

24 February 2016

Director of Urban Renewal
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear sir,

KELLYVILLE STATION PRECINCT PROPOSAL SUBMISSION

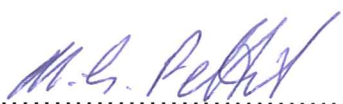
Community Association DP 270346 comprises of 250 houses within the Newbury development in Stanhope Gardens and is part of the proposed Kellyville Station Precinct.

The Community Association is concerned about the impact of increased traffic arising from the proposed rezoning changes in Newbury from Zone R3 to Zone R4 which would allow multi dwelling apartment buildings around and within the area bordered by Newbury Avenue, Midlands Terrace, Darcy Street and Old Windsor Road in Stanhope Gardens.

Newbury consists of about 1,700 homes. All of the streets are very narrow and there is restricted off street parking. The narrow streets cannot safely handle a higher volume of traffic. Any new higher density development must include off street parking for all of the residents and their visitors. The proposed rezoning area is adjacent to one of three main entry/exit points to Newbury. It is already very difficult to turn south from Newbury Avenue into Old Windsor Road. Any higher density development must include separate access to Old Windsor Road. Even though the proposed development will be close to a train station everyone will still own and operate a car as the train serves only limited locations and residents cannot rely on public transport for their daily travel around greater north western Sydney.

Newbury was designed and developed as low rise medium density living and has attracted families, most with children. High rise development will have an adverse effect on the character of Newbury.

Matthew Pettit



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On behalf of Community Association DP 270346
Kenford Circuit, Stanhope Gardens