

# Kellyville Precinct Submission – Eastbourne Newbury Estate

## Submission Against Re-Zoning of Stanhope Gardens

I would like to object to the proposed re-zoning of Eastbourne Newbury Estate for the following reasons:-

1. **Insufficient road width:** The roads are not equipped to carry additional traffic. Roads here are particularly narrow. Apartment blocks will bring an additional 1 car per unit at the least, and oftentimes 2 cars per unit. The area infrastructure is not able to absorb this amount of additional traffic. Whilst some people may commute by train, it is almost inevitable additional family members will utilise cars.
2. **Traffic:** There is a major problem already with being able to leave Stanhope Gardens during peak traffic in the mornings via Newbury Avenue. The traffic is already backed up from Old Windsor Road, up Newbury Avenue and half way along Perfection Avenue in both directions. In addition, it is almost impossible for pedestrians to cross the road safely during this period.
3. **Parking:** The roads are not equipped to cope with additional parking of cars. As mentioned previously, in this day and age, many households have 2 cars and there will be insufficient parking for all, clogging up the local streets.
4. **Age of estate:** Newbury and particularly Eastbourne Estate is only approx. 12-13 years old. It is illogical to redevelop an estate with 20+ years more economic potential. The householders here mainly purchased with a long term view of raising children in a family home & family friendly, quiet, safe neighbourhood with community facilities including a pool and clubhouse. This will all be destroyed by the building of apartment blocks.
5. **Community Title:** Eastbourne Newbury Estate is under Strata Community Title. Development can only occur if 75% of Community Title members (i.e. home owners) agree to it (currently 100% pending change of legislation). This is highly unlikely bearing in mind only a portion of Eastbourne Estate has been earmarked for re-zoning. Whilst many owners in the areas being re-zoned to high density will be swayed by the prices offered by developers, those home owners in the medium density zone will not be made such attractive offers, and those in the low density zone are strongly against the rezoning and development and are likely to block all development. Low density home owners will be highly adversely affected by loss of community facilities, long term construction sites, a great deal of noise, traffic congestion, parking issues and greater concentrations of people in this quiet neighbourhood, with no benefit to themselves of redevelopment.
6. **Intrusiveness:** New apartment block development will result in a major loss of privacy from apartments overlooking existing lower density properties.
7. **Loss of light:** New apartment block development will result in a major loss of natural light from apartments overshadowing existing lower density properties.

## Suggestions

1. In the light of the need for additional housing close to the new train line, I would suggest a re-zoning and redevelopment of the Parklea markets site which is currently up for sale and close to transport links. This can be achieved without destroying current housing estates.

2. Whilst I am against the rezoning of Eastbourne Estate, should re-zoning be inevitable, it would at least make logical sense to re-zone the entire neighbourhood to avoid issues with Community Title objections (from those Eastbourne home owners outside of the re-zoned areas).

### **Further Information**

I would like to strongly object to the fact that home owners in the proposed re-zoned area were not notified individually of this proposal that directly affects us.

All references to the re-zoning were referred to as “Kellyville Precinct” and came as newsletters & flyers which look like junk mail in letterboxes. As we do not live in Kellyville, there was no reason to even read the literature or to presume it may directly affect this suburb.

At no point was any letter sent out to affected homes. There was no mention of Stanhope Gardens or any of the specific road names affected.

I only found out because I recognised the area I live in from the aerial “photo” in the Kellyville Precinct Newsletter - January 2016 (which didn’t arrive until February). In the “photo” I realised that the spot my house is in had become an apartment block! This allowed very little time to research the plans and make a submission. The whole issue has been very poorly handled & there was no “community consultation” with the people directly affected.