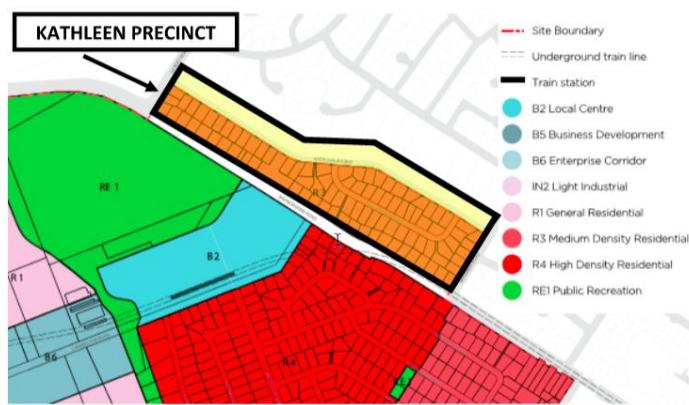


Submission to The Department of Planning & Environment

Declaration of Unity of Property Owners for Rezoning of Properties to R4 high density

This enclosed signed declarations cover all properties located in the area north-east of Showground Road, bounded by Gilbert Road, Britannia Road, the natural watercourse north of Kathleen Ave and incorporating Belvedere Ave.

Representing a total of 110 properties, this area is herein referred to as **Kathleen Precinct**.



Key reasons that form the basis of this declaration:

1. A clear precedent exists to allow R4 high density residential development within the 800 metre radius of the proposed Showground Metro Station, with many properties located within 300 metres.
2. The low density R3 zoning currently proposed is inappropriate and is contrary to the NSW State Government's intent to increase population densities around major transport hubs.
3. Townhouses and terraces are not economically viable due to the underlying current and future value of the land and as such, the land value under the proposed zoning will be less than the residential land value.
4. It is a short-term vision to propose building townhouses and terraces that would only serve to fragment land use and lead to disorderly development that would severely limit any potential for high density in the long term.
5. The desired R4 high density zoning increases the opportunity for orderly development resulting in benefits that include greater open space and superior design outcomes.
6. Showground Road is no more a barrier to pedestrian movements when compared to other major roads located adjacent to Metro Stations nearby.

Collectively, all owners are united in their belief that we have just one chance to get this right. Accordingly, the declarations above are supported, endorsed, and signed by the following owners/residents:

AS OF 25 FEBRUARY 2016

103 owners have signed the Declaration of Unity forms

This represents 94% owner support in the Kathleen Precinct for rezoning of properties to R4 high density

Four owners are either uncontactable or are still to confirm their support/objection to R4 High Density development.