

9TH November 2021.

NOTICE OF EXHIBITION TELOPEA CONCEPT PLAN & STAGE 1A (SSD-14378717)

Attn: Cameron Sargent (Team Leader - Key Sites Assessments Planning & Assessment)

PLS WITHHOLD MY NAME & ADDRESS INFORMATION.

Dear Sir,

My concerns are that the area/streets around Evans Rd, Rumsey Crescent, Holland Parade & Moffatts Drive are all low lying land and are flood prone.

I have lived in Dundas Valley for the past 40 years and have seen these streets flooded during heavy downpours.

Therefore, these areas should not be earmarked for medium density. It should be residential R2.

Also along The Ponds Creek Reserve, Riparian forest and surrounding these streets & the Ponds Creek & Waterways E2 should be preserved and cared for the existing flora, fauna, bird & natural habitat that lives here. The trees around these areas should be maintained and not cut down for developments, as evidenced of the dwindling natural habitat population.

Dundas & Dundas Valley used to be a very green leafy suburbs where people flock to buy into but now with a lot of developments going on, e.g. duplexes, town houses, secondary dwellings on small blocks of land - most trees are being removed and all we can see now are big concrete buildings in place of a single block and even when a duplex is being built, it is huge (3 storey with 5-6 bedrooms) and on every inch of the land permissible.

Therefore, my suggestion is that it is alright to develop whatever is currently under Land and Housing Corporation entity (used to be Housing Commission) and revamp the tired old single storey, the 2-storey walk up Flats and the core area around the new Light Rail Station. As far as possible keep the trees, parks, recreating sporting grounds, The Ponds Creek Reserve and Water ways and upgrade these for the future increase in population. Leave the other independent houses and blocks as duplex development. This mix is already an increase in the land-use three fold.

With the current light rail project not envisaged to be finished till 2023, all the surround roads are burdened with cars, buses, trucks etc for the next 3 years. Currently there isnt a supermarket in the area and therefore the Dundas/Telopea residents need to drive or take the bus to other suburbs to shop for essentials. This creates havoc on the roads when school terms are on.

I am hoping that the light rail project is on schedule and running smoothly before the area burst on the seams with population increase, as Telopea/Dundas area cannot cope without the major infrastructure being completed FIRST.

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Hope my/current residents' concerns are heeded and taken into consideration before rezoning the area.

Yours sincerely.