

URGENT ATTENTION!
ROUND 2 – BELL'S APPLICATION RESCHEDULED FOR
COUNCIL CONSIDERATION TUESDAY 27/10/15
50 HOUSES TO BE BUILT
MAY CHANGE KILLCARE PLATEAU FOREVER

A planning proposal to develop 50 residences under a Community Title subdivision on two (approx. 3 hectare) parcels of land abutting Bells at Killcare is again before Council. The proposal is now known as Gov.134 ("BELLS LIVING" AND "BELLS GREEN" LOT 431 DP755234, HN 121-133 THE SCENIC ROAD & LOT 42 DP1165641, HN 79 MAITLAND BAY DRIVE KILLCARE HEIGHTS). It has been relodged without change, with disappointing levels of community consultation and a false claim inferring agreement of the proposal by the Killcare Heights E4 Residents Action Group .

Last time the proposal came up for consideration, Council undertook to have a site meeting involving Councillors and community representatives, prior to their resolution on the Proposal. No such meeting has taken place. The developer organised a meeting with Community Group representatives however none of the concerns raised at that meeting were reflected in the relodged application.

Local community groups have objected to the proposal on the basis that it represents:

- A development that will stand in stark contrast to the plateau's current residential use.
- An extra 50 dwellings on these lots, threatening the ecological and aesthetic values of the Killcare Heights plateau area, contrary to the objectives of the E4 zoning in Gosford's Local Environment Plan
- A density precedent that, if applied to other landholders, could result in up to 500 extra houses with inadequate infrastructure and services (An effective R2 outcome in an area zoned E4).
- An attempt at spot rezoning for residential subdivision in a traditionally protected environmental zone which is inconsistent with strategies for the Gosford LGA.
- An adverse impact on local residents' lifestyles including those in Killcare and Hardys Bay
- A piecemeal approach to the only flat land available for future development of sports fields and similar public facilities in the area.
- Potential for flooding of Mudflat Creek
- A lack of consideration for overall environmental and scenic qualities of the area.
- Lack of infrastructure to accommodate the additional residences.

Have your say by:

- Corresponding with Councillors prior Tuesday's meeting. Request further community consultation PRIOR to their forwarding the proposal to the Gateway process.
- Contact your local Community Group and attend any meetings scheduled for this weekend.
- Write to The General Manager, GCC, PO Box 21, Gosford NSW 2250
- Email individual Councillors (<http://www.gosford.nsw.gov.au/about-council/our-council/councillor-information>), with a copy to goscity@gosford.nsw.gov.au

For further information

Visit savekillcare.org

Contact:

Susan Brooks (Killcare Heights E4 Residents Group) 0419 295 717

Mark Attwooll (Killcare Wagstaffe Trust) 0409 786 620

Bill Gregor (Wagstaffe To Killcare Community Association) 0415 341 797