

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

27/08/2020

Dear Mr Alevizos,

**Kellyville Station Precinct Concept Proposal (SSD-10343) and
Bella Vista Station Precinct Concept Proposal (SSD-10344)
Request for Additional Information**

I refer to the ongoing assessment of the Kellyville Station Precinct Concept Proposal (SSD-10343) and Bella Vista Station Precinct Concept Proposal (SSD-10344). After careful consideration, the Department requests that you provide the following additional information:

1. Affordable Housing

- a) provide details on the delivery and distribution of the proposed affordable housing, particularly with respect to the early stages of the development to maximise the public benefits associated with the proposal
- b) provide justification for the proposed 10-year tenure for affordable housing in respect to any strategic plan and government policy.

2. State Design Review Panel (SDRP)

- a) address the SDRP's recommendation in relation to Landcom's Design Advisory Panel's review of the Design Guidelines, including details on any recommendations
- b) provide a detailed response to matters raised in SDRP advice dated 5 May 2020 (28 April 2020 meeting).

3. Local Infrastructure

- a) confirm the local infrastructure requirements for the proposal and the mechanism/s for implementation (such as Voluntary Planning Agreement) with the Hills Shire Council
- b) submit a Letter of Offer to Council outlining the infrastructure, open space, community facilities, contributions and any other public benefits associated with the proposal and provide evidence of Council's agreement on the Letter of Offer
- c) clarify the future ownership of the public domain and open space areas.

4. Transport for NSW request

- a) provide the traffic modelling data requested by TfNSW (formerly RMS) in its EIS submission and email dated 4 August 2020.

Please note:

- Council will provide further advice on stormwater and flood management under separate cover
- the Department is finalising discussions with Council and the Government Architect's Office regarding the submitted Design Excellence Strategy.

You are requested to provide the requested information, or notification that the information will not be provided, to the Department by Wednesday 30 September 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Russell Hand, who can be contacted on 8275 1313 or at russell.hand@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A Witherdin', is positioned above the printed name.

Anthony Witherdin
Director
Key Sites Assessments