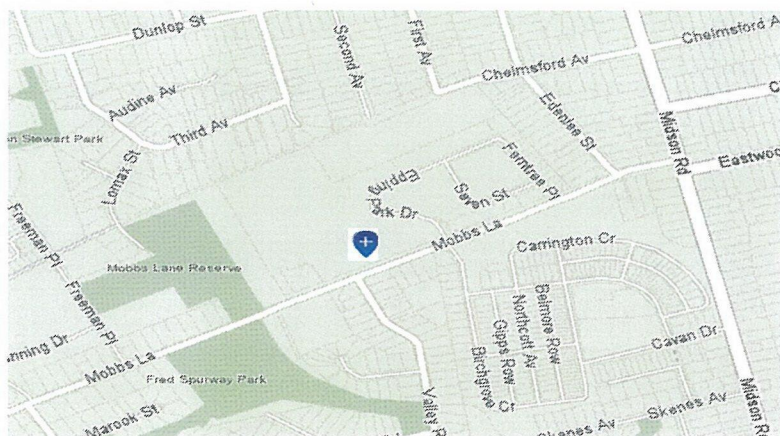
New apartments on Merriville Rd, Kellyville Ridge opposite Ettamogah Hotel



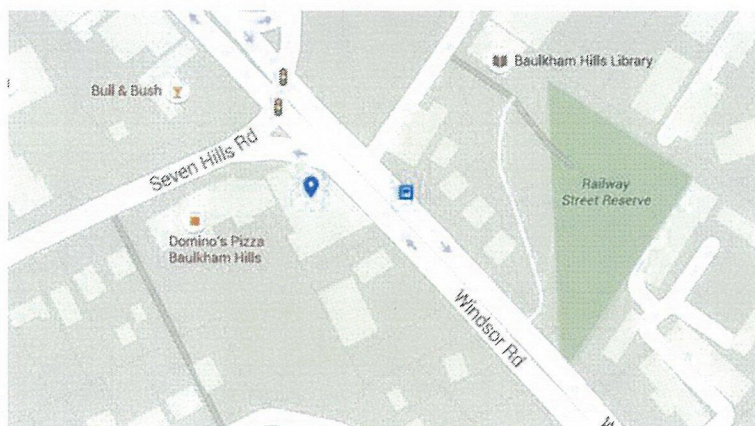
New apartment buildings in 23-25 North Rocks Road in Northmead



Mobbs Lane, Carlingford



Seven Hill Road corner Windsor Road, Baulkham Hills



Conclusion:

Sirs/Madams, we submit our comments and justifications for the raising of the proposed re-zoning from 6 levels to 8 levels. We look forward to a successful and positive outcome.

Our submission is done from economic and environmental stand points and we believe we should be given as much credibility to our submission as that given to a Council and/ or a major developer.

Signatures:

A handwritten signature in black ink, appearing to read 'Ray Pineda'.

Ray Pineda
5 Kendell St
Stanhope Gardens 2768 NSW

A handwritten signature in black ink, appearing to read 'Maria Pineda'.

Maria Pineda
5 Kendell St
Stanhope Gardens 2768 NSW

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Kristina Neailey & Peter Brown
Address: 41 Midlands Terrace, Stanhope Gardens 2768 NSW
Phone / Mobile: 0414468083

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
- » Traffic Management will not be affected. There will be very little in additional movements.
- » The Infrastructure - roads, bus, train, services will be the same for 8 levels as it will be for 6 levels.
- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
- » The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.
- » There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.
- » Rezoning will not affect parks or natural features. It should have the reverse affect by the developer having to enhance the area.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

- » New apartments on Merriville Rd, Kellyville Ridge opposite Ettamogah Hotel
- » Corner Windsor Road and James Ruse Drive, Parramatta
- » Mobbs Lane, Carlingford
- » Midson Road, Carlingford
- » Seven Hills Road and Windsor Road Baulkham Hills - both sides
- » York Road, Castle Hill

Conclusion:

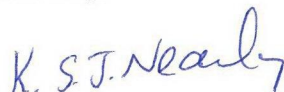
We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Kristina Neailey & Peter Brown
41 Midlands Terrace, Stanhope Gardens
0414468083

**SUBMISSION TO
STATE PLANNING AUTHORITY,
MR.KEVIN CONNELLY, MP, State Member of Parliament
AND
Councillor MARK HOLMES, Ward 2, Blacktown City Council**

Submission made by:

Name: Richard and Geroly Segui
Address: 3 Kendell Street
Stanhope Gardens 2768 NSW
P: 8840 8034
M: 0404 079 768

Our land:

Lot 12 of DP 285892
Subdivision of Lot 7 Eastbourne Newbury Estate, Stanhope Gardens, 2768, NSW

Area of Concern:

That bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, Stanhope Gardens, 2768, NSW.

Purpose of this Document:

Request to change the zoning and to raise the FSR 3.0 of our property.

Current Proposed Zoning and Details:

Single/Double storey residential housing
R4 High Density Residential
Currently P2 - 6 Storeys (21m)
Floor Ratio = 1.2:1

REQUIRED New Zoning:

R4 - High Density Residential
Increase to T3 - 8 Storeys (28m)
Floor Ration 3.0:1
In accordance with similar proposal with neighbouring property.

Why do we want this revised Zoning?:

Many reasons:-

- No real increase of environmental impact in the area
- The dollar return will provide more incentive for us to relocate
- The requested new zoning will provide stronger financial returns for us

Castle Hill (8.6kms) and Blacktown (8.5) are only a short distance from our area.

- The requested re-zoning will not affect open-space, parks or natural features. In fact, it will have a positive affect due to the developer having to enhance the area

Heritage Protection:

Not applicable. There are no Indigenous or European heritage site that will be affected by a rise in building heights in our area.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure - road, rail and bus - create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly - lack of recreation space, natural light for example.

Examples

- New apartments on Merriville Rd, Kellyville Ridge opposite Ettomogah Hotel
- Corner Windsor Road and James Ruse Drive, Parramatta
- Mobbs Lane, Carlingford
- Midson Road, Carlingford
- Seven Hills and Windsor Roads, Baulkham Hills - both sides
- York Road, Castle Hill
- Northern Rd., Castle Hill
- Harold Park, Glebe/Leichhardt
- There are more examples of 8 level residential apartments with less infrastructure than our area

Additional:

Given any re-zoning to either 6 or as requested, 8 levels, provision must be made to completely restrict parking in the area by commuter vehicles. This can be done by "Residents Only" parking restrictions.

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Petula & John Keogh
Address: 15 Roxburgh Crescent, Stanhope Gardens 2768 NSW
Phone / Mobile: 0424 181 732

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
- » Increase Height Restrictions to T3 – 8 storeys (28m)
- » Increase Floor Space Ratio to 3.0:1

in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
- » Traffic Management will not be affected. There will be very little in additional movements.
- » The Infrastructure - roads, bus, train, services will be the same for 8 levels as it will be for 6 levels.
- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
- » The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.
- » There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.
- » Rezoning will not affect parks or natural features. It should have the reverse affect by the developer having to enhance the area.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

- » New apartments on Merriville Rd, Kellyville Ridge opposite Ettamogah Hotel
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- » Mobbs Lane, Carlingford
- » Midson Road, Carlingford
- » Seven Hills Road and Windsor Road Baulkham Hills - both sides
- » York Road, Castle Hill

Conclusion:

We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Petula & John Keogh
15 Roxburgh Crescent, Stanhope Gardens
0424 181 732

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Gift Otieno and George Odhiambo
Address: 28 Roxburgh Crescent, Stanhope Gardens 2768 NSW
Phone / Mobile: 0423 696 750

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
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Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

- » New apartments on Merriville Rd, Kellyville Ridge opposite Ettamogah Hotel
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- » Mobbs Lane, Carlingford
- » Midson Road, Carlingford
- » Seven Hills Road and Windsor Road Baulkham Hills - both sides
- » York Road, Castle Hill

Conclusion:

We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Gift Otieno and George Odhiambo
28 Roxburgh Crescent, Stanhope Gardens 2768 NSW
0423 696 750

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Giovanni Torre
Address: 17 Somerset Street, Stanhope Gardens 2768 NSW
Phone / Mobile: 0407 945 157

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
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- » Currently P2 – 6 storeys (21m)
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Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
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- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
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Environment:

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Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

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Conclusion:

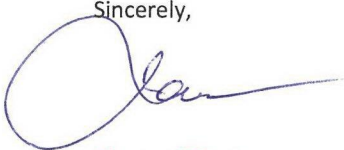
We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Giovanni Torre
17 Somerset Street, Stanhope Gardens
0407 945 157

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Sooren and rosemary Meltzer
Address: 25 Roxburgh Crescent, Stanhope Gardens 2768 NSW
Phone / Mobile: 0404472247

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

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Current Proposed Zoning and Details:

- » Single/double storey residential housing
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- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
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- » More units will provide a greater GST contribution
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Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

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- » Corner Windsor Road and James Ruse Drive, Parramatta
- » Mobbs Lane, Carlingford
- » Midson Road, Carlingford
- » Seven Hills Road and Windsor Road Baulkham Hills - both sides
- » York Road, Castle Hill

Conclusion:

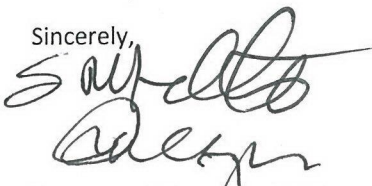
We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
- » Increased *FSR* of 1.2:1 to 3.0:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Sooren and Rosemary Meltzer
25 Roxburgh Crescent, Stanhope Gardens
0404472247

24 February 2016

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission made by:

Name: Etienne & Yvette Hugo
Address: 12 Lawrence Road
Kenthurst NSW 2156
M: 0410 654 771

Our land: 47 Midlands Terrace; and 51 Midlands Terrace Subdivision of Lot 7 Eastbourne Newbury Estate, Stanhope Gardens, 2768, NSW

Area of Concern:

That bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, Stanhope Gardens, 2768, NSW

Purpose of this Document:

To change the Zoning and to raise the FSR 3.0:1 of our property

Current Proposed Zoning and Details:

Single/Double storey residential housing
R4 High Density Residential
Currently P2 - 6 Storeys (21m)
Floor Ratio = 1.2:1

NEW Proposed New Zoning:

R4 - High Density Residential
Increase to T3 - 8 Storeys (28m)
Floor Ration 3.0:1
In accordance with similar proposals for neighbouring properties

Why do we want this revised Zoning?:

There are sound reasons to consider the rezoning of the relevant land to the proposed T3 (8 Storey) development level.

Primarily, that the usage of the new Norwest link train line is increased, by ensuring that increased commuters with close access to the proposed new train station are allowed to reside in the proposed high density residential area. By increasing the accommodation numbers for residential areas with close proximity to the new train stations, state planning outcomes for such new infrastructure will improve in a corresponding manner.

The state government has already identified the logical benefits for the adjacent area to be rezoned as high density residential to support the access to new public transport facilities.

As residents within this close proximity of the train station will utilise the public transport alternative, it is submitted that the impact for additional traffic and congestion will be minimal.

Also, it is submitted that the proposed rezoning to R4 - High Density Residential, to allow for an eight storey residential apartment block under a T3 classification will make the sale for existing properties by homeowners in the relevant area viable, as opposed to a marginal financial benefit for existing homeowners to relinquish their properties to a future developer under the proposed P2 - 6 storey development.

The net height increase for the building structure between the current and proposed zoning is a mere 7 m difference, which in context is insignificant when compared to the substantial benefits and viability associated with the proposed outcome.

Additional key factors to consider in support of the re-zoning are:

No quantifiable increase of environmental impact in the area

Stronger financial returns for us and other residents/ better negotiating power with future developers

Justification:

- 6 levels to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- We understand that the new development will be built in accordance with all ecological impact directives
- We understand that underground parking will be provided thus limiting the amount of parked surface traffic
- More units will provide greater dollar contribution to Council
- More units built will provide more Stamp Duty to State
- More units built will provide greater GST contribution
- More units built will increase usage for the new train line

Environment:

Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.

Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to only 6 levels.

Traffic management will not be affected. There will be very little in additional movements.

The Infrastructure - roads, bus, train, services will be the same for 8 levels as it will be for 6 levels

Recreation will be static and will not vary from as it is today - Sports complex at Stanhope Gardens < than 2kms and open land surrounding

The Proximity to the new train station, bus stop and road will be constant

The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.

There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.

Rezoning will not affecting parks or natural features. It should have the reverse affect by the developer having to enhance the area

Heritage Protection: Not applicable.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure - road, rail and bus - create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly - lack of recreation space, natural light for example.

Examples:

New apartments on Merriville Rd, Kellyville Ridge opposite Ettomogah Hotel;

Corner Windsor Road and James Ruse Drive, Parramatta;

Mobbs Lane, Carlingford;

Midson Road, Carlingford;

Seven Hills Road and Windsor Road Baulkham Hills - both sides;

York Road, Castle Hill

Additional Items:

Recreation

Car parking/restrictions for commuters

Council service
Upgrading the surrounding parks and facilities

Conclusion:

It is submitted that there is substantial support for the re-zoning from 6 levels to 8 levels for the proposed area. We are not aware of any opposition to this proposal, which will benefit all parties involved, as indicated above, namely the existing homeowners, Blacktown Council and the New South Wales State government.

The very positive developments for the improved infrastructure for the local area should be maximised and by giving access to additional housing opportunities for areas adjacent to the new train stations. This way, the high cost for the new infrastructure works is justified and the desired outcome for taking a positive step to address the growing housing need in the local area is achieved.

As existing home owners in the relevant proposed development area, it is ultimately our support that will ensure that the project can proceed. Based on industry consultation and calculations in relation to the viability for the sale, the current zoning proposal is simply not feasible for current homeowners. The proposed rezoning to allow for a residential block of 8 levels to be built, however, will ensure the financial viability for existing owners to allow for the development to proceed.

Please contact me if you have any questions in relation to this matter or my correspondence.

for

Dr Etienne Hugo


Mrs Yvette Hugo

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Zane & Hollie Baker
Address: 25 Somerset Street, Stanhope Gardens 2768 NSW
Phone / Mobile: 0431717186

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Proposed Zoning and Details:

- » Single/double storey residential housing
- » R4 High Density Residential
- » Currently P2 – 6 storeys (21m)
- » Floor Space Ratio = 1.2:1

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to T3 – 8 storeys (28m)
 - » Increase Floor Space Ratio to 3.0:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » Raising height to R4/8 level will not have any more a detrimental effect than the height being restricted to 6 levels.
- » Traffic Management will not be affected. There will be very little in additional movements.
- » The Infrastructure - roads, bus, train, services will be the same for 8 levels as it will be for 6 levels.
- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
- » The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.
- » There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.
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Conclusion:

We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* from 21m to 28m (6 levels to 8 levels), and
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Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,



Zane & Hollie
25 Somerset Street, Stanhope Gardens
0431717186

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:

Name: Jason Flood & Kylie Adams
Address: 23 Somerset Street, Stanhope Gardens 2768 NSW
Phone / Mobile: 0428349722

Property of Interest:

- » P2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Darcy Avenue, Somerset Street and Fletcher Street, in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

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- » 6 levels increased to 8 levels = only 74 more apartments which can be easily accommodated in the scheme
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