

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

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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.

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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.



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- 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