

**ZONING SUBMISSION TO NSW STATE GOVERNMENT**  
**ELIZABETH MACARTHUR PARK-KELLYVILLE PRECINCT**

TO: Director, Urban Renewal NSW Planning & Environment and General Manager, The Hills Council

NSW State Government Online: Via website, [www.planning.nsw.gov.au/kellyville](http://www.planning.nsw.gov.au/kellyville)

The Hills Council: email: [council@thehills.nsw.gov.au](mailto:council@thehills.nsw.gov.au)

- (1) **I, we the undersigned oppose the NSW Government current draft for R3 zoning to my property. I will only support R4 zoning or higher density at my property:-**

**Reasons (Not limited to)**

- (a) Since we are within 800 metres walking distance and close approximation to Kellyville train station, it makes good planning sense that my property to be zoned to R4, (High density 6-8 storey apartments) or higher density and not R3- Medium density.
- (b) It will not be viable to relocate due associated costs if my property is only zoned R3.
- (c) R4 or higher density will be in line with the state government urban growth policies and vision to provide high density housing near close proximity (within 800 metres) to the new NWRL.

- (2) **We oppose any breakaway sections or blocks of our precinct to be spot rezoned to R4 and leaving the rest of the precinct with R3 zoning.**

**Reasons (Not limited to)**

The spot rezoning will create a disconnection to the rest of Elizabeth Macarthur Park Estate.

- (a) Aesthetical fragmentation, which will create enclaves of high rise apartment pockets whilst across the street and adjoining properties will be townhouses (if anyone will develop).
- (b) 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.
- (d) Devaluation and under capitalising to 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 NWRL.