



Mr Peter Alevizos
Senior Project Manager
Landcom
Level 14, 60 Station Street
PARRAMATTA NSW 2150

05/12/2019

Dear Mr Alevizos

**Kellyville and Bella Vista Station Precincts
(SSD 10343 and SSD 10344)**

The exhibition of the above development applications ended on 26 November 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. The Department has also identified issues that need to be addressed as a part of your response in **Attachment A**. Please provide a Response to Submissions by 31 January 2020.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Paula Bizimis, who can be contacted on 9274 6254 or at paula.bizimis@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin
Director
Key Sites

as delegate for the Secretary

Enclosed/Attached: Schedule 1

Attachment A

1. Built Form

- (i) Address the issues raised by and undertake further consultation with the State Design Review Panel to refine the Precincts and Design Guidelines.
- (ii) Consider consolidating the Kellyville Town Centre Plaza (KV1) to improve its function, amenity and useability, and to provide a site area consistent with the criteria identified for local parks in the Social Infrastructure Assessment report.
- (iii) Provide additional shadow analysis for the Bella Vista Station Precinct to demonstrate that appropriate solar access can be achieved for the public domain and residential uses.
- (iv) Provide further justification/assessment for the proposed clause 4.6 variation to the building setbacks in relation to built form outcomes including delineation of the public/private interface, residential amenity, improved solar access to the public domain, and provision of street planting and services.
- (v) Develop and refine the Design Guidelines to provide sufficient detail to reflect and secure the desired future outcomes for the Precincts including public domain, building typologies and connectivity. The Design Guidelines must include clear objectives, design criteria or controls to deliver high quality place, landscape and built form outcomes for each block within the Precincts.
- (vi) Address the built form issues identified in The Hills Council's submission.

2. Open Space, Landscaping and Connectivity

- (i) Provide further consideration of the location and connectivity of roads, cycleways and pedestrian routes to the creek corridor, primary school, and open space areas to provide legible and direct access.
- (ii) Investigate options to retain the Cumberland Plain Woodland concentrated to the south of the Kellyville Station Precinct including consideration of relocating the 'neighbourhood park' (KV2) to minimise biodiversity impacts.
- (iii) Further investigate the site constraints imposed by the Sydney Metro infrastructure including the viaduct and car park ramps, and the bus T-Way and their impact on access to, and feasibility of the proposed open space areas and the Kellyville playing courts.
- (iv) Investigate the provision of additional connections to and from the existing and proposed pedestrian and cycle network along the viaduct and Windsor Road.

3. Traffic and Transport

- (i) Clarify the road network and connections to be established as part of the concept proposals and integration of these roads with the future road network connections outside the Precincts.
- (ii) Revise the Traffic and Transport Assessment in response to advice from TfNSW (RMS).

Note: The Department has engaged an independent traffic and transport consultant to peer review the submitted Traffic and Transport Assessment. Further advice from this peer review will be provided under separate cover.

4. Other Matters

- (i) Respond to the biodiversity assessment requirements/issues identified in the agency comments.
- (ii) Provide a comprehensive flood impact assessment to address floodplain risk management issues associated with the proposals.
- (iii) Identify the mechanism to secure the funding and delivery of infrastructure required to support the proposals.