

Name: Wells Liao

Address: 301 Garfield Road East Riverstone (Lot 13 DP30458)

I support the proposed residential maximum density cap but wish to see some flexibility by increasing the maximum density to 35 lots per hectare.

My property is not zoned for development yet. I would like to see the rezoning stage 3 speed up as services will be available in 2019-2020. This will enable more housing to be delivered to the market.

For a mix of housing to be delivered, including affordable housing, I would like to see the density cap to be increased.

Land in Riverstone are already selling for \$450,000 on the minimum 300m<sup>2</sup> block. Under the proposed density cap, the average block size will be closer to 400m<sup>2</sup> and selling for more than \$500,000. Bigger land sizes means it is less affordable to the market. With the proposed increase in S94 and SIC levies, we will see more increases in final land prices.

A density increase to 35 lots per hectares introduces more flexibility in the market, without straining existing services and infrastructure.