

THE PLANNINGHUB

by Hawes & Swan

8 February 2021

Thomas.holmes@planning.nsw.gov.au
Adrian.Hohenzollern@planning.nsw.gov.au
office@stokes.minister.nsw.gov.au
council@campbelltown.nsw.gov.au

Planning Officers
NSW Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

Dear NSW Department of Planning, Industry & Environment,

Written Objection to the Glenfield Place Strategy and Potential Property Acquisition on Behalf of the Owners of 12-16 Hosking Crescent, Glenfield

Thank you for providing the opportunity to comment on the Glenfield Place Strategy and the potential property acquisition associated with the strategy. This objection is written on behalf of the owners (**our client**) of 12, 14 and 16 Hosking Crescent, Glenfield (Lots 12, 13 & 14 DP 21196) which is situated within the Glenfield Precinct.

It is understood that the Draft Glenfield Place Strategy includes the investigation of acquiring 12-16 Hosking Crescent, Glenfield (**the subject site**) for rezoning to RE1 Public Recreation to provide open space to support the town centre and future residential development in the eastern Glenfield precinct.

It is our opinion that the Draft Glenfield Place Strategy as proposed, raises a number of issues for our client as detailed in the following sections of this letter. We therefore request that the potential acquisition

📍 Suite 3.09, Level 3
100 Collins Street
Alexandria NSW 2015

☎ 02 9690 0279
🌐 www.theplanninghub.com.au
✉ info@theplanninghub.com.au



rezoning of this land from residential to RE1 Public Recreation is revised to ensure it does not preclude the ability of this land to be developed in conjunction with the wider Glenfield Precinct.

1.0 The Subject Site, Current Zoning and Proposed Zoning

The subject site is commonly known as 12, 14 and 16 Hosking Crescent, Glenfield and is legally described as Lots 12, 13 & 14 DP 21196. The site is located on the northern side of Hosking Crescent approximately 200m south east of the intersection of Hosking Crescent and Railway Parade and the Glenfield Train Station.

The site currently contains two existing dwellings on 12 and 14 Hosking Crescent and 16 Hosking Crescent is currently vacant as detailed in **Figure 1** below.



Figure 1: Location and Context of the Subject Site (Source: Nearmap)

Current Zoning

The site is identified as a Deferred Matter under Campbelltown Local Environmental Plan 2015 and is subject to the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002. The site is zoned

2 (b) Residential B under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 as detailed in **Figure 2** below.

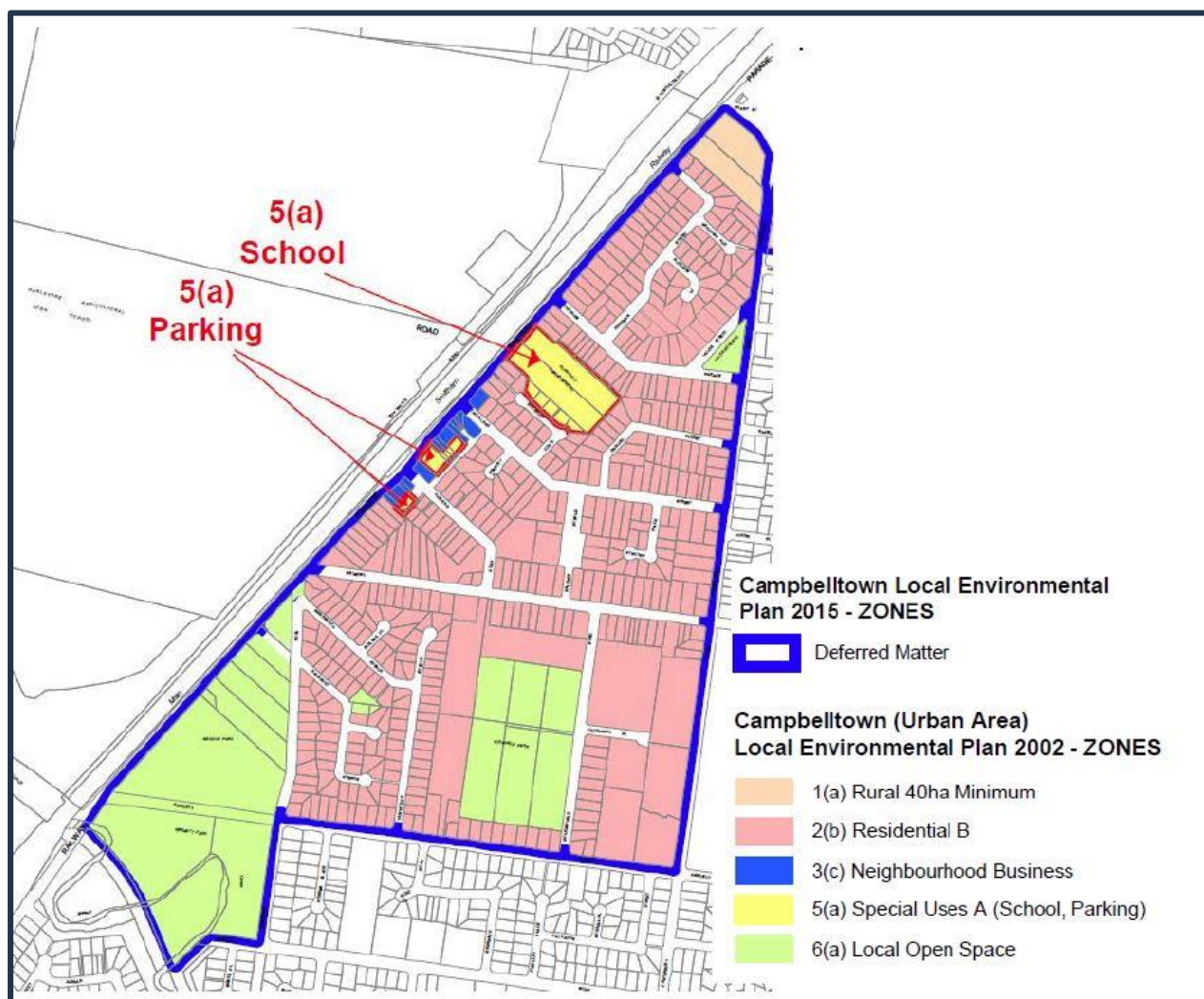


Figure 2: Current Zoning of the Site (Source: NSW DPIE)

The 2 (b) Residential B zone permits a range of residential land uses and ancillary uses that provide services and facilities to the residents.

Draft Glenfield Precinct Plan

In 2015 the NSW Department of Planning, Industry & Environment released the Draft Glenfield Precinct Plan. The Draft Glenfield Precinct Plan formed part of the Glenfield to Macarthur Land Use and Infrastructure Strategy and described the methodology and evidence base that informed the vision and projected growth for the Glenfield precinct. The plan included recommendations to improve the quality of open spaces and the public domain.

The subject site was detailed as Future Medium Density Residential land and **not** identified for potential future open space in the Draft Glenfield Precinct Plan as detailed in **Figure 3** below.



Figure 3: Draft Glenfield Land Use and Infrastructure Plan (Source: NSW DPIE 2015)

The Draft Glenfield Precinct Plan detailed that the precinct provided a range of recreational and passive open space which will provide for future population growth. It detailed that there were opportunities to reconfigure and improve the open space around the strip of shops at Glenfield Station, to make better use of the investment made in the station infrastructure.

The Draft plan did not identify the need to investigate land acquisition to provide further open space on the subject site or surrounding area.

Potential Future Land Use and Zoning

It is understood that through the preparation of the Draft Glenfield Place Strategy the subject site has now been identified as potential future open space which would result in the land being rezoned to RE1 Public Recreation as detailed in **Figure 4** below.



Figure 4: Draft Glenfield Structure Plan (Source: NSW DPIE 2020)

The Department of Planning and Environment has advised that the primary reason for the proposed acquisition and rezoning is to help cater for the public-open space needs of the new town-centre and rezoning in East Glenfield.

The proposed acquisition and rezoning will preclude any form of residential or ancillary development to be undertaken onsite. It is noted that the surrounding area is proposed to be zoned B4 Mixed Use and R4 High Density Residential permitting a wide range of permissible land uses that will contribute to the Town Centre.

2.0 Owners of the Site and Future Proposed Use

The subject site is owned by three separate individuals with two existing residential dwellings located on 12 and 14 Hosking Crescent and 16 Hosking Crescent currently being a vacant lot. The potential acquisition and rezoning of the land will inhibit the future development of the subject site by the current owners.

At present, the subject site is zoned 2 (b) Residential B under the provisions of Campbelltown (Urban Area) Local Environmental Plan 2002 which permits a range of residential and ancillary land uses.

The owners of 12 and 14 Hosking Crescent wish to retain the sites as residential land uses and may look to redevelop in the future when the surrounding area is redeveloped.

The owner of 16 Hosking Crescent, who is a doctor (general practitioner) working in Campbelltown, purchased the site with the intent to redevelop for the purposes of a combined residential and health services facility, to live in and provide a service to the existing and future population of the area. The site

was selected based on its proximity to the Glenfield Train Centre and the redevelopment of the area in line with the Glenfield Precinct Plan. The owners are long term Glenfield residents who would like to remain in Glenfield and contribute to the growth of the area.

As noted, the surrounding area is identified to be rezoned to B4 Mixed Use and R4 High Density Residential which will provide an extensive range of commercial and residential land uses in proximity to the Glenfield Train Station and Town Centre. The area will also see the maximum building height increased to 43m and Floor Space Ratio to 4:1 which is considered to be a significant increase in density.

We are of the opinion that the proposed rezoning to RE1 is unreasonable and unnecessary for a number of reasons, consisting of:

- Proposed rezoning will isolate and sterilise the subject site from future development in line with the adjoining sites and surrounding area;
- The site was not identified as future public open space land in the Draft Glenfield Precinct Plan;
- There are broad opportunities to expand existing open space areas to facilitate the growth and address the existing imbalance between active and passive open space in the precinct; and
- Proposed rezoning significantly and unfairly disadvantages our client, long-term committed Glenfield residents, and disenables them from using their skills to contribute to the growth and development of the Glenfield community.

Isolation and Sterilisation of Subject Site

The proposed acquisition rezoning of this land to RE1 Public Recreation is deemed to be restrictive and renders the land sterile for future development by the existing owners.

As detailed, the surrounding area is proposed to be zoned B4 Mixed Use and R4 High Density Residential with a maximum building height of 43m and Floor Space Ratio of 4:1. This results in a considerable uplift in development potential, of which the current owners of the site will not be afforded.

It is considered unfair and unreasonable that the subject site has been identified as potential public open space and therefore does not benefit from the rezoning or increase in building height and FSR. The site is located in an accessible location and is considered ideal for the development of commercial, community and residential (affordable rental housing) land uses that can positively contribute to the viability and vitality of the Glenfield Precinct.

There are several positive development opportunities for the subject site, such as healthcare facilities to meet the increased health needs of a growing community, commercial uses and eateries, affordable rental housing which is within walking distance of the station for elderly residents and working professionals, and a range of other beneficial community services.

The proposed acquisition and rezoning will create a small pocket park of approximately 2,500m² that will not increase the amenity of future development and results in site isolation and sterilisation of the land. The existing owners wish to develop their land for uses that will provide services and facilities for existing and future residents of the area and positively contribute to the vitality of the Glenfield Precinct. The acquisition and rezoning will inhibit their ability to develop and has the potential to push them out of the Glenfield Precinct.

The site was not identified as future public open space land in the Draft Glenfield Precinct Plan

The subject site was detailed as Future Medium Density Residential land and not identified for potential future open space in the Draft Glenfield Precinct Plan released in 2015. The Draft Glenfield Precinct Plan detailed that the precinct provided a range of recreational and passive open space which will provide for future population growth. The plan detailed that there were opportunities to reconfigure and improve the open space around the strip of shops at Glenfield Station, to make better use of the investment made in the station infrastructure.

It is unfair and unreasonable that the subject is now identified as being land for acquisition for future public open space. Based on the changes identified between the Draft Glenfield Precinct Plan released in 2015 and the current Draft Place Strategy, it appears that the growth and potential development in the precinct may have been underestimated which has resulted in the desire to find additional land for public open space. It is unreasonable to now identify the subject site for acquisition to satisfy the perceived minimum open space requirements for the proposed rezoning and uplift in density for the surrounding area.

This should have been identified early on in the process and the area could have been rezoned to provide a more appropriate structure that does not result in the forced acquisition of existing residential land in proximity to the Town Centre for the purposes of open space.

Despite this potential underestimation however, this submission demonstrates that there are several alternative options for providing the required open space that do not involve forced property acquisition of the subject site.

Opportunities to expand existing open space areas to facilitate the Growth

As identified in the Draft Glenfield Precinct Plan, there are opportunities to reconfigure and improve the existing open space in the area to facilitate the anticipated future development and growth.

A further review of existing and underutilised open space areas and local or state government owned land should be undertaken to investigate other opportunities for providing the required public open space. This would eliminate the requirement to acquire privately owned residential land and allow for existing private landowners to benefit from the future growth of the area and positively contribute to the viability and vitality of the Glenfield Precinct.

There are more suitable locations either currently used for public recreation or owned by local or state government that could accommodate the required public open space for the precinct. These areas could be redeveloped to address the existing imbalance between active and passive open space and provide large, functional, and usable public open space areas that provide a high level of amenity for existing and future residents. The existing parks, reserves and open space areas in existence, in addition to the approximately 30 hectares of proposed additional open space provide plenty of capacity to address the current imbalance.

Examples of current park land and open space in the area include Glenfield Park, Kennett Park, Seddon Park, Glenfield Dog Park, Blinman Park, Trobriand Park, Lalor Park, Bunbury Curran Park, Narang Reserve, Baldwin Reserve, Salisbury Reserve, Edwin Moore Reserve, Child's Reserve, George's River Corridor, amidst others, as well as large areas of natural vegetation and surrounding bushland. Several of these areas of open space are available within several minutes walking distance of the subject site.

As outlined in the Glenfield Priority Precinct Social Infrastructure and Open Space Services Report (GHD), the projected population growth in the high development scenario could be between 12,870 and 23,400 people (p39 GHD). The *Growth Centre Development Code* (GCDC) for the South West Growth area (including the Glenfield Precinct) suggests 2.83 ha of open space per 1,000 residents. Using the maximum projected growth of 23,400 people, this would equate to 66.22 ha of open space. A calculation of the total area of Glenfield Park, Seddon Park and Kennett Park alone is approximately 112 hectares, which is almost double this figure. There is also approximately 10 hectares of main public open space at the centre of the precinct, and further parcels of open space spread across other parks, reserves and natural vegetation and bushland. The addition of an extra 0.25 ha of open space (combined land from our subject site) makes a miniscule difference to the overall area of open space in the Precinct.

Furthermore, based on the GCDC suggestions for open space, there are also a selection of areas of local open space that are within a 200m radius of our client (projected high-density dwelling areas; over 60 dwellings per ha), and the majority of residents would be within a 400m radius of public open space with current areas of open space in existence and under development in the Draft Place Strategy. Narang Reserve and Baldwin Reserve are located within a 120m radius of our client. Glenfield Park is located within a 200m radius of our client and is approximately 54 hectares in size.

Seddon and Kennett Parks are located within a 400m radius of our client and are approximately 58 hectares in size. Lalor park is located within a 450m radius of our client. Glenfield Dog Park is approximately 550m from our client and is approximately 56 hectares in size. The proximity of the existing public open spaces is detailed in **Figures 5 to 8** below.

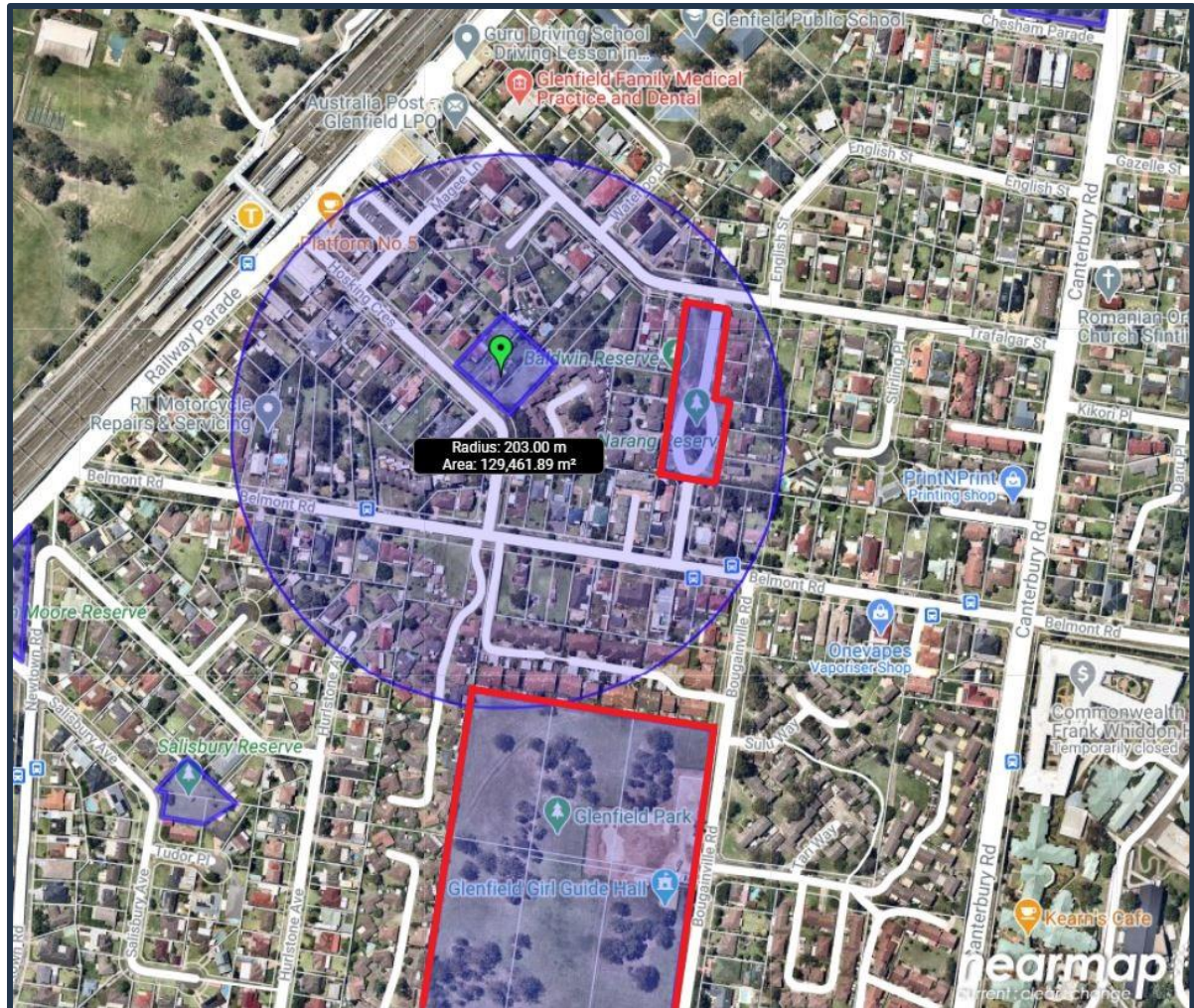


Figure 5: Existing Public Open Space within a 200m radius of the subject site (Source Nearmap)

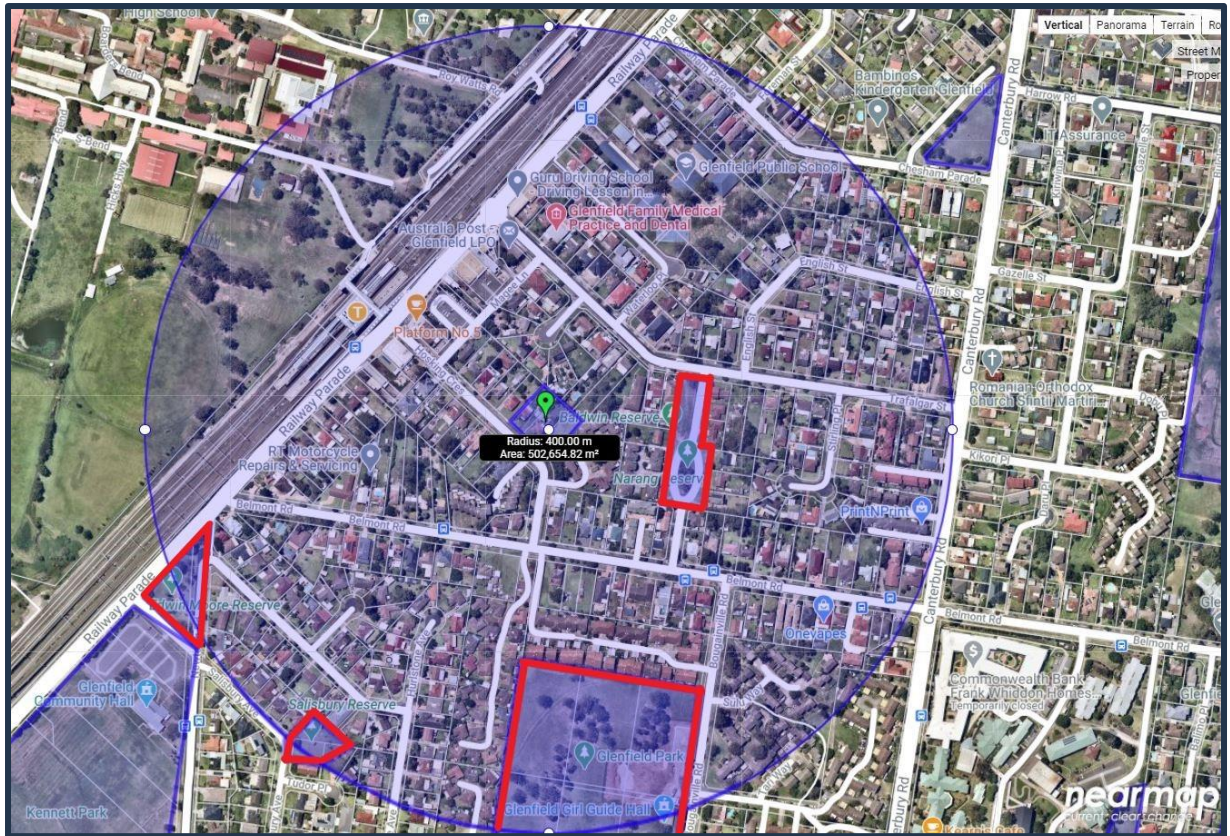


Figure 6: Existing Public Open Space within a 400m radius of the subject site (Source Nearmap)

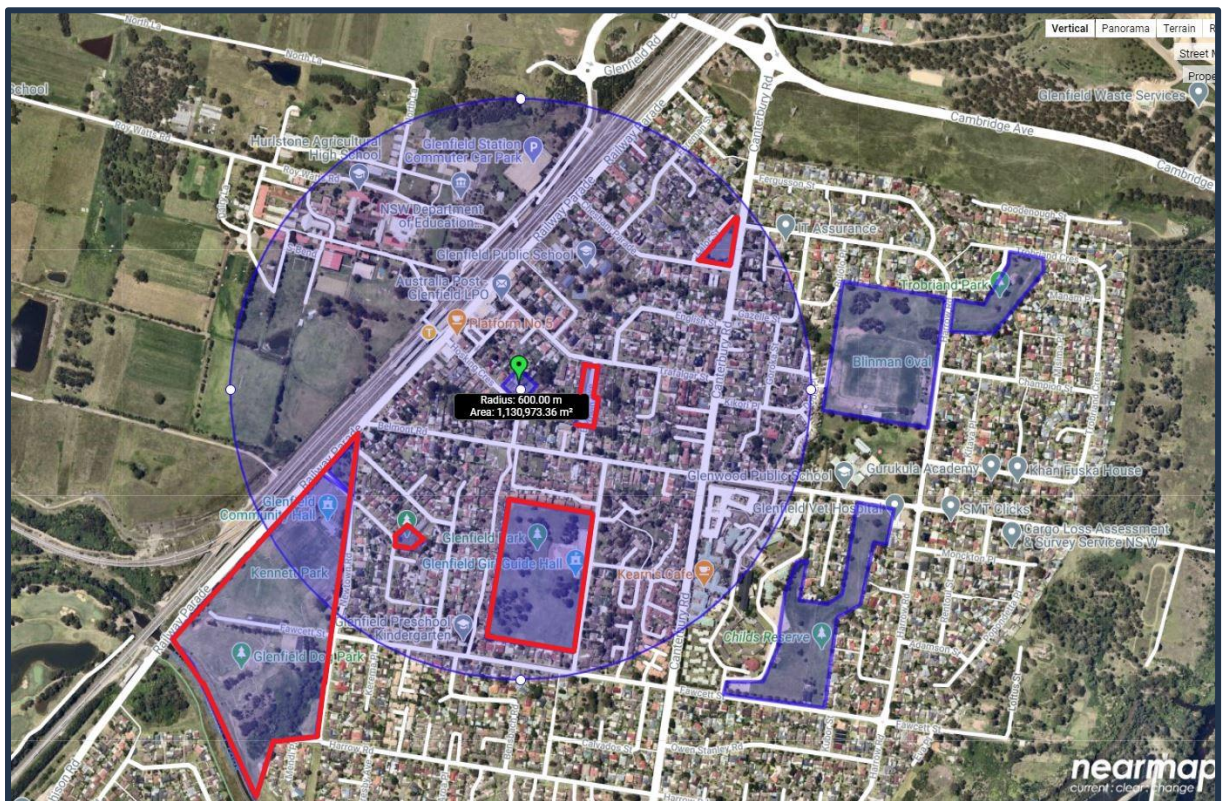


Figure 7: Existing Public Open Space within a 600m radius of the subject site (Source Nearmap)

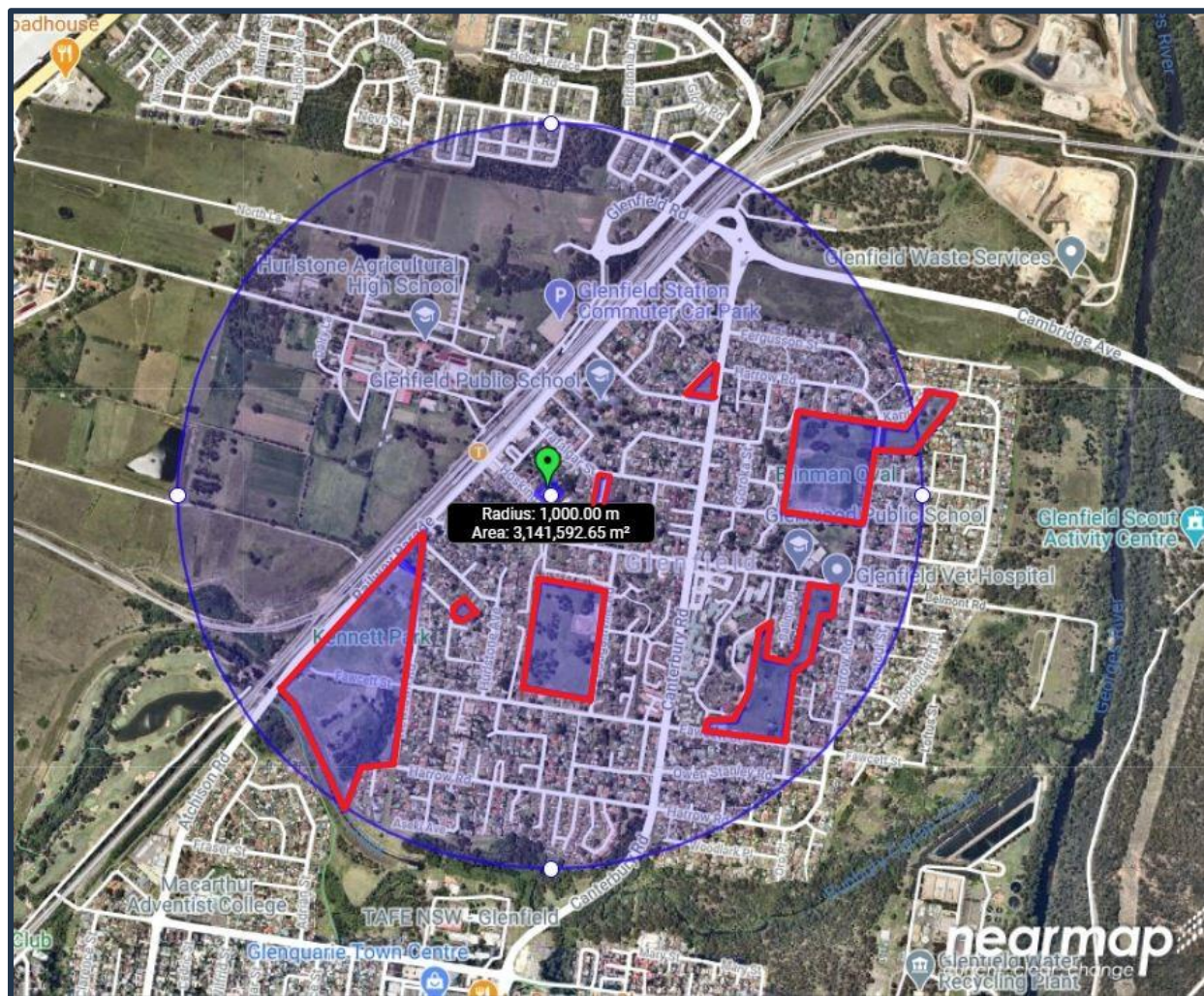


Figure 8: Existing Public Open Space within a 1km radius of the subject site (Source Nearmap)

There are also several other parks that are all within a 1km radius of our client, including Blinman Park at 57 hectares in size. Many of these parks have tremendous potential, with hectares of underutilised passive open space, such as in Seddon Park and Glenfield Park. There are also plenty of areas of active space with sportsgrounds for playing soccer, baseball, cricket, and other sports. These areas could be re-designed and embellished to create expansive regions of passive community space within close proximity to the town centre.

There are also numerous open space areas near the Town Centre, such as Baldwin, Narang, Edwin Moore and Salisbury reserves. The GCDC code open space requirements in relation to the projected population growth of Glenfield is thus upheld with the current open space arrangements, making a forced property acquisition unnecessary and needlessly harmful to our client.

The GHD report (p 28) suggests a preference for new local open space areas to be a minimum of 0.5 ha in size and in an optimal position to be well embellished. The Australian Urban Observatory research data on Public Open Space (2020) also affirms that small public open space areas often have limited facilities which

may discourage use by the broader community. Our client's combined 0.25 ha total size is unlikely to encourage any meaningful use or uptake of this land for open space and is likely to be wasted space that is underutilised. This presents a loss of prime development opportunity. The potential for additional community services and beneficial developments on this land, such as new healthcare facilities and other mixed residential and commercial opportunities, is likely to be much more beneficial to the community than a small pocket of additional open space at this site.

The Glenfield Draft Place Strategy proposes up to six new playing fields including an additional 30 hectares of open space and further investigation of the Georges River Corridor to provide more regional open space for the community. According to the 'Transport Management and Accessibility Plan' (TMAP p69), there is also the proposal for building setbacks, activating frontages, wider footpaths, kerb extensions, planting of vegetation and trees, and landscaping. This will also contribute to an overall increase in visual green space, passive surveillance, minimisation of overshadowing and privacy impacts, and increased community comfort and enjoyment of the precinct.

The Place Strategy also identifies two regions along Railway Parade which are set to be 'Civic Centres' on the Draft Glenfield Precinct Structure Plan, which provide an Urban Plaza and additional public open space along the station and town centre to service the community. The Urban Plaza and proposed 'Civic Centres' would be a prime destination for pedestrians leaving Glenfield Station and the local community. They would provide a valuable open space opportunity as they are both in highly accessible and sociable locations along railway parade, where there would likely be better uptake due to good lighting/ solar access, a better security presence (near the station), and easy access to ground-floor café's and eateries on the station front. These civic centres could be further developed and embellished. Open space regions along Railway Parade are much better suited for additional open space than the subject site in isolation (which is approximately 200 metres from the station).

The Place Strategy includes a vision to upgrade streets and walking links in the area, and to improve walking and cycling connections and transport links. There is a plan for green links connecting open spaces, parks, plazas and landscape buffers, to minimise infrastructure impacts. Thus there will be increased access to public open space areas (walking, cycling and driving), with greater links between open space which would improve community accessibility and further shorten distances to open space. There is also 10 hectares of main public open space located at the centre of the precinct (p18 of Urban Design Report), preserving landscape and providing plenty of additional passive open space for the community.

TMAP (p68-69) proposes pedestrian links with new open space corridors, which would largely enhance community access to open space. These include:

- Pedestrian links along the boundary which connects Georges River Nature Reserve with Bunbury Curran Park, Kennett Park and Seddon Park (on the eastern side);
- An east-west corridor parallel to the land reservation for a potential future Cambridge Avenue extension; and
- A north-south corridor west of Hurlstone Agricultural High School (western side). This would be facilitated in the south via the potential railway crossing facility to the open space corridor on Seddon

Park's eastern side, and in the north by connecting the open space corridor parallel to the Cambridge Avenue land reservation.

In the Urban Design Report 2020, it is noted that Glenfield's South will consist of large lot residential dwellings, parcels of public open space and land for Hurlstone Agricultural High School (HAHS). These will aid as a transition from the density of Glenfield's town centre and south-western area to the State heritage listed Macquarie Field House. A north-south green-spine will also connect Macquarie Field House to the Memorial Forest on HAHS land. Large parcels of land in this region will contribute to the provision of open space and a green network. Due to the improved pedestrian links which are set to be developed, residents living in the higher density areas will also have opportunity to access and enjoy these additional large parcels of open space. There is a further large parcel of proposed potential open space in the site adjoining the proposed primary school and proposed Cambridge Avenue Extension area.

The NSW DPIE 'Explanation of Intended Effect' document (p 10) refers to the subject site as providing an opportunity to encourage additional pedestrian connections and passive surveillance from the proposed R4 High-Density land into the main street. However as relayed in this submission, there is ample opportunity for extensive pedestrian connections and increased open space in the current Draft Place Strategy, without seizing the subject site in question. Additionally, passive surveillance into the main street can easily be provided by residents from B4 mixed use (residential and commercial) buildings (7 storey's plus) along Hosking Crescent, thus it does not substantiate the need to acquire the subject site.

A further consideration is overshadowing of the site and public safety. Given the direction of the east rising sun, the location of this parcel of land is likely to be significantly overshadowed by surrounding high-density dwellings, minimising solar exposure and enjoyment of the space. It's location, approximately 200m from Glenfield Station, also presents a possible increased risk of anti-social behaviour, noise pollution to surrounding residents, littering and additional council maintenance costs.

As referenced in the GHD Report, there is the opportunity to upgrade and embellish existing open space areas in the Glenfield Precinct to address the existing imbalance between active and passive open space and provide suitable open space areas for future residents. It is essential to explore these opportunities first to determine the increased density this area can accommodate.

A review of Kennett and Seddon Park could address the imbalance between active and passive space and improve opportunities for passive recreation (GHD p29). These parks are in a prime position with good proximity to the town centre, good lighting, security and parking. Large hedges/ shrubs could be planted around Kennett and Seddon Parks to create landscaping and separation from the roads nearby. Redistribution of active and passive space could be effectively implemented, with the introduction of designated sporting areas and fields, as well as walking trails, picnic tables, playground equipment and additional passive space areas for families.

Glenfield Park and Seddon Park are significantly underutilised and could be upgraded to a regional level park (GHD p34). Suggestions including consolidating sportsgrounds, improving access from the main roads, development of further facilities and implementing practical ways to divide active versus passive space

areas. The region including and surrounding Glenfield Public School would also be a prime area for embellishment and expansion of open space. Open space in this area would likely be utilised much more readily, given it's immediate proximity to the local school.

Campbelltown City Council has already received government funding to upgrade Glenfield Park by including an all-inclusive family space known as "Variety Livvi's Place Glenfield", which aims to be completed by March 2021. Features of this new play space include a double flying fox, sway fun glider, giant swing, water play features, bike track, rain wheel, climbing log, musical poles, in-ground trampoline, sculpture areas and sandstone climbing areas. Glenfield Park is set across approximately 54 hectares and thus is an expansive space which includes plenty of opportunity for both passive and active open space. This park can continue to be developed to meet the community's needs, with the creation of better transport links, access and further embellishments.

If the required public open space areas cannot be achieved through existing areas of publicly owned land and through the proposed open space developments outlined above, then the proposed rezoning and increase in density has not been properly considered and results in an unfair and unreasonable outcome for our client. It has been demonstrated however that there is more than sufficient opportunity to embellish and develop existing open space, to effectively cater to the needs of the Glenfield Precinct.

The acquisition of the subject site for public open space will result in the provision of a small pocket park that has the potential to result in adverse amenity outcomes for the precinct. The park will be undersized and poorly located. This will likely result in underutilisation and could result in some public safety issues (including potential anti-social behaviour) based on its proximity to the Glenfield Train Station and Town Centre. The subject site is also likely to have poor solar access, given the overshadowing from multiple high-rise buildings (up 33 to 43m high), which is contrary to optimal principles of urban design.

It remains unclear why the subject site was chosen for potential open space, given the wide range of alternative options available to the DPIE. There are several effective alternative urban design options available to the DPIE in relation to open space, that would remain adherent to the GCDC code and which does not involve the forced acquisition of private land by the government.

On further information obtained from our client's consultation with a prominent property acquisition lawyer at Stacks Law Firm, it has been noted that compulsory acquisition of land under the Land Acquisition (Just Terms Compensation) Act 1991 (NSW) outlines that property can only be forcefully acquired if "just terms" are given. The acquisition of land is also encouraged through mutual agreement with landowners, instead of through a compulsory acquisition process. Compulsory acquisition should only occur as a last resort, after all other alternative options are exhausted. It has been demonstrated in this submission that the forced acquisition of the subject site is not just, given the numerous viable alternative options available, and is certainly not necessary for the successful development of the Glenfield Precinct.

Forced property acquisition, when there is no other alternative, may be indicated for the purposes of major public infrastructure projects that have major regional and statewide benefits (economic and otherwise), such as airports, major trainlines and transport projects. However, the forced property

acquisition of this subject site for a small and unnecessary pocket park, given the range of alternative options available, is needlessly harmful. The forceful displacement of hard-working residents from their homes, properties, and livelihoods, comes at a great cost to community and public trust, and can often have highly detrimental effects to the mental, emotional and physical wellbeing of affected families. Where alternative options are available, such as in this case, they should take the greatest precedence.

The detrimental effects of forced property acquisition on our client's lives cannot be underestimated. The NSW government DPIE should carefully examine every possible alternative option in order to avoid needless harm through forced property acquisition and the displacement of residents who have had these three properties in their families for a combined total of 112 years. There is no justification for the forced property acquisition of 12-16 Hosking Crescent in this instance, given the evidence presented above.

Our client confirms their intent to vigorously and steadfastly oppose the unnecessary acquisition of their properties. The combined development potential of the subject site and its ability to offer numerous essential services to the community will be of much greater benefit to the developing Glenfield Precinct than an unnecessary small parcel of open space at this particular location.

3.0 Conclusion

This objection is written on behalf of the owners of 12, 14 and 16 Hosking Crescent, Glenfield in relation to the Draft Glenfield Place Strategy and potential property acquisition required for public open space.

We are of the opinion that the proposed rezoning is unreasonable and unnecessary for a number of reasons, consisting of:

- Proposed rezoning will isolate and sterilise the subject site from future development in line with the adjoining sites and surrounding area;
- The site was not identified as future public open space land in the Draft Glenfield Precinct Plan;
- There are several opportunities to expand existing open space areas to facilitate an appropriate level of growth and address the existing imbalance between active and passive open space in the precinct; and
- Proposed rezoning significantly and unfairly disadvantages our client, long-term committed Glenfield residents, and disenables them from using their skills to contribute to the growth and development of the Glenfield community.

We therefore request that the potential acquisition and rezoning of 12-16 Hosking Crescent to RE1 Public Recreation be revised, to ensure it does not preclude the ability of this land to be developed in conjunction with the wider Glenfield Precinct, and result in an unnecessary and unfair outcome for our client, given the effective alternative options outlined above.

Please also find personal submissions prepared by the relevant property owners provided as attachments to this letter.

Should you wish to discuss any of the details of this response please do not hesitate to contact **Lachlan** on 9690 0279 or lachlan@theplanninghub.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L Rodgers'.

LACHLAN RODGERS
SENIOR TOWN PLANNER | THE PLANNINGHUB

THE PLANNINGHUB

by Hawes & Swan

ATTACHMENT A

PERSONAL SUBMISSIONS

12-16 HOSKING CRESCENT,
GLENFIELD

📍 Suite 3.09, Level 3
100 Collins Street
Alexandria NSW 2015

☎ 02 9690 0279
🌐 www.theplanninghub.com.au
✉ info@theplanninghub.com.au



Dear NSW Government and Campbelltown City Council,

I am Lynette Fahmy, the owner of *16 Hosking Crescent Glenfield*. I am 30 years old and I work as a General Practitioner (GP) in Campbelltown. Thank you for giving me the opportunity to comment on the Glenfield Draft Place Strategy, and for your time in reading our submission.

I purchased this land in 2019 from another family member, when the Draft Glenfield Precinct Plan was in place. The land has been in my family since 2007. I knew the land would be a fantastic opportunity and I planned to develop it when the area was potentially rezoned to a higher density. I worked incredibly hard to obtain this property. I grew up in Glenfield for most of my life and completed my HSC in Hurlstone Agricultural High School. Given I work as a doctor and my fiancé as a pharmacist, we had discussed several possibilities for development and had built our hopes, dreams and visions for the future on this land.

Receiving the 'potential property acquisition' notice from the NSW government just before Christmas and only a few months prior to our wedding left us feeling anxious, shocked, stressed and uncertain of our future. We have been unable to focus on planning our wedding as a result.

As frontline healthcare workers during COVID-19, my fiancé and I had experienced an incredibly stressful and taxing year in 2020, both emotionally and professionally. We were looking forward to a fresh start in 2021, so receiving this letter at that time was devastating and disheartening.

I have spent the last 2 months seeking expert advice on this matter from two town planners (Mairead Hawes & Lachlan Rodgers), a property acquisition lawyer (Digby Dunn at Stacks Law Firm), Dr Shane Geha (Civil Engineer and Director of EG advisory), Anoulack Chanthivong (Macquarie Fields MP), the NSW government DPIE, and Campbelltown City Council members. I am doing everything I can.

I am sincerely pleading with you for compassion. I urge you to please carefully consider all the alternative options presented above that still meet the open space requirements and do not involve forced acquisition of our properties. There are better alternatives available than displacing the lives of three families. I earnestly ask that you spare my property from forced acquisition and consider re-zoning it in line with the surrounding properties on Hosking Crescent, so we too can benefit from the upgrade.

I believe we have much more to offer the Glenfield community by staying, working in and developing my land in conjunction with our surrounding neighbours, than by being evicted. Please allow me to keep my only property, remain in Hosking Crescent and contribute to the planned growth and development of this wonderful Glenfield precinct.

I look forward to hearing back from you soon.

Warm regards,

Lynette



Dr Lynette Fahmy | **Doctor of Medicine (USYD), B.PHARM, DCH**

General Practitioner | Myhealth Medical Practice

E: lynette_f_1990@hotmail.com

To NSW Department of Planning, Industry & Environment,

We write this submission as a plea to save our property at 14 Hosking Crescent Glenfield, from being rezoned to a 'RE1 Public Recreation' space. As we put pen to paper, we are consumed by anxiety, fear and nervous tension at the thought of losing our home.

This piece of beautiful real estate has been in our family for 70 years and has been nurtured through the planting of trees and shrubbery which have matured overtime. We utilise the land to grow our own fruit, vegetables and herbs. Many varieties of beautifully coloured flowers have been planted throughout the years making the garden our safe haven and the perfect tranquil escape from the hectic bustle of everyday life. A number of our family pets also rest peacefully in the yard. The thought of losing our piece of heaven is ripping our hearts out. We rely on the sanctuary our family has created for our happiness and wellbeing.

Due to the proposal for the green space, we feel we are being discriminated against and have been unfairly singled out. We're high on the list as one of the first families that supported and helped shape Glenfield from its early beginnings and we want to continue to do so. We have so much more to give to the community, personally and professionally. This will not be possible if we are forced out of our home. We don't understand how the plan can justify taking our own personal home and green space away.

Anyone who desires to reside on a larger block should be able to do so in peace. Not everyone wants to live in a butter box. Many families chose to buy land away from loud, polluted and crowded city areas. It's our opinion that those who choose to do so should be entitled to enjoy a larger space for the purpose of their happiness and physical wellbeing.

Seventy years of paying rates, utilities, supporting local businesses that have come and gone and being pioneers of the first local public school should command respect. Glenfield is a wonderful local community and is home to our social and cultural networks that we don't want to say goodbye to.

It's unfair that we may not have the option to be able to enjoy the benefits of the future Glenfield community, like our surrounding neighbours will. Between the three families who own 12-16 Hosking Crescent, we have over 100 years of ownership between us. It deeply saddens and disappoints us that we are having to fight for our right to keep a roof over our heads and that our future intentions to modify, upgrade or rebuild on our own land is under threat.

They say home is where the heart is, and our heart is at 14 Hosking Crescent Glenfield. We appeal to you to consider upgrading our properties to 'mixed use/residential' zoning to align with the proposed plan for the remainder of Hosking Crescent. This dilemma is one that no one should have to face and it has already had an immense impact on our health and daily work life. This will result in serious and significant financial loss to all of us from which there will be no recovery.

Sincerely,

The Ridges

(Owners of 14 Hosking Crescent, Glenfield)

6/02/2021

Dear government,

I am David William Bullivant of 12 Hosking Crescent Glenfield 2167 in the state of New South Wales. I do solemnly and sincerely declare as follows.

I have been losing sleep and so stressed since receiving this letter. I have been here for 28 years. Please do not evict me from my property.

I do not want to be evicted from my home for the following reasons:

1. This is the last place my mother lived before she passed away and there are so many memories here that can never be replaced. I love this place dearly.
2. I do not drive and have never driven. I also do not have anyone to drive me around. I rely fully on public transport for all my needs. Glenfield station is just down the road for me so I use the train for all my needs, buying food and specialist appointments.
3. I have many medical conditions such as respiratory problems, heart problems, type 2 diabetes and arthritis. I see specialists and doctors in Glenfield, Liverpool and Fairfield. This includes Dr Anthony Johnson (respiratory physician) and Dr Gamal Nashed (cardiologist). Being kicked out from my home would have huge mental and physical impacts on my health.
4. I have made many home modifications over the years. I put a new shower in to help shower my late mother. I spent years working on modifications for my home, such as a new room at the back and new frontage. The modifications help me get around with ease. I also get rest and enjoyment just being out in my yard. I put a lot of money and effort into this place to do it up the way I wanted and it took a lot of hard work over the years.
5. I am a pensioner and I live very close to public transport. The street I live in is right opposite the station at Glenfield.
6. I have lived in this house for 28 years and I have supported the Glenfield community for 28 years. I do not want to leave. Please let me stay here in peace.
7. This sort of action is so stressful for me and is affecting my health the last month. I am under a lot of stress at the moment because of what the government wants to do to me. If they take my home it would completely destroy me, I would lose everything I love and I will never recover from it. Please think a lot about this letter. This is my home and my life.

Many thanks for reading this.

Kind regards,

David Bullivant

31-01-2021