

I appreciate the effort put by all involved in preparing the draft plan for the Kellyville Station Precinct. I would like to make the below submission.

I strongly oppose any breakaway section or blocks of our precinct to be spot re-zoning within the Elizabeth Macarthur Estate.

The spot rezoning will create a disconnection to the rest of Elizabeth Macarthur Park Estate bounded by creek and major roads (namely Windsor road, Old Windsor road and Samantha Riley road).

The main reasons for this are:

- a) Spot re-zoning will create an Aesthetical fragmentation with enclaves of high rise apartment pockets whilst adjoining properties across the street will be townhouses (if anyone will develop).
- b) It will go against one of the major principles of the draft plan to use the Elizabeth Macarthur creek corridor as a boundary and vegetated buffer for higher density apartments. This will have a dysfunctional and out of character impact to the rest of the precinct.
- c) Overshading and privacy impacts to adjoining low level rise houses. Although the draft plan aims to transition building heights down to areas with stand-alone houses, breakaway section re-zoning will go against this.
- d) Devaluation and under capitalising of the rest of Elizabeth Macarthur Park precinct, which will be left with R3 zoning.
- e) Not in line with the state Government's vision to maximise and increase housing yield to properties that are in close proximity to Sydney Metro Northwest. Spot re-zoning is likelier to include fewer properties.

I oppose the NSW Government current draft for R3 zoning to my property. I will only support R4 zoning or higher density at my property.

The main reasons for this are:

- a) We are within 800 meter walking distance and close proximity to Kellyville train station, it makes good planning sense that my property to be zoned to R4 or higher density.
- b) The whole of Elizabeth Macarthur Park Estate is ideal for high density development as it is very much isolated from other neighbouring precincts, thus having very minimal impact on neighbourhood.
- c) The estate has very good access to three of the main roads in the precinct (Windsor, Old Windsor and Samantha Riley) which will help with transport access. The estate also has easy access to all T way buses in the area.
- d) R4 or higher density will be in line with the state government urban growth policies and vision to provide high density housing closer (within 800 meter) to the Sydney Metro Northwest. As Kellyville is also identified as priority precinct by NSW Government and Hills Shire Council, it is logical to rezone houses within 800 meter radius to R4 or higher density.
- e) With predicted population growth over the next 20 years, if the precinct is left with R3 zoning despite being within 800 meter to the station, it will only encourage groups of residents to get together and apply for spot re-zonings, which will distort the whole area.
- f) It will not be viable for most residents to relocate due to associated costs if their property is left with R3 zoning.
- g) Elizabeth Macarthur estate houses are stand-alone and detached, and around 17 years old thus it will make it financially viable for developers to develop unlike community titled or newer homes in adjoining neighbourhood.