

To whom it may concern

Re: Objection to application SSD 10343 Kellyville Station Precinct Concept Proposal

We the undersigned oppose the proposal in its current form, the proposal is an over development for the area. It is unclear how infrastructure demands are going to be met which will impact our quality of life.

The following are items would need to be addressed to meet infrastructure demands

- Expansion (Stage 2) of Caddies Creek Reserve Playing Fields with four (4) additional playing fields;
- 8ha of new local parks (including riparian land along the Elizabeth Macarthur Creek corridor)
- New roads and intersection upgrades;
- New pedestrian footpaths/cycleways and creek crossings (bridges); and A new community facility of 1,650m² to be located in the Bella Vista Town Centre (with potential for a 4,000m² facility subject to Council agreement to fund the additional 2,350m² of GFA).
-

The following are other concerns that we have and why we oppose such a development.

- Concern regarding proposed setback variations for residential flat buildings;
- Concern regarding insufficient car parking proposed;
- Request that future development achieve The Hills Shire Council's housing mix and diversity objectives;
- Concern regarding excessive street wall lengths;
- Proposal of a mechanism to secure delivery of medium density housing forms;
- Identification of the need to ensure streets provide a uniform and logical profile with the existing streets already constructed by NRT and that a 2.5 metres shared path is provided along all streets to facilitate both pedestrian and cycle movements;
- Concern regarding undersized parks proposed in Kellyville Town Centre;
- Concern regarding the design excellence strategy and consistency of built form outcomes if different consent authorities and Design Review Panels are utilised for different projects within the Precincts;
- Concern that the additional population will also generate demand for an additional high school which has not been identified; and Concern regarding inconsistency of information presented within different material and supporting studies.

Yours faithfully,