

**SUBMISSION TO STATE PLANNING AUTHORITY
AND
BLACKTOWN CITY COUNCIL**

Submission By:**Name:****Address:****Phone / Mobile:****Property of Interest:**

- » X2 – as per the State Proposal document dated December 2015 – the 34 property lots bordered by Midlands Terrace, Newbury Avenue, Old Windsor road in Stanhope Gardens – part of the proposed future Kellyville Station Precinct.

Purpose of this Document:

- » To raise the proposed *Height Restriction*, and increase the proposed *Floor Space Ratio* (FSR) for the *Property of Interest*.

Current Zoning and Details:

- » Single/double storey residential housing

Proposed NEW Zoning:

- » R4 High Density Residential
 - » Increase Height Restrictions to X2 – (46m)
 - » Increase Floor Space Ratio to 3.8:1
- in accordance with similar proposals for neighbouring properties.

Why do we want this revised Zoning?

- » Higher return will provide more incentive for us to move and make way for residential development
- » Stronger financial returns for us and other residents
- » Better negotiating powers with future developers

See more reasons below.

Justifications:**Units / Building:**

- » Best utilization of the new railway infrastructure, the railway will be utilized to the best of its capacity, if more people move in the area. Increase in rail patronage
- » Less burden on road infrastructure as the train station will be within a walking distance
- » More units will provide a greater dollar contribution to Council
- » More units will provide more Stamp Duty to State
- » More units will provide a greater GST contribution
- » More apartments can be easily accommodated in the scheme
- » We assume the new development will be built in accordance with all Eco-directives
- » Underground parking will be provided, thus limiting the amount of parked surface traffic

Environment:

- » Additional units can be accommodated relatively easily without adversely affecting environment, community or proposed additional traffic.
- » It is assumed that Traffic will be managed with due consideration to the increase in number of people.
- » Recreation will be static and will not vary from as it is today – Sports complex at Stanhope Gardens < 2kms and open land surrounding.
- » The Proximity to the new train station, bus stop and road will be constant.
- » The closeness to shops, retail, commercial and other businesses at Rouse Hill (2.3kms), Stanhope Gardens (1.7kms) The Ponds (2.8kms) Kellyville Plaza (3.2kms) is convenient and all will grow in their business from additional population. Major centres such as Castle Hill and Blacktown are only a short distance away.
- » There are existing sporting fields at Kellyville, Stanhope Gardens and Rouse Hill.
- » Rezoning will not affect parks or natural features. It should have the reverse affect by the developer having to enhance the area.

Other Developments:

Consider similar developments around Sydney that are already larger, more populated, more congested, do not have the same level of infrastructure (road, rail and bus) create traffic hazards and confusion, are the source of potentially a great number of vehicle and pedestrian accidents, are not conveniently covered by other services and are not necessarily environmentally friendly – eg. lack of recreation space, natural light – examples:

- » New apartments on Merriville Rd, Kellyville Ridge opposite Ettamogah Hotel
- » Corner Windsor Road and James Ruse Drive, Parramatta
- » Mobbs Lane, Carlingford
- » Midson Road, Carlingford
- » Seven Hills Road and Windsor Road Baulkham Hills - both sides
- » York Road, Castle Hill

Conclusion:

We submit our comments and justifications for adjusting the proposed rezoning to reflect:

- » Increased *Height Restriction* to 46m and
- » Increased *FSR* of 1.2:1 to 3.8:1

Economy and the environment have been taken into consideration when preparing this submission, so we believe it deserving of as much credibility as those prepared by Council and/or developers. Our findings include there would be very little negative impact on the surrounding environment and multiple benefits to both current owners and council alike.

We look forward to hearing the outcome of the State rezoning proposal.

Sincerely,

[Redacted Signature]