



To whom it concern,

I am writing in response to The Kellyville Station Precinct Proposal of December 2015. I own the property and live at 3 Landy Place Kellyville, which is East of Elizabeth Macarthur Creek and approximately two hundred and fifty meters from the proposed Kellyville Station. I find that the maps presented in the Kellyville Station Precinct Proposal of December 2015 contains contradictory and misleading information that do not support statements within the document that I would like clarified.

The following statements are made within the document –

“Section 2.1

The Priority Precincts Program

The Priority Precincts program aims to provide for new housing and jobs in centres with good existing or planned transport services. The program coordinates the delivery of infrastructure to ensure that the growth will be supported by improved public open space and community facilities to make these areas attractive places to live, and enhance people’s lifestyles and living standards. A major consideration for Priority Precincts is walking distance to public transport, shops and services. Most people are comfortable with a ten-minute walk to public transport and shops and services, which is about a distance of 800 metres.”

“Section 4

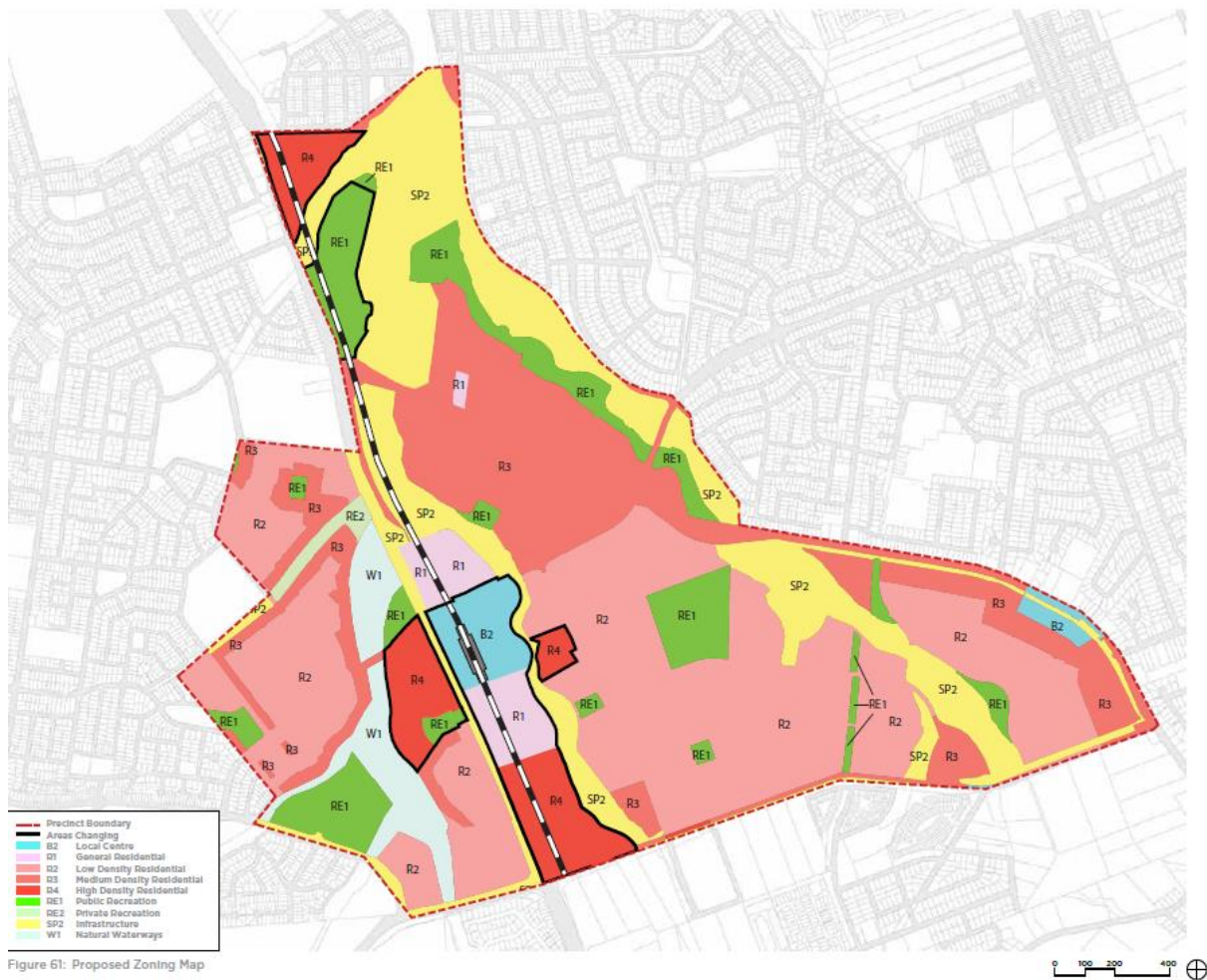
New Residential Apartments

New residential apartments are proposed on land south of the local centre to Memorial Avenue. A range of heights (6–15 storeys) is encouraged to promote variety and good urban design. Lower building heights are proposed for the apartment buildings adjoining the Elizabeth Macarthur Creek corridor. Apartment buildings up to 14 storeys are also proposed in Stanhope Gardens close to Newbury Avenue. Low to mid-rise apartments (3–8 storeys) are proposed for the northern part of the precinct near the Merriville T-way stop, land east of Elizabeth Macarthur Creek within 300 metres of the station, and other land within Stanhope Gardens in close proximity to the station.”

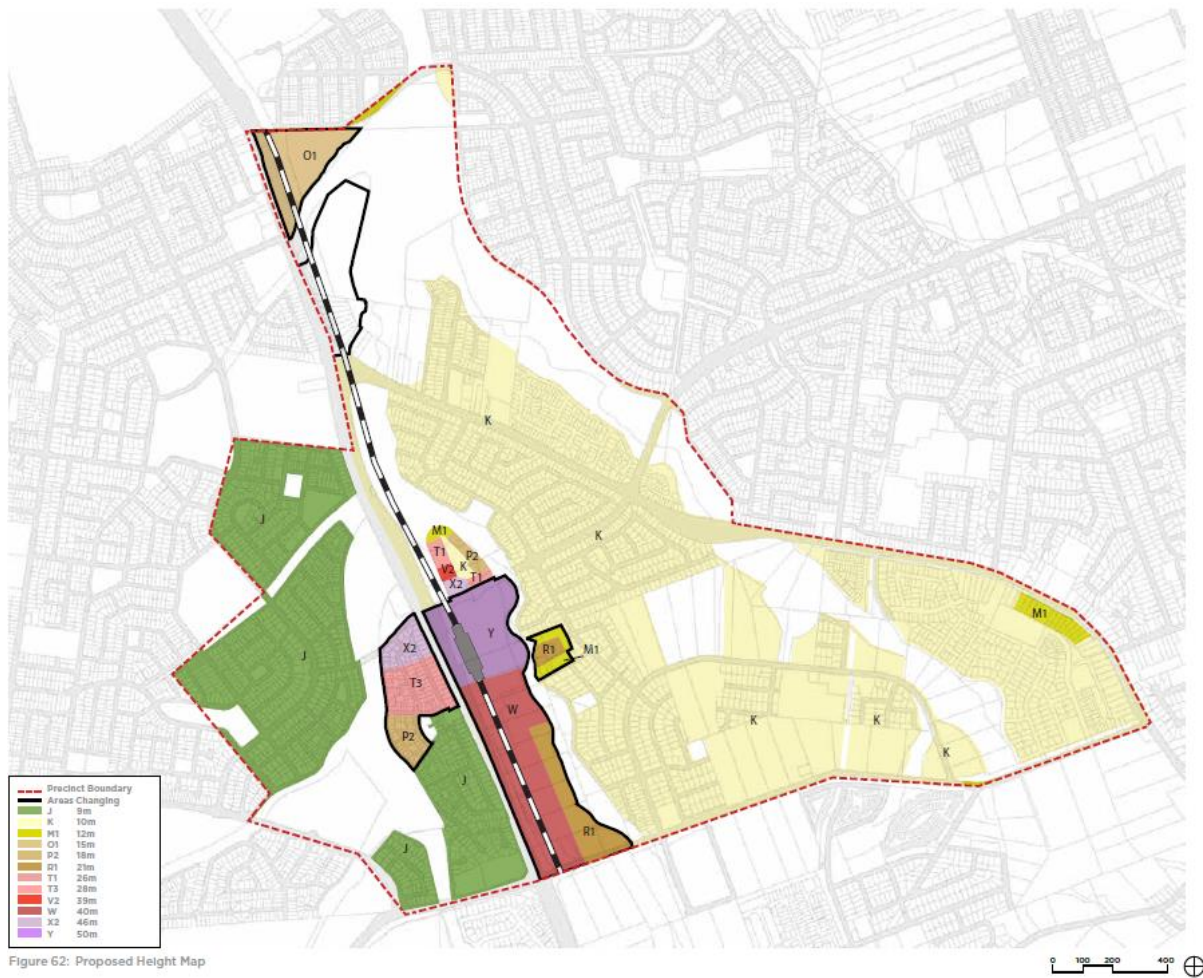
The map below – “Precinct Plan for Kellyville Station Proposal” broadly supports the statement above and shows Landy Place as being Medium Density with an assumed building height of 3-8 storeys as per the statement above.



The “Proposed Zoning Map” below does not reflect the “Precinct Plan” or the statements in so far as the land immediately South of Samantha Riley Drive is show to remain as R2 as opposed to R3. Landy Place is shown as being R2 Low Density instead of R3 Medium Density as per the Precinct Plan Map and being only 250 meters from the proposed station.



The other Map that has me confused is the “Proposed Height Map” below. In spite of rezoning occurring the building height limit is 10 meters for both R2 and R3 buildings. How does this support the “New Residential Apartments” statement ?



I would like to know which map is a correct representation of the Planning & Environment Departments intentions for Landy Place.

I would also like to know if in the next one to five years my property has been earmarked for any other purpose other than R2 low density housing.

I would also like to know if in the next five to ten years my property has been earmarked for any other purpose other than R2 low density housing.

I would also like to know if in the next ten to twenty five years my property has been earmarked for any other purpose other than R2 low density housing.

Yours respectfully,

[Redacted Signature]

