

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

The Hills Council: email: 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.



Elizabeth Macarthur Park Action Group (EMPAG)

I, we the undersigned oppose the NSW Government current draft for R3 zoning and will only support R4 zoning or higher density at my property. My reasons are outline above in page 1 of this Zoning submission to NSW State Government for Elizabeth Macarthur precinct.

Name of owner/s	Address of Owner/s	Email/Phone contact	Signature of owner/s