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30th April 2013

Mr Sam Haddad
Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad,

RE: SUBMISSION ON THE DRAFT NORTH WEST RAIL LINK CORRIDOR STRATEGY

This submission is made in relation to the draft North West Rail Link Corridor Strategy released by the Department of Planning and Infrastructure in March 2013. My Company is the land owner of Lot 12 DP 1169214 Kellyville (President Road, Kellyville) upon which there is an existing development approval under DA 854/2012/JP (dated 20 December 2012) for staged development comprising five residential flat buildings (126 apartments), 34 integrated dwellings, associated parking, landscaping and communal facilities, a neighbourhood shop, and the Community Title and Strata Title subdivision of the site. The site, which adjoins the Kellyville Shopping Centre and the surrounding land, is zoned part high density and part medium density.

The future development of the site for medium- and high-density residential purposes has been reviewed in relation to the draft strategy under which it is understood that the North West Rail Link Corridor Strategy proposes to provide a new 23km rail link from Epping to Rouse Hill via Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista and Kellyville. The location of Kellyville Shopping Centre and our property in relation to the strategy is indicated in **Figures 1 and 2** below.

Specific reference is made in relation to the new rail station for Kellyville, located along Old Windsor Road as well as two local centres identified for Kellyville, one near the new train station and the other on Windsor Road.

The areas around new train stations are predicted to provide 27,400 new homes and 49,500 new jobs by 2036. A major objective of the new rail link is to make the areas around the new stations more desirable areas to live and work with a draft structure plan for each of the eight new train stations having been prepared. The Kellyville area is identified to remain a major residential area for Sydney's North West providing a range of housing types to ensure appropriate and affordable housing is available.

Given the high density development potential of Lot 12 DP 1169214 and surrounding land, immediate proximity to the existing Kellyville Shopping Centre, as well as being only 4 kilometres from the proposed railway station, there is significant opportunity under the draft strategy for the new transport interchange to support bus services and provide greater connectivity to existing commercial and retail areas, including the Kellyville Shopping Centre.

Currently, neither Lot 12 nor its surrounding medium- and high-density zoned land is included within the Kellyville Structure Plan study area. Instead, the strategy focuses all growth around the new transport interchange; however, if a strong connection is provided from the existing Kellyville Shopping Centre to the new railway station, there is opportunity for it to maintain its role as a town centre and support medium and high density residential development as permitted under the current *Hills Shire Local Environmental Plan 2012*.

This submission to the Department of Planning and Infrastructure on the draft strategy requests the inclusion of a connection between Kellyville Shopping Centre (adjacent to the subject site) to the new transport interchange at the proposed station. Whilst a pedestrian/ cycle connection is proposed, a bus link and recognition of the important role of the medium to high density development in this location to the ongoing viability of the Shopping Centre and surrounding educational facilities are also required.

It is important that the Kellyville Shopping Centre area is recognised as a town centre, supported by adjoining high density residential development and supported under the new Strategy. This will ensure the ongoing viability of the Shopping Centre and surrounding developments and will provide further support for increased density within Lot 12 in conjunction with the broader locality as desired by the State Governments policy for urban growth.

We are happy to meet with the Department to discuss further. If you have any queries in relation to this, please do not hesitate to contact me on phone 9637 0493 or email namul@iinet.net.au.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'A. Newham', with a stylized flourish at the end.

Mr Allan Newham
Managing Director

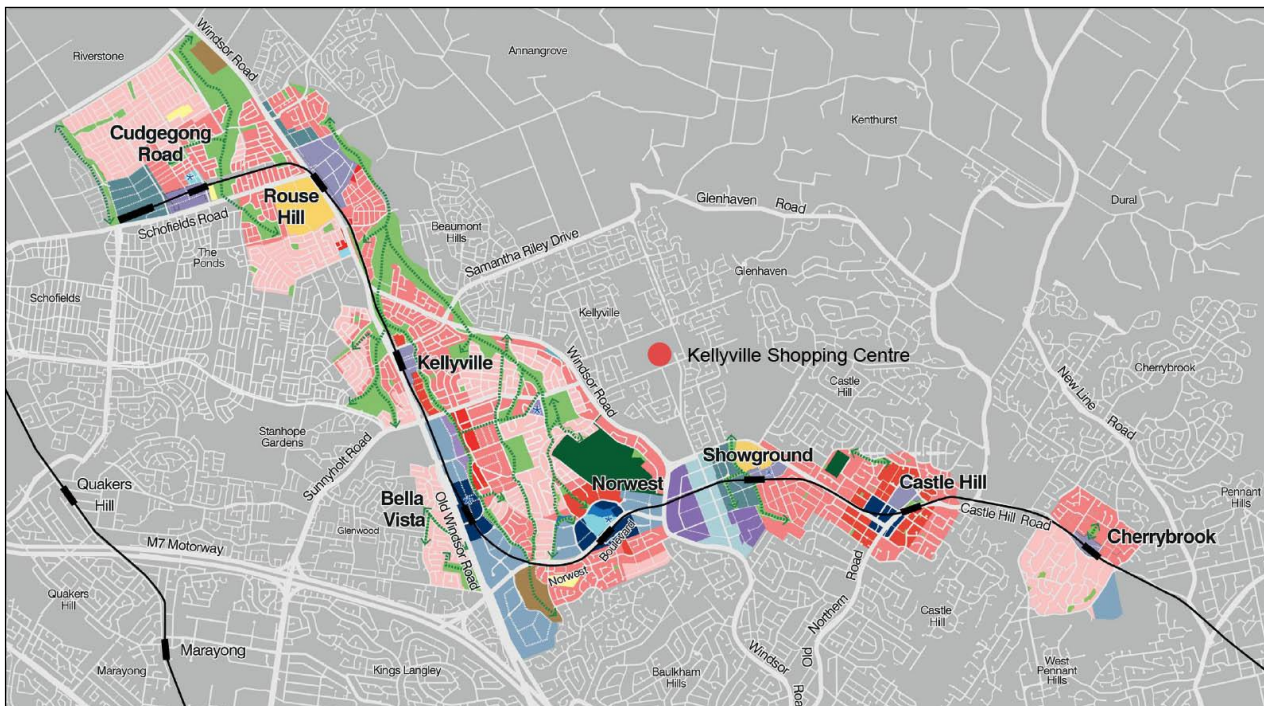


Figure 1. Proposed Rail Link Map

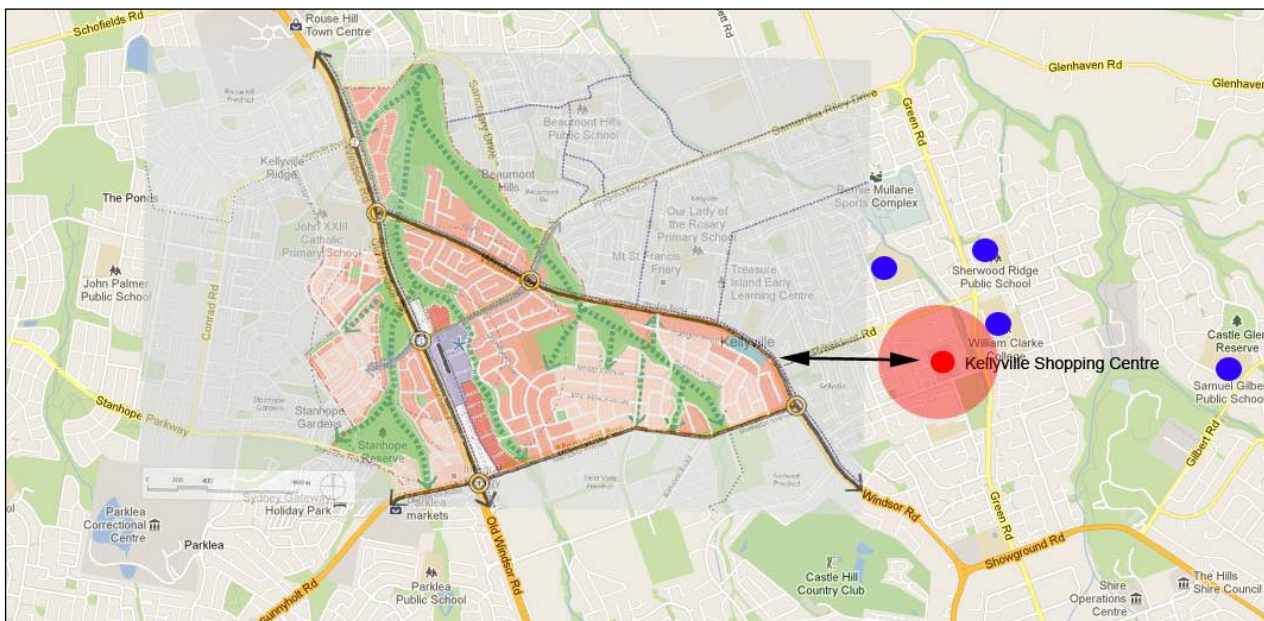


Figure 2. Proposed Structure Plan and Relationship to existing Centre and Educational Facilities