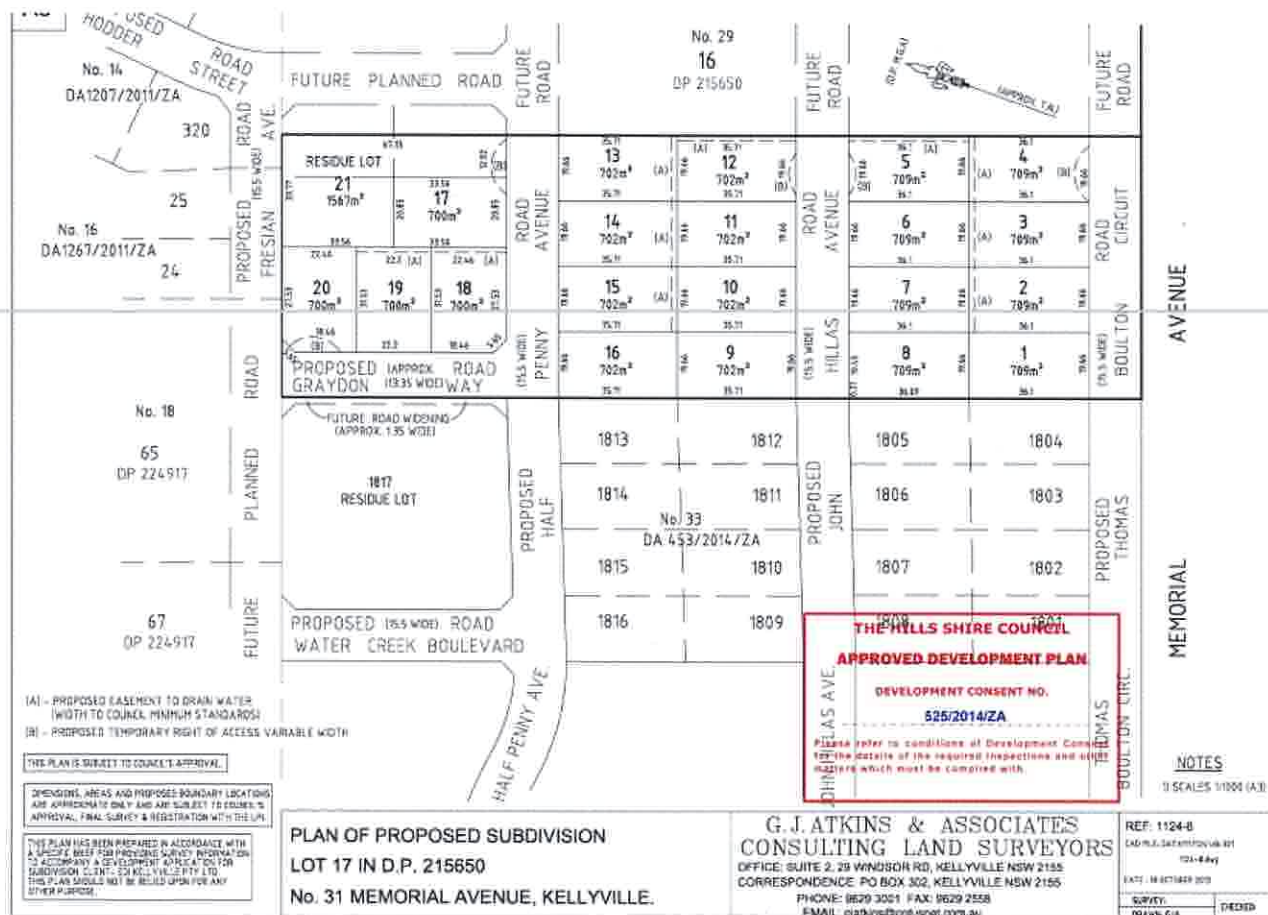


Proposed Subdivision of Lot 17 DP215650 (No.31) Memorial Avenue, Kellyville Rezoning Submission

Background

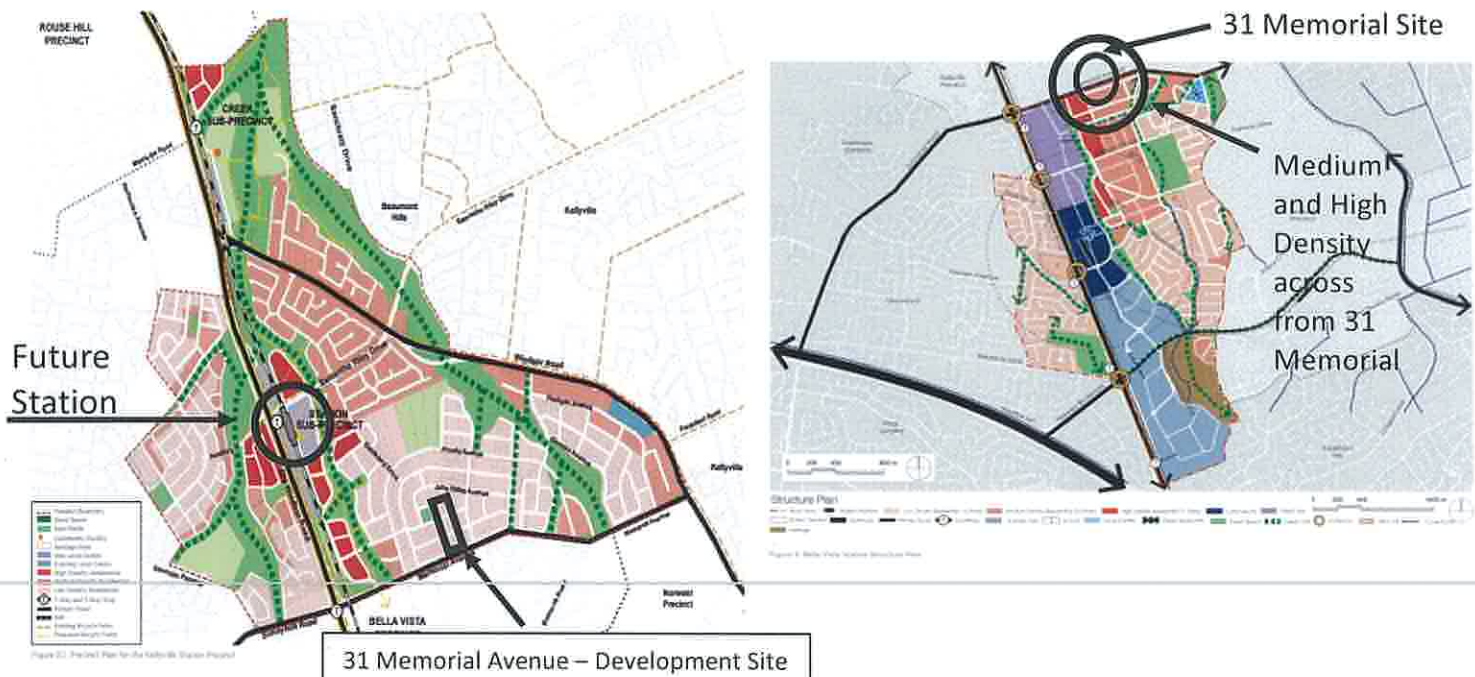
LBT Corp Pty Ltd has recently purchased 31 Memorial Avenue with a DA approved for 20 lots plus a residue lot 1817. Having recently developed properties throughout the North Kellyville Growth Centres we are an established and experienced developer within the area. The growth centres DCP allows greater flexibility for the development of our detached integrated houses on lot sizes between 220m² and 360m². This site is ideally located for us to continue on with the model of detached integrated housing. The existing R2 zone only allows subdivision of 700m² allotments. Given the context of this site in relation to the Kellyville Station we consider an R3 zoning would allow greater flexibility. This would also allow an increase in the detached dwelling density of the site to increase from 21 lots to between 34- 38 lots. Given the proximity to the new railway station at Kellyville this would be a sensible utilisation of existing undeveloped land whilst still maintaining the existing detached housing theme of the neighbourhood.



Context In Relation to New Plan

The new Kellyville Precinct Structure Plan identifies 31 Memorial Avenue as situated in the R2 zoning surrounded by R3 zoned land. When considering that 31 Memorial Avenue only sits across the road from current Bella Vista Precinct high density and medium density zoning (exactly opposite 31 Memorial Avenue) it seems reasonable to request the site be zoned R3.

We are also in contact with the Owners of 27 and 29 Memorial Ave which is also undeveloped land. These parcels are also DA approved and it would be the intention across all these properties to construct the DCP roads but we would prefer greater flexibility when determining the size of the allotments that are created. In this regard the current 700m² minimum allotment size would seem to be excessive and was determined well before the planning for the Railway had been completed.





The key features of this development site that would make it suitable for an R3 zoning are as follows;

- Strong demand within the Kellyville area for affordable land in close proximity to the station.
- An increase in the R3 zoned land will accommodate the growth in population within Kellyville.
- Diversity of living.
- Proximity to local transport hubs i.e. bus, future rail and major road services.
- Approximately 850 m from future rail – 11 min walk (According to six maps).
- Neighbouring properties in close proximity show a medium density outcome.
- The proposed R3 zoning would still support detached housing in Kellyville with the existing detached housing form which has been constructed over the past 2 – 5 years.

Proposed Housing Form

As mentioned the current zoning of R2 will only permit subdivision of lots to be a minimum of 700m². The figures below show a typical 4 bedroom detached house sitting on 360m² that we are regularly building in North Kellyville. The estate at North Kellyville is located over 5km from the proposed Rouse Hill Train Station. Given the location of this site is within 1km of the railway station this form of housing should be considered a suitable solution to maintaining the existing detached form of housing whilst accommodating some increased density.

Bronte 28



Double Storey
Range

Oxford Facade with optional upgrades
259m² / 28sq



Ground Floor



First Floor



Bronte 28

4 2.5 2

Living	3.6x3.7m	Leisure	4.4x3.8m	Bed 1	4.1x4.1m
Dining	4.1x4.3m	Garage	5.5x5.5m	Bed 2	3.6x3.3m
Family	4.1x4.5m			Bed 3	3.6x3.0m
				Bed 4	3.6x3.0m

Ground Floor	102.18m ²	Porch	2.01m ²
First Floor	121.22m ²	Total	258.6m ²
Garage	33.18m ²	Length	13.8m
		Width	11.4m