

Submission in relation to Draft Kellyville Station Precinct Plan

Our property is located within the Elizabeth Macarthur Park Estate.

We oppose the proposed zoning of the Elizabeth Macarthur Park Estate as Medium Density Residential (R3) (see Figure 22, Page 14 of the *draft Kellyville Station Precinct Plan*), and we would instead support a change of zoning to High Density Residential (R4).

Reasons for opposing

For the reasons stated below, we believe that rezoning to High Density Residential would better align with the NSW Government urban growth policies and serve the community interests.

A major consideration for the Priority Precincts Program is walking distance to public transport (see page 6 of the *draft Kellyville Station Precinct Plan*).

The Elizabeth Macarthur Park Estate is within an 800 metre radius from the proposed location of Kellyville Station (see Figure 5, Page 5 of the *draft Kellyville Station Precinct Plan*) and therefore in an ideal location for persons who would seek housing close to public transport. For this reason, we believe the Elizabeth Macarthur Park Estate is better suited for High Density Residential.

In particular, we would like to highlight the following:

- As set out in page 6 of the *draft Kellyville Station Precinct Plan*, one of the major issues to address is the increasing demand for apartments in centres with services and transport, especially due to a growth in single and couple only households. The rezoning of Elizabeth Macarthur Park as High Density Residential would better accommodate this demand.
- One of the biggest challenges to the NSW Government is the question of housing an extra 1.6 million people by 2031. Rezoning to Higher Density Residential would allow for a greater supply of homes in an area which is close to the necessary infrastructure such as the proposed North West Rail Link Corridor and three major roads (Windsor Road, Old Windsor Road, Samantha Riley Drive).
- High Density Residential would accommodate a wider population with easy access to the train station but also maximize on the potential of the Elizabeth Macarthur Park Estate for its close proximity to shopping centres such as a Rouse Hill Town Centre. A greater number of residents in this location could also stimulate a growth in the local business and surrounding retail centers.
- By contrast, a proposed zoning to Medium Density Residential would be insufficient to those already in the area. Should the property be zoned Medium Density Residential and developed at a later point, it could severely undercapitalize the value of the property and not take into account associated costs of relocation (for example stamp duty, agency fees, removal of goods, etc).

Spot Zoning

In addition, we would also emphasise that the zoning of High Density Residential apply equally and to the entirety of the Elizabeth Macarthur Park Estate.

We would raise concerns if certain enclaves or 'spots' within the estate are zoned as High Density Residential with the rest to remain as Medium Density Residential.

Some of the concerns we have in relation to spot zoning are as below:

- If singular spots were zoned differently, then it would cause the overall character of the estate to appear disjointed and defeat an objective to create a 'green vibrant and connected community.
- Where there are buildings of varied heights in close proximity to one another, this could create overshadowing problems for many residents along with a number of privacy issues.