

To: Director, Urban Renewal NSW Planning

The current draft proposed zoning for our estate is R3 with a 10m height restriction which I believe is not going to result in the best possible outcome for either the residents in this estate, or the state governments own growth plans for larger populations to be able to be within walking distance to the major railway infrastructure being built.

If the “Elizabeth Macarthur” estate or portions of the estate were to remain as R3, it is inevitable that there will eventually be a collection of:

- a. Spot rezoned high-rise R4 developments where enough residents in that R3 zoning band together (which has already started happening)
- b. Un-developed single and double storey homes remaining “as-is”.
- c. Small scale home-owner townhouse developments (i.e. 2 or 3 townhouses replacing a single home)
- d. Medium to large scale developer townhouse developments spanning two or more blocks

This varying collection of homes won’t be particularly pleasant or appealing for what is essentially a never to be repeated prime location, which is walking distance to train station and expensive shared facilities and infrastructure being built.

This estate is ideal for R4 zoning in its entirety as it is within 800 metres of the Kellyville train station and proposed town centre, and there is **complete isolation/privacy from other residences outside the estate** due to its unique geographic positioning which isolates it on all three exposed sides:

- Major **four lane road** to the North East (Old Windsor Road)
- Major **four lane road** to the South East (Samantha Riley Drive)
- **Permanent Wetlands/Creek** to the South West

There is only a finite amount of land within 800 metres walking distance to Kellyville station, and it makes good planning sense to maximise the number of dwellings on the lots that immediately surround these train stations where possible. I understand that consideration needs to be made for existing residences outside these 800m radiuses that will neighbour these developments, however for the case of the “Elizabeth Macarthur” estate the matter is far simpler as the entire estate is isolated from other residences **on all three sides**.

Please re-consider the “Elizabeth Macarthur” estate in its entirety for R4 or higher zoning, rather than R3.

“Elizabeth Macarthur” estate’s South/Eastern Boundary (Samantha Riley Drive)



“Elizabeth Macarthur” estate’s North/Eastern Boundary (Windsor Road)



“Elizabeth Macarthur” estate’s South/Western Boundary (Wetlands)



