

Dear Sir/Madame,

We are the owners of [REDACTED] Osborne Ave, Dundas Valley. The property falls within the boundary of the Telopea Master Plan and is currently zoned R3. We along with our neighbours strongly believe that the location of our properties are highly suitable for higher density living (i.e. should be rezoned to R4) as it is located within close vicinity of public transport, shops and services which when rezoned will allow for a range of housing for people to live close with family and friends in an area which makes life more convenient and enjoyable.

The property is located within walking distance of main services such as:

- Our property is facing Acacia park
- Within close vicinity of public amenities;
  - Approximately 200 metres to the nearest bus stop on Evans Rd,
  - Within 800 metres of Telopea Railway station and
  - 350 metres to Telopea shopping precinct.
- Within close vicinity (within 500 metres) to sport clubs, ovals and public parks;
  - Vikings sports club
  - Philip Ruddock Water park
  - Curtis Oval

To make the most of this convenient location we believe the location to be highly suitable for higher density zoning catering for private, social and affordable housing people in the community and providing people in the area with a higher quality of life.

Osborne St adjoins both Simpson St and Tilley St allowing access to the nearby bus stop. Parts of Simpson St and Osborne St are now proposed for R4 zoning. I strongly believe it would be beneficial to the area is our property on Osborne St and remaining properties on the northern side of Tilley st are to be zoned R4.

Our neighbours on [REDACTED] Tilley St, [REDACTED] Tilley St and [REDACTED] Tilley St are all in support of the new rezoning to higher density proposal.

We look forward for this area to be rezoned to R4.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]