

Zoning submission to NSW State Government
Elizabeth MacArthur Park – Kellyville Precinct

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

We, a group of house owners in the Elizabeth MacArthur Park – Kellyville Precinct (located within 600 metres of the Kellyville Rail Station), hereby propose important and relevant changes to the draft proposal with the intention to contribute positively by expressing our views and the unanimous opinion (owners within Elizabeth MacArthur Park, the Kellyville Precinct) for the final and successful ZONING outcome for our properties.

- 1) **The current draft proposal indicates R3 zoning allowing for maximum heights of 10 metres and restricting the changes from the existing residential houses to only Terrace Houses.**

Note that we have discussed the option of townhouses and terrace houses with numerous town planners and real estate agents. All agree that this is not a financially viable option for current homes as selling for such development will yield values that are below the price for homes sold on a normal individual house and land basis.

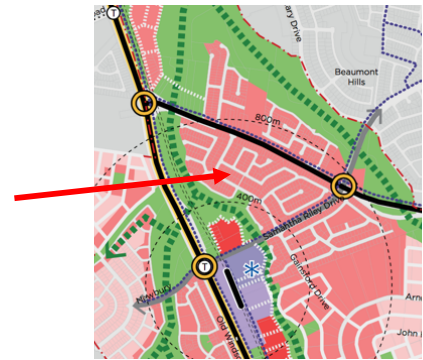
As a result, the only real option for current owners would be to remain in the Elizabeth MacArthur estate, surrounded by the traffic and business of a train station that they largely don't require for work purposes.

- 2) **We instead propose that zoning in the Elizabeth MacArthur Park estate be changed to incorporate R4 zoning, allowing the development of unit and apartment style dwellings of 6-15 storeys.**

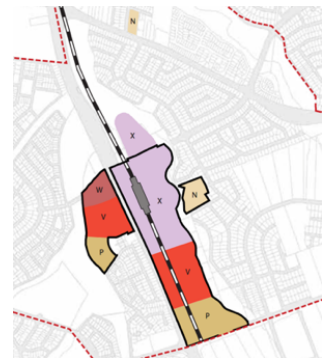
The merits of such zoning include but are not limited to the following:

- **The original plan was to build apartments closer to the station. We are within a 400m to 600m radial proximity to the station.** Such proximities around train stations in the greater Sydney district have been successfully used to place many commuters on the doorstep of train stations, avoiding the need for car travel to the train stations and subsequent parking.
- **The current residents in this area are in agreement to sell and make way for a much greater number of commuters to live in the area.** Current residents scarcely use the bus line as current residents are largely people who work in areas away from train station and bus access. Many owners originally moved into the area for a quiet suburban family existence. However, owners are unlikely to move as selling and buying elsewhere in the Baulkham Hills Shire will cost up to \$200 000 in stamp duty, commissions and relocation costs. New commuters will of course bring a regular source of funding for the North West Train Link in their daily use. They will also more likely use the shops, cafes and restaurants that populate the cosmopolitan style developments on the doorstep of Elizabeth MacArthur Park.

- **The position of the Elizabeth MacArthur estate is ideal for R4 High Rise as it is a self contained parcel of land bordered by Windsor Rd, Old Windsor Rd and the dual carriageway Samantha Riley Drive.** There are no issues of R2 housing on the boundaries of the estate and no issue of community title to untangle. There is still a green corridor that keeps with the garden shire feel and certain restrictions/rules in terms of setbacks, building separation and landscaping could easily be used to promote good urban design.



- **The Elizabeth MacArthur estate homes are approaching 20 years old and are looking tired and ready for redevelopment.** Many other newer one and two storey dwellings near the station, particularly near Gainsford Drive, provide this same style of housing option for those who are looking for detached 3-4 bedroom homes.
- **Numerous other high density developments are occurring throughout the Kellyville and Rouse Hill suburbs, a much greater distance from train stations and central hubs, whereas the optimal location of the Elizabeth MacArthur estate, within easy walking distance of the new train station, is limited to townhouse and terrace house dwellings.** It again seems logical to place such apartment style dwellings nearer the station so that commuters can move close to the station, walk to the station and gain easy access to the cafes, restaurants and shops within the cosmopolitan Kellyville Station precinct.
- **Owners opposite the station, near Gainsford Drive face R4 development overshadowing them (see location N on the diagram) and their relatively new homes.** These owners have expressed their concern that their homes and land will drop significantly in value due to the developments potentially 50 metres in height overlooking and overshadowing their homes.



- **The ‘priority precinct’ of Kellyville Station is going to be a cosmopolitan metropolis with growing demand for dwellings close to the station.** The draft plans of the NSW Department of Planning propose a thriving centre within North West Sydney. There seems to be a growing demand near train stations in Sydney for easily maintained dwellings such as apartments. Even if high rise is deemed appropriate for our area, developers will not offer to purchase properties for redevelopment unless there is significant demand for such dwellings. We ask that the NSW Department of Planning allows market forces to determine whether R4 high rise is appropriate in our area.

We thank you for duly considering our submission and encourage the NSW Department of Planning to speak openly with owners in the Elizabeth MacArthur estate to fully understand the overwhelming support for R4 development in our area.

Yours sincerely,

Owners with names within the Elizabeth MacArthur Estate, namely

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