

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Tuesday, 6 August 2024 1:34:55 PM  
**Attachments:** [tod-submission-ro.docx](#)

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, August 6, 2024 1:14 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 12:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

BELLA VISTA

**Please provide your view on the project**

I object to it

**Submission file**

[tod-submission-ro.docx](#) (1.19 MB)

**Submission**

I wish to register my opposition to the rezoning proposed for the development of land adjacent to Kellyville and Bella Vista Metro Stations.

Having lived in Bella Vista since 2005, I have witnessed a dramatic increase in traffic on Norwest Boulevard, the Windsor Road and the Old Windsor Road. The proposed increase in the height of the apartments to be constructed will only lead to further chaos on the roads.

Parking in nearby streets will also become a serious issue as there will be insufficient on-site parking provided for the new occupants. Already street parking has become an issue for many residents.

With local schools at capacity and no provision for the construction of any new schools, where will the school aged children residents in these new apartments be accommodated. Where are the open spaces provided for sporting facilities.

This rezoning proposal has been done in haste with no thought to the effects on the community or the environment,

It is imperative that this proposal be rejected in its entirety.

**I agree to the above statement**

Yes

4th August 2024  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

To whom it may concern,

**Submission: Transport Oriented Development (TOD) Tier 1 Bella Vista and Kellyville Supported by the following petition:**

<https://www.change.org/p/stop-high-density-rezoning-in-the-hills-district-without-adequate-infrastructure>

The National Housing Accord represents a collective commitment by all states to deliver 1.2 million houses by 2029. This initiative is a direct response to the ongoing housing crisis, which has resulted from a prolonged lack of planning to accommodate population growth.

The Transport Oriented Development (TOD) program is a strategic initiative by the NSW Government aimed at delivering 377,000 homes, representing 31% of the national target of 1.2 million houses. Bella Vista and Kellyville are key components of the Tier 1 TOD program, which involves rezoning land to support approximately 21,000 new homes. This will increase the population density from 4,976 to nearly 12,000 people per square km, a 141% increase. This is similar to Surry Hills, with parts of the precinct designated for densities exceeding 28,000 people per square km, making it comparable to Haymarket, Chippendale, and Green Square.

A significant concern with the NSW Government's proposal is the inadequate planning for future infrastructure to support this substantial population increase. There is a notable absence of plans to widen arterial roads, allocate land and funding for the necessary number of schools, and provide sufficient playing fields. This lack of infrastructure planning is a major concern for many residents. Moreover, the \$520 million allocated for the eight accelerated precincts is insufficient to finance the state infrastructure upgrades required in these areas.

We present detailed arguments below with evidence to support why this proposal cannot stand due to the significant lack of planning.

## **TRAFFIC AND TRANSPORT INFRASTRUCTURE**

Access in and out of the Bella Vista Waters estate is constrained at Norwest Boulevard via Edgewater Drive and Celebration Drive via Brighton Drive, both only local roads. We already experience Edgewater Drive being used as a rat run to Lexington Drive / Celebration Drive with workers parking in the estate so they don't get trapped in the current grid lock of Lexington Drive when they leave in the afternoon. During both AM and PM peaks Old Windsor Road and Northwest Boulevard are heavily congested.

The plans to increase housing capacity in the area will only exacerbate the unacceptable traffic situation with the construction traffic over an extended period of time, then the additional traffic from the new dwellings and ultimately the expected commercial and retail developments around the stations. There is high traffic pressure in the area already with very little of the additional dwellings identified from the Rezoning in 2017 constructed and with nothing commenced of the commercial and retail developments around the stations directly.

As identified in the Precinct Transport Statement (the Statement) there is currently a high level of private vehicle usage in Kellyville and Bella Vista, coupled with high car ownership rates. The Statement considers an opportunity with Demand Management and Mode shift. With rail and buses already available existing residents are already utilising them as they intend. There is minimal opportunity imposing changes on existing residents' travel patterns.

There are many claims in the Statement that show the overall proposal of the transport strategy is flawed. The Statement notes mode shares have been estimated and capacity assessments have not been undertaken for active transport or passenger crowding on public transport. It should be noted that currently the Metro travels in peak at 4-minute intervals yet they are already crowded. There is no confidence in the source of this statement and of additional capacity being possible.

There are so many references in the Statement that identifies the road network will not cope even with upgrades identified and with planned growth to 2041 (19117 dwellings) which is less than 50% of full Future Project Case (41,827 dwellings). The modelling methodology identifies that a “bespoke trip generation model” has been developed to provide an estimation of the likely level of traffic generation from the TOD for the assessment year 2041. How is such a bespoke model baselined to provide confidence that it is correct?

The strategy uses the assumption that full development would occur post-2041 is not captured in the current assessment due to many uncertainties and assumptions associated with long term forecasting. So final target number of dwellings nor full commercial and retail developments and the traffic generated is not even considered in the model!

The modelling results confirm what we all know, currently Old Windsor Road is operating at capacity in the northbound direction during PM peak hour. Norwest Boulevard also operates at capacity in the eastbound direction in both AM and PM peak hours. With the increased high density residential proposed in Glenwood, there is increased traffic demand from Glenwood to Norwest Boulevard via Greenhill Drive which has no capacity to be improved.

The major intersections have been modelled incorporating the upgrades identified in the SSD expected to be delivered by 2041. The modelling results confirm that majority of signalised intersections surrounding the two precincts operate at or are approaching their capacities in the peak with the data provided showing that majority of the intersections have an unacceptable Level of Service and Degree of Saturation. Again, this does not even consider the total forecasted dwellings under the TOD rezoning or the commercial and retail developments.

The Statement identifies the current road network within the Kellyville and Bella Vista Station Precincts experiences performance issues in peak periods, with key arterials such as Old Windsor Road, Windsor Road, Memorial Avenue, and Sunnyholt Road regularly experiencing poor reliability and slow speeds. The Prioritisation for Implementation section provides no confidence on the improvements being identified with no substantial improvements to provide sufficient increased capacities. Also noting that all initiatives are subject to funding available and technical studies, investment decision by State Government and Council which are subject to the usual non-action by these agencies.

The Statement makes bold claims that Kellyville and Bella Vista precincts will provide seamless connections locally and beyond, offering accessible and user centred transport services as part of a sustainable and integrated network”. The 74-page Precinct Transport Statement identifies the issues and challenges but provides no real plan or answers to deliver what is required. There are no tangible areas to investigate to come up with solutions, with multiple cost-prohibitive solutions and treatments would be required. It provides no confidence on how anything will be achieved. This is contrary to what organisations proposing development are required to do when putting in an application to the Department of Planning or Council.

## **UTILITIES**

There are no proposals on how the utilities infrastructure will be upgraded and how timely it could be achieved. There are current developments in the Hills District that are being approved to be constructed yet the utilities authorities, in particular Sydney Water, cannot facilitate the needs of development. TOD documentation claims Sydney Water will upgrade wastewater by 2027. They have not been able to facilitate the requirements of development under the North West Growth Centre strategy that was implemented many years ago. There is no guidance on how this will be addressed. There is no proper consideration to the requirements for Telecommunications, gas or electricity supply.

## **PARKING**



The Metro opened in 2019. According to the 2021 census, 81% of Bella Vista residents owned 2 or more cars, compared to 77% in 2016. Additionally, 82% of people commuting to work travelled by car in 2021, up from 70% in 2016.

Section 2.5.2 of the EIE states:

*"The Precincts have been identified for their growth and potential given the high level of service offered by the Metro stations and access to the Northwest T-Way along Old Windsor Road. Despite this, reliance on motor vehicles in Sydney's Northwest is still relatively high compared to other areas of Sydney."*

If this is the case, why is the proposal allowing for only 1 to 1.5 cars per apartment?

It can only be assumed that any new dwellings in the Bella Vista / Kellyville area will result in high prices demanded. Whilst the Government considers the development of high density living will result in a modal shift of transportation habits reducing the ownership of cars, this area will attract professional people commanding a specific lifestyle which will include greater than average motor vehicle ownership. This will result in parking spilling into the local streets with limited parking provided in the new medium and high-density residential developments. Car ownership analysis at other railway stations which resulted in car ownership of one car per household will never apply to this area.

The EIE adds:

*"While many trips, particularly work, are expected to be catered for by public transport..."*

This contradicts the 2021 census reporting 82% of Bella Vista commuters travel by car. Limiting car ownership to 1.5 per household is unrealistic for Bella Vista. The more accurate number is at least 2 cars. Consequently, this will exacerbate existing congestion during peak hours and turn quiet streets into parking lots. Based on the proposed allowance of 1.5 cars per new apartment, this will result in an approximate spill over of 29,000 cars into neighbouring streets.

## **THOUGHTFUL PLANNING OF DENSITY FLOW; IE FROM HIGH/MEDIUM RISE THROUGH TO LOW RISE, BORDERING ON EXISTING DETACHED HOMES.**

We understand part of the plan for the Kellyville and Bella Vista state led rezoning proposal currently on exhibition is to amend The Hills 2019 Land Zoning Map to rezone land from R3 Medium Density Residential to R4 High Density Residential for part of the land situated east of Elizabeth Macarthur Creek.

Furthermore, we understand part of the plan for the Kellyville and Bella Vista state led rezoning proposal currently on exhibition is to amend The Hills 2019 Height of Buildings Map to increase the height of buildings from 10 and 21m to 22.5m (6 storeys) and 51.5m (15 storeys) for land situated east of Elizabeth Macarthur Creek.

The intent of the proposed development as outlined in the Urban Design Report is to have ***"Medium to high density apartments located close to the new station, commercial core and mixed use areas. Low to medium density housing, including detached dwellings and townhouses that provide a transition to the existing lower density areas surrounding the precinct.***

Altering the zoning from R3 Medium Density Residential to R4 High Density Residential for part of the land situated east of Elizabeth Macarthur Creek to permit from six (6) to fifteen (15) Storey developments within proximity to established low density homes **does not constitute an acceptable transition to the existing lower density areas nearby.** The number of levels proposed are not acceptable for all the reasons known to any qualified planner and as briefly outlined below:

1. Overshadowing impacting biodiversity of the creek
2. Overshadowing impacting natural light on existing detached dwellings
3. Impacting privacy of residents (living in detached dwellings below) from soaring balconies of high rise developments located nearby
4. Intense increase in traffic leading to increased congestion due to reliance on existing roads that were designed & constructed to cater for the current low density development – not the proposed high rise developments soaring from 6 storeys to 15 storeys.
5. Minimal off street parking allocation for new apartments forcing residents to park their second vehicle on the street is a safety hazard. As noted in point 4, these streets are narrow and

were not designed to cater for ample street parking. Cars will be parked on both sides of a narrow street leading to unsafe navigation of vehicles and endangering pedestrian traffic.

6. As the planning department is already aware, the eastern side of Elizabeth Macarthur Creek is low lying and potentially susceptible to flooding, hence the reason why this land has remained undeveloped.

For all the reasons noted above, the zoning of this entire vacant parcel should remain R3 enabling development of Low to Medium density housing consisting of detached dwellings and townhouses, which will provide an orderly transition to the existing lower density areas in this precinct.

## **SCHOOLS – AN ESSENTIAL COMPONENT OF INFRASTRUCTURE**

The Hills Shire has grown significantly over the last 40 years. It has grown from a semi-rural area to a suburban area. The rezoning proposal is to make the area a city yet the infrastructure and specifically schools have barely changed in that time.

The schools in the Hills are full and over full. Castle Hill High School has 40 temporary classrooms that have become permanent with no plan for improvements. The state governments have shown that the Hills is being ignored with regard to schooling needs and students are suffering increasingly crowded and run down conditions. There is no plan to alleviate the issue across the Hills District. For this reason alone, the mega development being proposed that will add 57,000 people to a full education landscape should be rejected. It is not just the residents of Bella Vista and Kellyville affected; this is a Northwestern Sydney issue.

Below is a short analysis of the inadequate schooling in the Hills Shire, particularly in the areas targeted for the mega city development without any planning for schooling requirements.

**a) CRESTWOOD HIGH SCHOOL – BUILT IN THE 1980s (Over 1,000 Students).** The population of the Hills Shire in the 1980s was 90, 000. The population today is over 200,000. The state government proposal for a mega city will increase the population significantly with NO ADDITIONAL infrastructure from Day 1. ( source <https://www.thehills.nsw.gov.au/Residents/Library/Local-Studies-Family-History/Population-in-The-Hills-Shire> )

Crestwood High School has a special unit for children with disabilities. They have priority for accessible rooms and all other classes are timetabled around the needs of the disability unit. It is apparent that the skyscraper towers proposed for Bella Vista would bring in **thousands of children** and yet Crestwood High School does not have rooming capacity.

There is perhaps an expectation of the government that the population will be absorbed by the private school system, but this is in direct contradiction to the demographic being proposed for the Bella Vista rezoning of 3-8% affordable housing for those on minimum wages. This demographic must be catered for by the public school system, yet the government has no concrete plans to house the thousands of children. The demographic changes must be particularly catered for, some of whom may have high welfare needs and there may be difficulties integrating them into an existing school community. All these factors have been ignored and the re zoning proposal is treating people like Lego pieces and trying to shove as many as possible into a crowded area. It seems the only consideration is numbers no social, ecological, environmental or urban planning undertaken.

The rezoning proposal states a “potential high school” will be considered on the Glenwood side of the plan, but this is unlikely given the government track record in building any new high schools. Irrespective of this the plan for one school is a reflection of the urban planning lack of understanding of community needs and just putting more people in an area to meet poorly conceived policies being the Housing Accord 2023 and a reflection of the government’s failure on immigration.

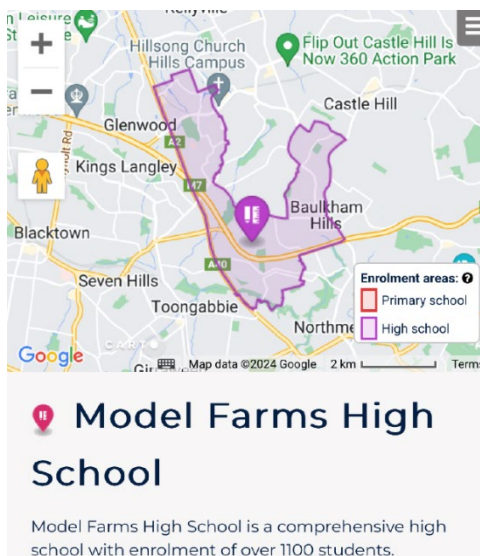
Note when the entire Balmoral Road area was developed from 5-acre farm lots to suburban blocks, units, duplexes and townhouses the solution for the government was to REMOVE Bella Vista waters residents from Crestwood High Schools catchment and send all the children to Model Farms High

School. The irony is the Bella Vista Waters children go past Crestwood High to get to their school in Baulkham Hills.

It follows that **state government has no plans to cater to thousands of families** that will be housed in the inappropriate development, the evidence being that minimal infrastructure investment has taken place in the Hills in terms of high schools for years.



**b) MODEL FARMS HIGH SCHOOL – built in the 1960's (1100 Students)** when the population was 29,000 and yet it is being relied on to cope with a population 3-4 times larger. How is this justifiable? The government has just built a new building for Matthew Pearce Public being a massive school (one of the largest in the state) and this school is the feeder for Model Farms. How does the government believe that further development in Bella Vista and the associated population increase in population will be managed on day 1, as the towers with their full occupancy, spill into our local schools already at capacity?

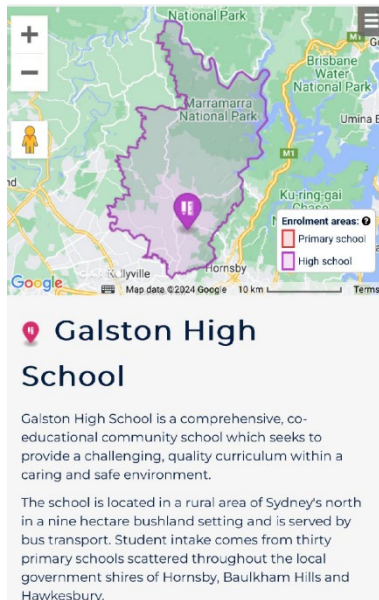


**c) CASTLE HILL HIGH SCHOOL – built in the 1960's is now at over 2000 students** and is housing students in 45 portable buildings. **There is no plan in any of the Hills suburbs to cater for High School students.**

d) **PROPOSED SHOWGROUND PRIMARY SCHOOL** – no plans to bring this to reality with the local Member Mark Hodges MP supporting an e petition detailing there are 9500 more children entering the precinct and yet they are being expected to be accommodated in existing schools.

e) **GALSTON HIGH SCHOOL** - caters for an extraordinarily large area. The government has allowed development in Glenhaven, Middle Dural, and Glenorie and yet once again the familiar pattern can be observed. There is no high school in Kenthurst, Glenorie, Arcadia, Dural, Middle Dural, Box Hill.

**More people, no schools, particularly high schools.**



Over the years the governments have used the North West of Sydney to accommodate more and more of Sydney's migration. Without any review of migration and its resultant impact on communities and standard of living this government continues to pour people into Sydney jamming them into high rise towers with no regard for the needs of a growing population. The new schools that have been built are immediately filled to capacity for example The Ponds, Rouse Hill High School and Kellyville High School.

To accommodate the growth in population planned for the Hills one would have to say we need at least 7 additional high schools. I am not a demographer but 57,000 people and 9,500 already attributable to the Castle Hill precinct cannot in any way be absorbed into our 1960's schools.

**On this basis I call for a halt of the rezoning of the area that is inappropriate and ill-conceived given the infrastructure and the community needs.**

## **POPULATION AND LOAD BALANCING**

In the weeks since the Government released its proposal, we have come to realise that their vision for Kellyville-Bella Vista will make it one of the most densely populated precincts in Australia, with a population density more akin to Manhattan than Sydney's north-west.

The TOD plans for Bella Vista & Kellyville combined aims to build 21,000 new apartments (**NOT HOMES**) by 2030 - which is in addition to approximately another 21,000 apartments already approved and in the "*pipeline*." That's correct – 42,000 new apartments on the way for these two suburbs.

The precinct will end up with a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be like Haymarket, Chippendale and Green Square.

As current residents, we know just how intense the NSW Government's proposal for the corridor along Old Windsor Road will be. The most worrying part of the proposal was the completely inadequate plans to fund infrastructure (IN ADVANCE – NOT AFTER THE DEVELOPMENT) to support these significant population increases.

The section of Old Windsor Road between Bella Vista and Kellyville Metro stations already resembles a car park for much of the day. Now this Government wants to add what could be an additional 20,000 cars to the mix with no plans for a much-needed third lane between Old Windsor Road and Norwest Boulevard.

Importantly, that stretch of the road hasn't been upgraded since it was surrounded by farms and market gardens. Now, this government wants to dump one of the most densely populated precincts in the state on either side of it.

Despite The Hills Shire having the most overcrowded schools in the state, with 46 per cent over their enrolment cap by more than 100 students, the Government's plans only include one public primary school in an area that will have 42,000 new dwellings.

**Rebalancing population growth** across different rail stations in Western Sydney involves a multi-faceted approach that considers infrastructure, policy, and community needs. Outlined below are several pathways that could be implemented to achieve this:

### 1. Infrastructure and Transit Enhancement

- **Expand Rail Connectivity:** Enhance connectivity between less developed areas and key transit hubs. Improving access and frequency of services can make less central stations more attractive for new developments.
- **Upgrade Stations:** Invest in upgrading facilities at underutilised stations to make them more appealing. This could include better amenities, improved accessibility, and enhanced safety features.
- **Develop Park-and-Ride Facilities:** Create or expand park-and-ride options at lesser-used stations to attract commuters who might otherwise drive to more central locations.

### 2. Urban Planning and Development Incentives

- **Zoning and Land Use Policies:** Revise zoning laws to encourage mixed-use developments around other underdeveloped stations by allowing for higher-density residential and commercial developments to stimulate growth.
- **Incentives for Developers:** Offer incentives such as tax breaks, grants, or streamlined approval processes for developers who focus on other suburbs with lower growth rates.
- **Infrastructure Investments:** Ensure that infrastructure improvements, such as roads, utilities, and public spaces, are simultaneously aligned with planned growth areas to support new developments.

### 3. Economic and Community Development

- **Business Incentives:** Attract businesses to less developed areas by offering incentives or subsidies, which can drive economic growth and create job opportunities.
- **Community Engagement:** Engage with local communities to understand their needs and preferences rather than imposing a strategy that hasn't been carefully thought through and will lead to other issues requiring more solutions. Tailor development plans to include community amenities and services that align with these needs.
- **Promote Local Events:** Support local events and initiatives that draw people to less developed areas, helping to build community identity and attract interest in these regions.

### 4. Marketing and Awareness

- **Promote Benefits:** Highlight the benefits of living near less central stations, such as lower property prices, less congestion, and potential for future growth.
- **Showcase Success Stories:** Use case studies of successful development and growth in similar areas to demonstrate the potential and attract new residents and businesses.

## 5. Long-Term Strategic Planning

- **Integrated Planning:** Develop a long-term plan that integrates transportation, housing, and economic development strategies to ensure **balanced growth across more rail stations** – not just dumping an enormous unrealistic load in two adjoining suburbs ie Kellyville and Bella Vista, which will lead to other issues developing that will require a solution to be implemented by future governments.
- **Monitor and Adjust:** Regularly monitor population and economic data to assess the effectiveness of the strategies and make adjustments as needed.

## 6. Collaboration and Governance

- **Coordinate with Local Authorities:** Work with local councils who know the area best and government bodies to ensure that policies and investments are aligned with broader regional plans.
- **Public-Private Partnerships:** Foster partnerships between government and private sectors to leverage additional resources and expertise in driving balanced growth.

By implementing these strategies, Western Sydney can better distribute population growth across its rail stations, alleviating pressure on overdeveloped areas and fostering a more balanced regional development.

As demonstrated in many other cities around the world, high concentration of population will lead to unwanted social and economic outcomes requiring future governments to use taxpayer funding (which is already in short supply) to fix the problems that could have been avoided at the outset by implementation of better & thoughtful long term planning – in contrast to the shotgun approach that is currently being proposed.

## **CONCLUSION**

We request the NSW Government overturn the TOD Tier 1 proposal impacting Bella Vista and Kellyville and undertake a thorough review of future housing in this area in consultation with The Hills Council and its constituents.

This submission is supported by signatures represented in the following online petition:

<https://www.change.org/p/stop-high-density-rezoning-in-the-hills-district-without-adequate-infrastructure>

Regards,

A large black rectangular redaction box covering the signature and name of the sender.

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 2:26:44 PM  
**Attachments:** [architectus-submission-report---ssd-10343.pdf](#)

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Sunday, August 4, 2024 10:52 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Sun, 04/08/2024 - 22:50

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]



**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I support it

**Submission file**

[architectus-submission-report---ssd-10343.pdf](#) (4.62 MB)

**Submission**

Subject: Public Exhibition | Consultation - Kellyville/Bella Vista TOD Rezoning Proposal

Dear Mr Andre Szczepanski,

Thank you for providing the opportunity to review the Explanation of Intended Effects (EIE) documentation.

As a resident within 400 meters of Kellyville Station, I have been actively involved in the Kellyville strategic planning process for a significant period. This involvement has included substantial sacrifices and investments, particularly in collaboration with Architectus, whose submission is attached.

Architectus's rationale for its submission states that the proposed site aligns with the State Government's core principles and objectives. Their February 2016 submission for the "Kellyville Station Precinct Proposal" (attached) recommends investigating large, well-connected sites for higher densities and diverse housing opportunities.

Architectus argues that the site is crucial for the strategy, noting its visibility from the station precinct and its role in providing a boundary to the existing linear open space, which will be central to the new precinct. They have analyzed multiple options and recommended building heights of 6-20 storeys (FSR 3.5:1+) due to the site's strategic location near the Kellyville Metro Station. This approach aims to optimize housing outcomes while ensuring permeability through the site to Kellyville Macquarie ave Reserve and preserving amenity.

The site, located just 250 meters from Kellyville Metro Station and within the 400-meter radius, benefits from natural precinct boundaries. Architectus's proposal offers excellent orientation, vistas, and connectivity through the site to the adjoining nature reserve. It is well-integrated with existing walking paths and important



pedestrian infrastructure, including a bridge and an underpass, facilitating efficient access to Kellyville Metro Station.

Architectus emphasizes that urban renewal in Kellyville can only be achieved on larger sites, which would significantly enhance neighborhood amenity and the quality of individual apartments. Their recent Kellyville Urban report, which encompasses the Elizabeth Macarthur Estate, was prepared for your department.

Given the NSW Government's commitment to addressing the housing crisis through Transport Oriented Development, I am disappointed that the merits of Architectus's proposal have not been recognized under previous administrations. While I hope this was an oversight, I am concerned that local politics may have influenced its exclusion from the current TOD proposal.

It is essential that current State-led rezonings acknowledge the planning merits of the Architectus proposal and rectify past omissions. I trust that the Minns Government, along with the NSW Department of Planning, Housing & Infrastructure, will consider high-density zoning for this site as recommended by Architectus. This adjustment would contribute significantly to meeting the government's commitments and facilitating orderly urban renewal.

I urge the Minns Government to ensure that the rezoning proposal includes appropriate controls to realise the site's potential and deliver well-located housing, thereby fulfilling the state's policy objectives.

**I agree to the above statement**

Yes

# Kellyville Station Precinct Proposal

**PRELIMINARY submission on behalf  
of the landowners of 2-18 Macquarie Avenue,  
4-26 Bridget Place, Kellyville**

26 February 2016

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# Purpose of this preliminary submission

Architectus has been engaged by the landowners of 21 residential lots in 2-18 Macquarie Avenue & 4-26 Bridget Place, Kellyville, to investigate the development potential of this site, and provide a submission on the Kellyville Station Precinct report.

The combined site is over 11,600sqm and located 250m from the new Kellyville Train Station, scheduled for opening in 2019. The landowners have come to agreement about the coordinated sale of the land, creating an opportunity for a significant, master planned development on this key site opposite the station and the parklands. The coordinated development of this site results in a number of public domain, built form and density opportunities, which are presented later in this submission.

This submission is a **preliminary** response to the public exhibition only. Architectus is currently testing and refining built form recommendations for the site, and plans to make a detailed submission within 2 weeks. The detailed submission will present our analysis, detailed testing and draft alternative controls for the site, should the NSW Department of Planning and Environment support an increase in built form for the consolidated site.



Fig. 1 – The consolidated 11,600sqm site area comprising 21 lots



# The opportunity

The 2013 NSW Government Structure Plan for the Kellyville Station set an expectation for the urban renewal of the Kellyville area for a high density, mixed use centre focussed around a new train station and local centre. The strategy is consistent with the underlying principle of the State Government's 'A Plan for Growing Sydney' - large sites in well-connected and serviced centres should be investigated for their potential to accommodate higher densities and provide diverse housing opportunities.

Kellyville's role in the corridor is as a primarily residential centre, with a landscaped character and quality public domain that balances the impacts of increased densities. The subject consolidated site is a pivotal part of this strategy – the site is highly visible from the station precinct and has the critical role of providing the edge to the existing linear open space that will form the spine of the new precinct.



Fig. 2 – Precinct Plan for the Kellyville Station Precinct (the proposed site area is outlined in blue).

The analysis presented in both the 2013 Structure Report, and in the 2015 Kellyville Station Precinct Report demonstrates that many sites within 800m of the station are constrained and development potential is limited. The key challenge for the renewal of the Kellyville centre is fragmented ownership. Apart from the several large lots near the rail line, the vast majority of land near the station is developed for single dwellings.

The Kellyville Station Structure Plan prepared by the NSW Department of Planning and Environment anticipates that much of this subdivided area will develop for residential flat buildings up to 6 storeys, on single lots or consolidated two-lot parcels. This represents a potential under-development for sites in close proximity to heavy rail, and the resulting built form does not present much potential for the creation of quality open spaces and streetscapes.

On larger sites near the station, the Kellyville Station Precinct Proposal envisages master-planned mixed use development with good communal and public open space, low street wall heights and tall slender towers up to 15 storeys. This typology, that is only achievable on larger sites, is a far superior outcome for the neighbourhood and the amenity of individual apartments.

Because the landowners have agreed to sell their land as one consolidated parcel (a Memorandum of Understanding to this effect will be provided as part of the detailed submission) it can be planned for as one large site, where this same typology can be achieved.

The treatment of the subject site as one lot, and increased height and density controls provide the opportunity for the following outcomes:

1. High quality built form: pedestrian scaled street walls with slender, well-spaced towers



Preferred building typology for this context – 6 storey street walls and a slender tower in Pyrmont.

2. Large, consolidated common open spaces that allow for active and passive recreation



Common open space – The Emporium, Brisbane



### 3. Coordinated public domain – landscaped setbacks



Because Victoria Park, Zetland was carefully master planned on large sites, 10m vegetated setbacks could be achieved and provide fantastic streetscape character.

### 4. Coordinated public domain – through site links



With such a large development site, laneways, or through site links can be provided to improve permeability and views and connections to the park from the surrounding streets.

### 5. More homes near the station and the local centre



Ultimately, more people in the Kellyville centre means more retail trade for business, and active, busy urban spaces in the local centre.

### 6. Design excellence



A site this large is more likely to be developed by a larger developer who can be pushed to achieve a high quality of architectural design and amenity.

# Options being tested

The detailed submission being prepared by Architectus will demonstrate the significant benefits associated with allowing for a high density, master planned development on the consolidated subject site. To demonstrate the benefits of the proposed scheme, the following built form options are being tested, and will be presented in the final report:

- A scheme that complies with the proposed Kellyville Station Precinct Plan **(3 storeys, FSR 1.0:1)**.
- Option 1 - A scheme that adopts the principles of the Kellyville Station Precinct Plan with 6 storeys on the Elizabeth Macarthur Creek park frontage. **(6 storeys, FSR 2.0:1)**
- Option 2 - A scheme that maximises the site potential, based on an understanding of the site's context and the Department's vision for the town centre **(6-15 storeys, FSR 3.2:1)**.
- **Option 3 - the preferred scheme** - A scheme that tests taller tower heights, commensurate with the site's strategic location near a new station. This option provides the best opportunity for provision of public benefits as discussed in the previous section. **(6-20 storeys, FSR 3.5:1+)**.

Early concepts for the tested options are shown below:



Option 1



Option 2



Option 3



# Next steps

Architectus is currently undertaking further analysis and testing and will submit a full and detailed submission to the Department of Planning and Environment in two weeks.

The report will comprise:

- Demonstrated understanding of the site's strategic context and the Department's vision for Kellyville.
- Options tested, and the identification of a preferred option
- Shadow and solar access assessment for each option.
- Public domain benefits associated with each option.
- Draft planning controls to ensure the coordinated delivery of the master plan scheme on the consolidated site.
- A Memorandum of Understanding between landowners, ensuring the orderly development of a high density scheme on the site.

We look forward to making our final submission, and meeting with you to discuss the proposed alternative controls.

Should you wish to discuss any of the above matters further in the meantime, please feel free to contact Jane Freeman or myself on (02) 8252 8400.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Harrison'.

Michael Harrison

Director of Urban Design & Urban Planning  
Architectus Group Pty Ltd





**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 1:59:42 PM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Monday, August 5, 2024 10:45 AM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Mon, 05/08/2024 - 10:45

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I support it

**Submission**

I live on Leyburn Street in Stanhope Gardens. I am part of a community title and we are being re-zoned as R4. However, seeing the drafted plan/map yesterday, there is a proposed park now sitting on Leyburn Street, Wigan Street and surrounding houses.

Building a park in an area surrounded by R4 development, doesn't give the titled land owners affected by the potential park, any confidence in giving you their vote to go ahead with with the development. According to

the map, it looks to have approx 50 houses affected and since you need 100% of votes due to it being titled land, you will not achieve this by removing the only chance these people have at potentially turning a profit to a private developer. Remove the park on and around Leyburn/Wigan Street and you will have my support and vote, along with many others in the community title affected by this proposed park.

**I agree to the above statement**

Yes

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 2:32:56 PM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 2, 2024 12:30 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 02/08/2024 - 12:30

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

This rezoning imprisons and barricades the affected existing residents between the high rise of the Norwest Commercial Sector and High Rise Residential Sector. Living in Bella Vista already has its own challenges with regard to traffic and amenities. The people living in the 20,700 new dwellings are going to push this community to breaking point. They will not all be using the North West Rail Corridor as touted. They will have real lives where their work requires driving at least one or more of their cars, taking children to daycare and school, picking up groceries and food. The exits from our community are already at bursting point. The Commercial Sector has height limits which don't jar the eye but the residential monstrosities which have already sprung up near every rail station are reminiscent of tenement slums casting long menacing shadows over the original communities. Council's promoting this money grab under the guise of offering affordable homes will not be remembered for their foresight but for their destruction of a beautiful community which the residents have loved and nurtured, making it our home and sanctuary.

**I agree to the above statement**

Yes

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 2:31:49 PM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 2, 2024 3:59 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 02/08/2024 - 15:58

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Francene

### Last name

Keane

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

KELLYVILLE

**Please provide your view on the project**

I object to it

**Submission**

Dear Deptaartment of Planning,

I received your letter about more density housing in the Kellyville and Bella Vista area. Based on the paper you sent being vague as to the height restricitons and any reference to parking, which is already insufficient right now, I object.

I:

1. Am a home owner in Kellyville of a two story home
2. Have 2 school aged children
3. Use the metro most days to commute to work, with working hours 9 - 5 pm
- 4 Have invested a significant sum into a home of value and want it to maintain its value

My objections are based on:

1. Impact to property value
2. Impact of community housing to safety in the area
3. Impact into the look and feel of the areas ambience
4. Traffic concerns - already the road and tavel has significant delays
5. Additional loads on current infrastucture
6. Parking constraints - already, if I do not arrive at Kellyville metro station by 7.30 am, I can not obtain a car park. When I then go to Bella Vista this is full also and often requires me to drive to the city. The current population is unable to use the metro, before any more medium density is introduced.

So given parking is already unsuitable, I would be concened that any further developments are planned until this is rectified.

Kind Regards

Francene Keane

**I agree to the above statement**

Yes

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 2:31:08 PM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Saturday, August 3, 2024 5:38 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Sat, 03/08/2024 - 17:37

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Aditi

### Last name

Gulati

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode



Stanhope Gardens

**Please provide your view on the project**

I object to it

**Submission**

1. There's too much congestion in the area including weekends. The roads are choked and takes 30-45 minutes just to cross sunnyholt road intersection.
2. The appeal of the area is housing and converting to high rise will destroy the charm of detached houses.
3. Schooling is already an issue and adding more residents will fuel more cramped classrooms

**I agree to the above statement**

Yes

**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Tuesday, 6 August 2024 12:16:56 PM  
**Attachments:** [tod-submission-ro.docx](#)

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, August 6, 2024 11:00 AM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 10:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

### First name

Jeff

### Last name

Grey

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

**Suburb/Town & Postcode**

bella Vista

**Please provide your view on the project**

I object to it

**Submission file**

[tod-submission-ro.docx](#) (1.19 MB)

**Submission**

This is a group submission representing residents in and around Bella Vista.

**I agree to the above statement**

Yes

4th August 2024  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

To whom it may concern,

**Submission: Transport Oriented Development (TOD) Tier 1 Bella Vista and Kellyville Supported by the following petition:**

<https://www.change.org/p/stop-high-density-rezoning-in-the-hills-district-without-adequate-infrastructure>

The National Housing Accord represents a collective commitment by all states to deliver 1.2 million houses by 2029. This initiative is a direct response to the ongoing housing crisis, which has resulted from a prolonged lack of planning to accommodate population growth.

The Transport Oriented Development (TOD) program is a strategic initiative by the NSW Government aimed at delivering 377,000 homes, representing 31% of the national target of 1.2 million houses. Bella Vista and Kellyville are key components of the Tier 1 TOD program, which involves rezoning land to support approximately 21,000 new homes. This will increase the population density from 4,976 to nearly 12,000 people per square km, a 141% increase. This is similar to Surry Hills, with parts of the precinct designated for densities exceeding 28,000 people per square km, making it comparable to Haymarket, Chippendale, and Green Square.

A significant concern with the NSW Government's proposal is the inadequate planning for future infrastructure to support this substantial population increase. There is a notable absence of plans to widen arterial roads, allocate land and funding for the necessary number of schools, and provide sufficient playing fields. This lack of infrastructure planning is a major concern for many residents. Moreover, the \$520 million allocated for the eight accelerated precincts is insufficient to finance the state infrastructure upgrades required in these areas.

We present detailed arguments below with evidence to support why this proposal cannot stand due to the significant lack of planning.

## **TRAFFIC AND TRANSPORT INFRASTRUCTURE**

Access in and out of the Bella Vista Waters estate is constrained at Norwest Boulevard via Edgewater Drive and Celebration Drive via Brighton Drive, both only local roads. We already experience Edgewater Drive being used as a rat run to Lexington Drive / Celebration Drive with workers parking in the estate so they don't get trapped in the current grid lock of Lexington Drive when they leave in the afternoon. During both AM and PM peaks Old Windsor Road and Northwest Boulevard are heavily congested.

The plans to increase housing capacity in the area will only exacerbate the unacceptable traffic situation with the construction traffic over an extended period of time, then the additional traffic from the new dwellings and ultimately the expected commercial and retail developments around the stations. There is high traffic pressure in the area already with very little of the additional dwellings identified from the Rezoning in 2017 constructed and with nothing commenced of the commercial and retail developments around the stations directly.

As identified in the Precinct Transport Statement (the Statement) there is currently a high level of private vehicle usage in Kellyville and Bella Vista, coupled with high car ownership rates. The Statement considers an opportunity with Demand Management and Mode shift. With rail and buses already available existing residents are already utilising them as they intend. There is minimal opportunity imposing changes on existing residents' travel patterns.

There are many claims in the Statement that show the overall proposal of the transport strategy is flawed. The Statement notes mode shares have been estimated and capacity assessments have not been undertaken for active transport or passenger crowding on public transport. It should be noted that currently the Metro travels in peak at 4-minute intervals yet they are already crowded. There is no confidence in the source of this statement and of additional capacity being possible.

There are so many references in the Statement that identifies the road network will not cope even with upgrades identified and with planned growth to 2041 (19117 dwellings) which is less than 50% of full Future Project Case (41,827 dwellings). The modelling methodology identifies that a “bespoke trip generation model” has been developed to provide an estimation of the likely level of traffic generation from the TOD for the assessment year 2041. How is such a bespoke model baselined to provide confidence that it is correct?

The strategy uses the assumption that full development would occur post-2041 is not captured in the current assessment due to many uncertainties and assumptions associated with long term forecasting. So final target number of dwellings nor full commercial and retail developments and the traffic generated is not even considered in the model!

The modelling results confirm what we all know, currently Old Windsor Road is operating at capacity in the northbound direction during PM peak hour. Norwest Boulevard also operates at capacity in the eastbound direction in both AM and PM peak hours. With the increased high density residential proposed in Glenwood, there is increased traffic demand from Glenwood to Norwest Boulevard via Greenhill Drive which has no capacity to be improved.

The major intersections have been modelled incorporating the upgrades identified in the SSD expected to be delivered by 2041. The modelling results confirm that majority of signalised intersections surrounding the two precincts operate at or are approaching their capacities in the peak with the data provided showing that majority of the intersections have an unacceptable Level of Service and Degree of Saturation. Again, this does not even consider the total forecasted dwellings under the TOD rezoning or the commercial and retail developments.

The Statement identifies the current road network within the Kellyville and Bella Vista Station Precincts experiences performance issues in peak periods, with key arterials such as Old Windsor Road, Windsor Road, Memorial Avenue, and Sunnyholt Road regularly experiencing poor reliability and slow speeds. The Prioritisation for Implementation section provides no confidence on the improvements being identified with no substantial improvements to provide sufficient increased capacities. Also noting that all initiatives are subject to funding available and technical studies, investment decision by State Government and Council which are subject to the usual non-action by these agencies.

The Statement makes bold claims that Kellyville and Bella Vista precincts will provide seamless connections locally and beyond, offering accessible and user centred transport services as part of a sustainable and integrated network”. The 74-page Precinct Transport Statement identifies the issues and challenges but provides no real plan or answers to deliver what is required. There are no tangible areas to investigate to come up with solutions, with multiple cost-prohibitive solutions and treatments would be required. It provides no confidence on how anything will be achieved. This is contrary to what organisations proposing development are required to do when putting in an application to the Department of Planning or Council.

## **UTILITIES**

There are no proposals on how the utilities infrastructure will be upgraded and how timely it could be achieved. There are current developments in the Hills District that are being approved to be constructed yet the utilities authorities, in particular Sydney Water, cannot facilitate the needs of development. TOD documentation claims Sydney Water will upgrade wastewater by 2027. They have not been able to facilitate the requirements of development under the North West Growth Centre strategy that was implemented many years ago. There is no guidance on how this will be addressed. There is no proper consideration to the requirements for Telecommunications, gas or electricity supply.

## **PARKING**

The Metro opened in 2019. According to the 2021 census, 81% of Bella Vista residents owned 2 or more cars, compared to 77% in 2016. Additionally, 82% of people commuting to work travelled by car in 2021, up from 70% in 2016.

Section 2.5.2 of the EIE states:

*"The Precincts have been identified for their growth and potential given the high level of service offered by the Metro stations and access to the Northwest T-Way along Old Windsor Road. Despite this, reliance on motor vehicles in Sydney's Northwest is still relatively high compared to other areas of Sydney."*

If this is the case, why is the proposal allowing for only 1 to 1.5 cars per apartment?

It can only be assumed that any new dwellings in the Bella Vista / Kellyville area will result in high prices demanded. Whilst the Government considers the development of high density living will result in a modal shift of transportation habits reducing the ownership of cars, this area will attract professional people commanding a specific lifestyle which will include greater than average motor vehicle ownership. This will result in parking spilling into the local streets with limited parking provided in the new medium and high-density residential developments. Car ownership analysis at other railway stations which resulted in car ownership of one car per household will never apply to this area.

The EIE adds:

*"While many trips, particularly work, are expected to be catered for by public transport..."*

This contradicts the 2021 census reporting 82% of Bella Vista commuters travel by car. Limiting car ownership to 1.5 per household is unrealistic for Bella Vista. The more accurate number is at least 2 cars. Consequently, this will exacerbate existing congestion during peak hours and turn quiet streets into parking lots. Based on the proposed allowance of 1.5 cars per new apartment, this will result in an approximate spill over of 29,000 cars into neighbouring streets.

## **THOUGHTFUL PLANNING OF DENSITY FLOW; IE FROM HIGH/MEDIUM RISE THROUGH TO LOW RISE, BORDERING ON EXISTING DETACHED HOMES.**

We understand part of the plan for the Kellyville and Bella Vista state led rezoning proposal currently on exhibition is to amend The Hills 2019 Land Zoning Map to rezone land from R3 Medium Density Residential to R4 High Density Residential for part of the land situated east of Elizabeth Macarthur Creek.

Furthermore, we understand part of the plan for the Kellyville and Bella Vista state led rezoning proposal currently on exhibition is to amend The Hills 2019 Height of Buildings Map to increase the height of buildings from 10 and 21m to 22.5m (6 storeys) and 51.5m (15 storeys) for land situated east of Elizabeth Macarthur Creek.

The intent of the proposed development as outlined in the Urban Design Report is to have ***"Medium to high density apartments located close to the new station, commercial core and mixed use areas. Low to medium density housing, including detached dwellings and townhouses that provide a transition to the existing lower density areas surrounding the precinct.***

Altering the zoning from R3 Medium Density Residential to R4 High Density Residential for part of the land situated east of Elizabeth Macarthur Creek to permit from six (6) to fifteen (15) Storey developments within proximity to established low density homes **does not constitute an acceptable transition to the existing lower density areas nearby.** The number of levels proposed are not acceptable for all the reasons known to any qualified planner and as briefly outlined below:

1. Overshadowing impacting biodiversity of the creek
2. Overshadowing impacting natural light on existing detached dwellings
3. Impacting privacy of residents (living in detached dwellings below) from soaring balconies of high rise developments located nearby
4. Intense increase in traffic leading to increased congestion due to reliance on existing roads that were designed & constructed to cater for the current low density development – not the proposed high rise developments soaring from 6 storeys to 15 storeys.
5. Minimal off street parking allocation for new apartments forcing residents to park their second vehicle on the street is a safety hazard. As noted in point 4, these streets are narrow and

were not designed to cater for ample street parking. Cars will be parked on both sides of a narrow street leading to unsafe navigation of vehicles and endangering pedestrian traffic.

6. As the planning department is already aware, the eastern side of Elizabeth Macarthur Creek is low lying and potentially susceptible to flooding, hence the reason why this land has remained undeveloped.

For all the reasons noted above, the zoning of this entire vacant parcel should remain R3 enabling development of Low to Medium density housing consisting of detached dwellings and townhouses, which will provide an orderly transition to the existing lower density areas in this precinct.

## **SCHOOLS – AN ESSENTIAL COMPONENT OF INFRASTRUCTURE**

The Hills Shire has grown significantly over the last 40 years. It has grown from a semi-rural area to a suburban area. The rezoning proposal is to make the area a city yet the infrastructure and specifically schools have barely changed in that time.

The schools in the Hills are full and over full. Castle Hill High School has 40 temporary classrooms that have become permanent with no plan for improvements. The state governments have shown that the Hills is being ignored with regard to schooling needs and students are suffering increasingly crowded and run down conditions. There is no plan to alleviate the issue across the Hills District. For this reason alone, the mega development being proposed that will add 57,000 people to a full education landscape should be rejected. It is not just the residents of Bella Vista and Kellyville affected; this is a Northwestern Sydney issue.

Below is a short analysis of the inadequate schooling in the Hills Shire, particularly in the areas targeted for the mega city development without any planning for schooling requirements.

**a) CRESTWOOD HIGH SCHOOL – BUILT IN THE 1980s (Over 1,000 Students).** The population of the Hills Shire in the 1980s was 90, 000. The population today is over 200,000. The state government proposal for a mega city will increase the population significantly with NO ADDITIONAL infrastructure from Day 1. ( source <https://www.thehills.nsw.gov.au/Residents/Library/Local-Studies-Family-History/Population-in-The-Hills-Shire> )

Crestwood High School has a special unit for children with disabilities. They have priority for accessible rooms and all other classes are timetabled around the needs of the disability unit. It is apparent that the skyscraper towers proposed for Bella Vista would bring in **thousands of children** and yet Crestwood High School does not have rooming capacity.

There is perhaps an expectation of the government that the population will be absorbed by the private school system, but this is in direct contradiction to the demographic being proposed for the Bella Vista rezoning of 3-8% affordable housing for those on minimum wages. This demographic must be catered for by the public school system, yet the government has no concrete plans to house the thousands of children. The demographic changes must be particularly catered for, some of whom may have high welfare needs and there may be difficulties integrating them into an existing school community. All these factors have been ignored and the re zoning proposal is treating people like Lego pieces and trying to shove as many as possible into a crowded area. It seems the only consideration is numbers no social, ecological, environmental or urban planning undertaken.

The rezoning proposal states a “potential high school” will be considered on the Glenwood side of the plan, but this is unlikely given the government track record in building any new high schools. Irrespective of this the plan for one school is a reflection of the urban planning lack of understanding of community needs and just putting more people in an area to meet poorly conceived policies being the Housing Accord 2023 and a reflection of the government’s failure on immigration.

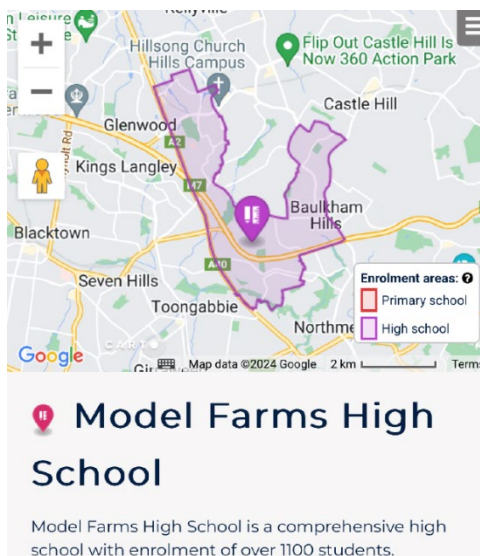
Note when the entire Balmoral Road area was developed from 5-acre farm lots to suburban blocks, units, duplexes and townhouses the solution for the government was to REMOVE Bella Vista waters residents from Crestwood High Schools catchment and send all the children to Model Farms High

School. The irony is the Bella Vista Waters children go past Crestwood High to get to their school in Baulkham Hills.

It follows that **state government has no plans to cater to thousands of families** that will be housed in the inappropriate development, the evidence being that minimal infrastructure investment has taken place in the Hills in terms of high schools for years.



**b) MODEL FARMS HIGH SCHOOL – built in the 1960's (1100 Students)** when the population was 29,000 and yet it is being relied on to cope with a population 3-4 times larger. How is this justifiable? The government has just built a new building for Matthew Pearce Public being a massive school (one of the largest in the state) and this school is the feeder for Model Farms. How does the government believe that further development in Bella Vista and the associated population increase in population will be managed on day 1, as the towers with their full occupancy, spill into our local schools already at capacity?



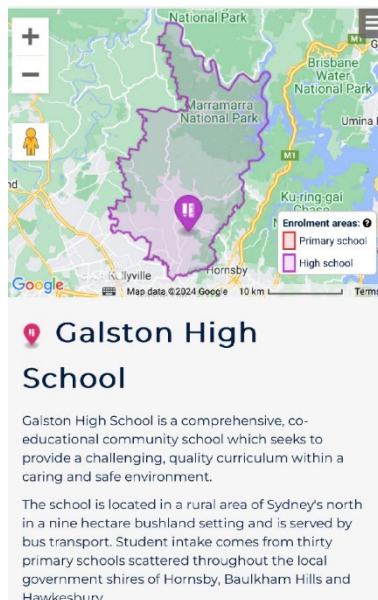
**c) CASTLE HILL HIGH SCHOOL – built in the 1960's is now at over 2000 students** and is housing students in 45 portable buildings. **There is no plan in any of the Hills suburbs to cater for High School students.**



d) **PROPOSED SHOWGROUND PRIMARY SCHOOL** – no plans to bring this to reality with the local Member Mark Hodges MP supporting an e petition detailing there are 9500 more children entering the precinct and yet they are being expected to be accommodated in existing schools.

e) **GALSTON HIGH SCHOOL** - caters for an extraordinarily large area. The government has allowed development in Glenhaven, Middle Dural, and Glenorie and yet once again the familiar pattern can be observed. There is no high school in Kenthurst, Glenorie, Arcadia, Dural, Middle Dural, Box Hill.

**More people, no schools, particularly high schools.**



Over the years the governments have used the North West of Sydney to accommodate more and more of Sydney's migration. Without any review of migration and its resultant impact on communities and standard of living this government continues to pour people into Sydney jamming them into high rise towers with no regard for the needs of a growing population. The new schools that have been built are immediately filled to capacity for example The Ponds, Rouse Hill High School and Kellyville High School.

To accommodate the growth in population planned for the Hills one would have to say we need at least 7 additional high schools. I am not a demographer but 57,000 people and 9,500 already attributable to the Castle Hill precinct cannot in any way be absorbed into our 1960's schools.

**On this basis I call for a halt of the rezoning of the area that is inappropriate and ill-conceived given the infrastructure and the community needs.**

## **POPULATION AND LOAD BALANCING**

In the weeks since the Government released its proposal, we have come to realise that their vision for Kellyville-Bella Vista will make it one of the most densely populated precincts in Australia, with a population density more akin to Manhattan than Sydney's north-west.

The TOD plans for Bella Vista & Kellyville combined aims to build 21,000 new apartments (**NOT HOMES**) by 2030 - which is in addition to approximately another 21,000 apartments already approved and in the "*pipeline*." That's correct – 42,000 new apartments on the way for these two suburbs.

The precinct will end up with a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be like Haymarket, Chippendale and Green Square.

As current residents, we know just how intense the NSW Government's proposal for the corridor along Old Windsor Road will be. The most worrying part of the proposal was the completely inadequate plans to fund infrastructure (IN ADVANCE – NOT AFTER THE DEVELOPMENT) to support these significant population increases.

The section of Old Windsor Road between Bella Vista and Kellyville Metro stations already resembles a car park for much of the day. Now this Government wants to add what could be an additional 20,000 cars to the mix with no plans for a much-needed third lane between Old Windsor Road and Norwest Boulevard.

Importantly, that stretch of the road hasn't been upgraded since it was surrounded by farms and market gardens. Now, this government wants to dump one of the most densely populated precincts in the state on either side of it.

Despite The Hills Shire having the most overcrowded schools in the state, with 46 per cent over their enrolment cap by more than 100 students, the Government's plans only include one public primary school in an area that will have 42,000 new dwellings.

**Rebalancing population growth** across different rail stations in Western Sydney involves a multi-faceted approach that considers infrastructure, policy, and community needs. Outlined below are several pathways that could be implemented to achieve this:

### 1. Infrastructure and Transit Enhancement

- **Expand Rail Connectivity:** Enhance connectivity between less developed areas and key transit hubs. Improving access and frequency of services can make less central stations more attractive for new developments.
- **Upgrade Stations:** Invest in upgrading facilities at underutilised stations to make them more appealing. This could include better amenities, improved accessibility, and enhanced safety features.
- **Develop Park-and-Ride Facilities:** Create or expand park-and-ride options at lesser-used stations to attract commuters who might otherwise drive to more central locations.

### 2. Urban Planning and Development Incentives

- **Zoning and Land Use Policies:** Revise zoning laws to encourage mixed-use developments around other underdeveloped stations by allowing for higher-density residential and commercial developments to stimulate growth.
- **Incentives for Developers:** Offer incentives such as tax breaks, grants, or streamlined approval processes for developers who focus on other suburbs with lower growth rates.
- **Infrastructure Investments:** Ensure that infrastructure improvements, such as roads, utilities, and public spaces, are simultaneously aligned with planned growth areas to support new developments.

### 3. Economic and Community Development

- **Business Incentives:** Attract businesses to less developed areas by offering incentives or subsidies, which can drive economic growth and create job opportunities.
- **Community Engagement:** Engage with local communities to understand their needs and preferences rather than imposing a strategy that hasn't been carefully thought through and will lead to other issues requiring more solutions. Tailor development plans to include community amenities and services that align with these needs.
- **Promote Local Events:** Support local events and initiatives that draw people to less developed areas, helping to build community identity and attract interest in these regions.

### 4. Marketing and Awareness

- **Promote Benefits:** Highlight the benefits of living near less central stations, such as lower property prices, less congestion, and potential for future growth.
- **Showcase Success Stories:** Use case studies of successful development and growth in similar areas to demonstrate the potential and attract new residents and businesses.

## 5. Long-Term Strategic Planning

- **Integrated Planning:** Develop a long-term plan that integrates transportation, housing, and economic development strategies to ensure **balanced growth across more rail stations** – not just dumping an enormous unrealistic load in two adjoining suburbs ie Kellyville and Bella Vista, which will lead to other issues developing that will require a solution to be implemented by future governments.
- **Monitor and Adjust:** Regularly monitor population and economic data to assess the effectiveness of the strategies and make adjustments as needed.

## 6. Collaboration and Governance

- **Coordinate with Local Authorities:** Work with local councils who know the area best and government bodies to ensure that policies and investments are aligned with broader regional plans.
- **Public-Private Partnerships:** Foster partnerships between government and private sectors to leverage additional resources and expertise in driving balanced growth.

By implementing these strategies, Western Sydney can better distribute population growth across its rail stations, alleviating pressure on overdeveloped areas and fostering a more balanced regional development.

As demonstrated in many other cities around the world, high concentration of population will lead to unwanted social and economic outcomes requiring future governments to use taxpayer funding (which is already in short supply) to fix the problems that could have been avoided at the outset by implementation of better & thoughtful long term planning – in contrast to the shotgun approach that is currently being proposed.

## **CONCLUSION**

We request the NSW Government overturn the TOD Tier 1 proposal impacting Bella Vista and Kellyville and undertake a thorough review of future housing in this area in consultation with The Hills Council and its constituents.

This submission is supported by signatures represented in the following online petition:

<https://www.change.org/p/stop-high-density-rezoning-in-the-hills-district-without-adequate-infrastructure>

Regards,  
 Jeff Grey  
 Adrian Pearse  
 Jeff Zhou  
 Mark David  
 Frank Ong  
 Wendy Small



**From:** [Anthony Kunz](#)  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 5 August 2024 2:30:40 PM

---

---

**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Saturday, August 3, 2024 11:09 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Sat, 03/08/2024 - 23:08

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

**Submission**

I support this TOD Proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:44:53 PM

---

Submitted on Fri, 02/08/2024 - 22:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Cherry

### **Last name**

Fratto

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2156

### **Please provide your view on the project**

I object to it

### **Submission**

We don't have the infrastructure to support this type of property development.

The traffic is already awful.

There are overflowing schools.

No hospitals.

No teachers.

Poor roads.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:39:11 AM

---

Submitted on Sat, 03/08/2024 - 07:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

**Submission**

This will increase density without a plan or commitment increase to the infrastructure required to support the additional density.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:23:53 PM

---

Submitted on Sun, 04/08/2024 - 15:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission**

Hi

I oppose to this. We do not have proper roads to cope with this. Its a small suburb with only 4 entry points. Daily its used by rat runners trying to get to windsor rd or avoid m7.

Don't do this or we wil outvote you.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Monday, 5 August 2024 7:50:49 AM

---

Submitted on Mon, 05/08/2024 - 07:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I object to it

### **Submission**

This apartments development on current homes is not really helping community as it already have homes which are not fully depreciated.

If NSW planning department really want to considered community at centre point then they need to consider greenfield development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:37:49 PM

---

Submitted on Fri, 02/08/2024 - 22:37

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Anushedika

### **Last name**

de Mel

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I object to it

### **Submission**

It not fair . I don't want to sell my property. High rise apartments would block sunlight to my property. ruining out kids quality of life and out lifestyle.

Strongly Oppose and Object this .

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:20:42 PM

---

Submitted on Fri, 02/08/2024 - 22:20

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

Simple too many dwellings. Lack of infrastructure not enough schools, sportsfields efficient green space. Roads are already gridlocked, lack of parking for public transport. The 28,000 number is way too high. Government is useless at accuracy and this will be a disaster for the area. The only winner will be the local council with a huge increase in rates and deliver very little in return. This proposal goes too far. We are not Rhodes or Haymarket. The garden shire will become the concrete jungle.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:17:15 PM

---

Submitted on Fri, 02/08/2024 - 22:16

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

This plan will severely impact already crowded roads and schools in the Kellyville and Bella Vista suburbs. The schools in the area are already overcrowded, not planning for multiple additional schools will mean students will only have access to facilities which are overpopulated and under-managed.

Traffic in Kellyville is already a disaster. It can take upwards of 30 minutes to get from one side of the suburb to the other. Adding an additional 20,000 cars to the road with no plans to update infrastructure is atrocious. I strongly object to this plan.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:00:20 PM

---

Submitted on Fri, 02/08/2024 - 21:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I object to it

### **Submission**

An absolutely maddening idea - the area is already congested as it is. The roads to get out of Stanhope are not equipped for current traffic flow. The schools are already overflowing - I now have to enrol my son in a high school that is further away from our home? How does that make sense for locals to accept you'll increase the population size with 0 planning for the children?

There is little thought to the current residents who are putting up with the congestion as it is - and you want to ADD to it?

Keep our spaces open and green. We moved out here to the suburbs because it wasn't the city. Keep it simple.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:56:38 PM

---

Submitted on Fri, 02/08/2024 - 21:56

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Moath

### **Last name**

Ismail

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville NSW 2155

### **Please provide your view on the project**

I support it

### **Submission**

The rezoning size and distance some areas in Kellyville are to the Bella Vista metro station seem reasonable. Also affordable housing is always a welcome thing for those less fortunate. As long as infrastructure considerations are made as the population is ever growing, then I see no issue with this.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:42:02 PM

---

Submitted on Fri, 02/08/2024 - 21:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

There is nowhere near enough infrastructure to support this development. The roads are already heavily congested and insufficient parking next to public transport. Lack of schools, parks,. The area is not ready for this type of development. Further planning is required

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:26:53 PM

---

Submitted on Fri, 02/08/2024 - 21:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I am strongly opposed to this proposal. This is a newly developing area with lots of young families moving in. Also, personally, I am buying my first home since it is affordable for a Sydney first home buyer. I'd hate to see negative impacts to the community such as increased crime, vandalism etc from those from affordable housing grants

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:21:12 PM

---

Submitted on Fri, 02/08/2024 - 21:20

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I STRONGLY DISAGREE TO THIS PROPOSAL. IF PEOPLE CANT AFFORD A PROPER HOUSE IN THIS NEIGHBOURHOOD LIKE EVERYONE ELSE WHO HAVE FOUGHT TOOTH AND NAIL TO LIVE HERE, THEY DONT DESERVE TO BE HERE

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:18:30 PM

---

Submitted on Fri, 02/08/2024 - 21:18

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Norwest

**Please provide your view on the project**

I object to it

**Submission**

I strongly disagree for affordable housing to be developed in this area.

These sub groups have contributed to the history of the area. Growing up here with my family we have watched the area flourish and many working families have worked very hard to be a part of this community. A perfect example of this would be the median house price is not suitable for low-no income earners which have self entitled themselves to be a part of this neighbourhood.

Subjectively, they have come from low SES factors which will deface the safe and peaceful community we currently have.

Please propose this "affordable living" project in an area more catered for their demographics.

I do not wish for crime rates to rise due to an influx of poorly educated and bums on/near these streets of neighbourhood.

I have friends and family which are fearful of what may come from this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:08:54 PM

---

Submitted on Fri, 02/08/2024 - 21:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills

**Please provide your view on the project**

I am just providing comments

### **Submission**

I have concerns on how traffic will be managed with these additional vehicles. Vehicles from this new development will be accessing Old Windsor or Windsor Rd which are already congested. In the morning peak the traffic in the area builds up back along Sanctuary Dr and Samantha Riley Dr. In the afternoon peak Old Windsor Rd and Windsor Rd is bumper to bumper. What road infrastructure improvements are proposed to support this rezoning?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:06:10 PM

---

Submitted on Fri, 02/08/2024 - 21:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Cameron

### **Last name**

Baird

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2768

### **Please provide your view on the project**

I object to it

### **Submission**

This proposal will destroy Glenwood.

The suburb is incredibly difficult to enter and exit during peak times, especially around school pick up and drop off.

The local public schools are amongst the biggest in the state.

The suburb doesn't even have a proper shopping centre!

The existing pedestrian bridge neglects access to the station to many homes and there is no plan to provide better access to the station. For example, check how far residents on Baartz Tee have to walk to reach the existing pedestrian bridge. I guarantee you more than 95% of them access the station through Emmanuel Baptist Church (like I do) and this shortcut is

being closed by the church on weekends (weekdays could be next).

The whole suburb will be ruined. Please don't ruin my livelihood.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:49:27 PM

---

Submitted on Fri, 02/08/2024 - 20:49

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Puja

**Last name**

Trivedi

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I am just providing comments

**Submission**

With the bus no 632 going back to its old route via Severn Vale Dr and no longer using windsor road diversion, it has left commuters like me handicapped. I live in agnew close kellyville and it now very hard to get to norwest station. There is no traffic island near Windsor Road- fairway drive Junction and its very hard to get to the other side of windsor road to catch 664.

Request you to either introduce a new stop for 632 closer to windsor road - fairway drive Junction or build a traffic island .

Thanks

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:43:44 PM

---

Submitted on Fri, 02/08/2024 - 20:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

North kellyville, has so much gridlock traffic already , the road need fixing , the Rousehill shopping centre needs more parking ( weekends are ridiculous there's no parking..

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:43:30 PM

---

Submitted on Fri, 02/08/2024 - 20:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I am just providing comments

### Submission

Traffic gridlock getting in and out of Glenwood and surrounding suburbs in peak hour is abominable now so passage in and out options will need to be addressed. There are only a couple of entry and exit points now already creating congestion!

Schools and shopping centres, better transport options even to get to the metro from all these surrounding suburbs all need addressing now with current population so essential this is proactively managed in advance not reactively down the track.

Hoping that plans are worked through with consideration around minimising crime increases and property values decreasing as well.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:41:24 PM

---

Submitted on Fri, 02/08/2024 - 20:41

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

I object to the rezoning of the Bella Vista and Kellyville areas. There is already a lack of infrastructure in the area apart from the Metro, but only a small percentage of people can catch the metro to work.

The roads, schools, emergency services and playing fields are just a small number of lacking infrastructure already, let alone with the population increase tabled. Not only Old Windsor Rd, but other roads in the area which are being used as thoroughfares and are still only single lanes. Glenhaven Rd, and Annangrove Rd for example. Schools are already overrun and there is a plan to have only 1 primary school added which will not cope with the population increase.

Emergency services are lacking, with Large sections of Kellyville, Rouse Hill and Box Hill, not to mention the new suburb of The Gables still relying on volunteers from the Rural Fire Service as the primary response agency.

New developments need new infrastructure and spending to go with it. The area cannot

cope now, let alone with 43000 new homes.  
Please do not go ahead with this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:41:03 PM

---

Submitted on Fri, 02/08/2024 - 20:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

I am against this as the plan is not covering how the commute and other infra development to this suburbs will be guaranteed to have no impact.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:38:05 PM

---

Submitted on Fri, 02/08/2024 - 20:37

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill

**Please provide your view on the project**

I object to it

### Submission

I believe the proposed plan is a big change to the original plans. What makes it dramatic for the existing residents is the lack of infrastructure to support all those new residents and the additional traffic that all the new vehicles on the roads will bring.

We live in Box Hill for the last 3.5 years and commute everyday to Bella Vista for work. Old Windsor road traffic between Kellyville and Bella Vista Metro stations is the bottleneck. It took at least 18 months to improve the Old Windsor Rd & Sunnyholt Rd intersection with minor traffic improvements as the queue from the next intersections goes back until the Sunnyholt Rd during peak hours.

Also, another objection is the lack of car park spaces. The existing car parks next to the Metro Stations are already full from early morning. It will become a forbidden zone to go there if the proposed development got into action.

For the last 15 years, the NSW Governments have disappointed us with many planning and development projects which do not improve the residents quality of life. I wish if this



proposal is approved the NSW Governments to prioritise the existing and new incoming residents life quality.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:27:28 PM

---

Submitted on Fri, 02/08/2024 - 20:27

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I support it

**Submission**

I am a long-term homeowner living in Somerset St, Stanhope Gardens in a Community Title area, 'Eastbourne Estate' in Newbury. Our area is proposed to be rezoned as R4 - high density.

During the Webinar you presented on 18 July 2024, you asked two questions from those of us who live in Community Title areas:

What are the boundaries and arrangements of our community?

If we have 'an appetite' for development opportunities

So my submission relates to the above two questions.

What are the boundaries and arrangements of our community?

I believe, our community is comprised of 254 unit holders in: Somerset St, Ascot Glen, Midlands Terrace, Kentwell Cres, Roxburgh Cres, Heywood Glen, Darcy Street, Esher

Street, Fletcher St, Kendell Street, Dover Way, Trafford Lane. We are all under one Community Title managed by Key Strata Management (their contact details are below). Within our Community Title, some of the homes are also in 'neighborhoods'. I don't fully understand or know all of the arrangements, and I have requested information re: the boundaries and arrangements of our Community Title from [REDACTED] at [REDACTED] Strata Management, and her response was, 'Please ask them (Department of Planning) to contact me directly for information that relate to the Association'. So if you need the data re: exactly how many unit holders/the boundaries and arrangements of our Community title, please contact:



Personally, we would be happy to amalgamate with our neighborhood and sell to a developer, if a very good offer is made on our land. Due to the current Community Title legislation being that 100% of landowners have to agree to amalgamate and sell, our personal opinion doesn't make a lot of difference in the scheme of things. So, to get a feel of what our Community was thinking, I invited owners in our Community Title to a meeting to discuss the proposed rezoning of our area and to get a gauge on whether there is an appetite to amalgamate and sell to developers. The meeting was held on 1 August in our Clubhouse and I chaired the meeting. Over 100 landowners were present and it was standing room only. Many concerns and questions were raised, and at the end of the night I invited people to fill in a Google form that asked the question "I am open to possible opportunities with developers if the rezoning proposal goes ahead". It was optional to fill in the Google form, but so far I have 63 responses, with 93.7% (59 responses) saying YES, they were open to talk with developers if the opportunity arose and (4 responses) saying NO, they are not open. Although this survey does not include everyone, I think it is a good indication of the general feel, so, I think there is definitely an appetite to sell, but we are restricted by the current legislation. If this were to change, or if the Planning Committee were to go to the Supreme Court to dissolve our Community Title, I think that would make it more impossible for development opportunities.

One of the major concerns for our Community Title is that if the rezoning proposal goes ahead, but the Community Title legislation stays the same, we will be paying much higher rates and unable to sell due to others in the neighborhood who will not agree to sell. This actually may bring our land value down.

I would be happy to talk with you further if you think that would be helpful.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:23:24 PM

---

Submitted on Fri, 02/08/2024 - 20:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I object to it

**Submission**

SUBMISSION

I wish to make a submission to the proposed rezoning of Stanhope Gardens. Firstly let me state that I am not in favour of the proposal and with the numerous other residents that I have discussed this with they are not also. The following are the reasons and discussion points for this submission with regards to the information available to me

- 1) Having listened to webinar it says that there will be no compulsory acquisitions? If so then the number of people opposed to it indicates that there is little chance of a number of people in adjoining houses agreeing to sell their property. I suppose this can be changed to suit the proposal !!!!
- 2) With regards to community title being dissolved it appears that 100% is required? Once again this seems highly unlikely UNLESS the rules are changed to suit this proposal.

- 3) IF rezoning was to go ahead it would mean an increase in our council rates and I am confident Blacktown Council would be on board with this situation. However I am not sure what benefit it would be for us???
- 4) We purchased in Stanhope Gardens due to its ambience, Green Landscape and community facilities. If this was to disappear then we believe that the market price of our property would decrease and the opportunity to sell would be affected in a negative fashion.
- 5) Listening to the planning department they seem to have little concept of the community title and what it entails nor how the current infrastructure is going to cope with the population explosion that is likely to eventuate.
- 6) The people I have spoken to that are in favour of the proposal believe that they will be offered double what their property is currently valued at. I am concerned that this may not be the case and these people may not pursue the sale of their property at a reduced price UNLESS see point 1
- 7) As I said above we are not in favour of proposal and hopefully can remain in our home in the same manner and community facilities we now enjoy!!!!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:13:07 PM

---

Submitted on Fri, 02/08/2024 - 20:12

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I am just providing comments

### Submission

Hello,

I am a resident of Kellyville and have been living in the Hills District for most of my life. However, I do not understand what this proposal is or how it will impact my family and me. I'm not necessarily against this project, nor am I for it but I cannot understand what this project will entail as the information is convoluted and hard to understand. If I could get an explanation in laymen's terms that would be very much appreciated.

Warm regards

██████

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:10:06 PM

---

Submitted on Fri, 02/08/2024 - 20:09

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I don't believe it is fair to the population the homes are being built for if there will be no schools or hospital to support the population surge.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:29:50 PM

---

Submitted on Fri, 02/08/2024 - 19:29

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

[REDACTED]

**Please provide your view on the project**

I support it

**Submission**

.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:24:41 PM

---

Submitted on Fri, 02/08/2024 - 19:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I am just providing comments

**Submission**

Please extend the rezoning further north and along Samantha Riley drive up to new Windsor Road

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:07:35 PM

---

Submitted on Fri, 02/08/2024 - 19:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ernest

### **Last name**

Attard

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

The Kellyville area is already struggling with congested roads. The Metro is good but we need more buses that connect to the Metro.

I think the proposal is too intense for Kellyville. This is not the Sydney CBD.

We also desperately need the pedestrian bridge over the creek to Kellyville station to be built ASAP. I would welcome it being named 'Ernie Walkway.'

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 6:25:57 PM

---

Submitted on Fri, 02/08/2024 - 18:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

This plan has not been thought through & is inadequate by infrastructure support.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 6:21:25 PM

---

Submitted on Fri, 02/08/2024 - 18:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Shikhar

### **Last name**

Jain

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

With the bus no 632 going back to its old route via Severn Vale Dr and no longer using windsor road diversion, it has left commuters like me handicapped. I live in agnew close kellyville and it now very hard to get to norwest station. There is no traffic island near Windsor Road- fairway drive Junction and its very hard to get to the other side of windsor road to catch 664.

Request you to either introduce a new stop for 632 closer to windsor road - fairway drive Junction or build a traffic island .

Thanks

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 6:10:27 PM

---

Submitted on Fri, 02/08/2024 - 18:10

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills

**Please provide your view on the project**

I object to it

**Submission**

Hello there,

My place is extremely close to Bella Vista and even now. (Without the development), it is a mess!

I have to regularly travel to Kellyville for kids sports, and the traffic is awful.

At peak hours, Windsor Rd, Norwest Blvd Old Windsor Rd , Withers Rd and roads near these areas and leading to Kellyville is a car park already!

I OBJECT to this development as this development is not supported by any other infrastructure plans.

Such as -

- Schools - The primary schools in this area are already at capacity. (Matthew Pearce,

Norwest public, Castle hill schools)

- Roads - there's already congestion without the additional development as I've pointed out.
- High schools - we need a high school in this area even now. (Without accounting for the new development!). Castle hill high is already at capacity. Even independant non public Schools like William Clarke have closed applications for 2026!
- Hospitals- Where are the medical facilities to support the population? Even now, the wait time at emergency is over 5 hours for kids illnesses.
- Parks and reserves - Greenspace to support these populations is also a must! Including wilderness for wellbeing. (As covid has taught us). Including Parks to support kids activities.
- others supporting services like shops, libraries, etc are also needed and already running short in this area. E.g. there is no library in Kellyville.

Also what tends to happen with such rapid development is that corrupt builders rush in, and create structures that have problems and thus are unlivable. Look at Dyldam construction at the intersection of Old Northern and Windsor Rd. Look at the high rise buildings around Castle Hill that developer Nassif is involved with with cracks in the parking and is now absconding for. Investigate the issues with the apartments on Russell St due to which no one wants to buy them.

Don't get me wrong.. I am not opposed to vertical cities. In fact I think that's the way to go with the population pressures. But PLANNED vertical cities.

You can't just suddenly increase the capacity of existing development plans without adequately adding infrastructure and other essential services too. I OBJECT!

An alternative would be to go broad and spread the development across suburbs instead of targeting these ones near metro lines. Get smart about it - pick up every wasted space and those with development issues like the Dyldam project on Old Northern Rd and redevelop it better!

Or create the visions of cities with targeted population and THEN extend transport like the metro to them.

Cheers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 6:08:47 PM

---

Submitted on Fri, 02/08/2024 - 18:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

bella vista

**Please provide your view on the project**

I object to it

**Submission**

traffic is already crazy on Windsor Road and Norwest Boulevard. This is ridiculous

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 5:42:30 PM

---

Submitted on Fri, 02/08/2024 - 17:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### **Submission**

Excessive traffic, road blcoks, pollution, no greenery, poor quality of life due to excessive population concentrated in small area around Bellavista and Kellyville station.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 5:25:21 PM

---

Submitted on Fri, 02/08/2024 - 17:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission**

Yes

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 5:01:27 PM

---

Submitted on Fri, 02/08/2024 - 17:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

Already lacking schools and other amenities.roads are already a disaster especially with all the new units or town houses being built. Streets are turning to parking and you want to add more?!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 5:00:26 PM  
**Attachments:** [kellyville-bella-vista-rezoning-proposal---submission---mark-fletcher.pdf](#)

---

Submitted on Fri, 02/08/2024 - 16:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Mark

### **Last name**

Fletcher

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Stanhope Gardens 2768

### **Please provide your view on the project**

I am just providing comments

### **Submission file**

[kellyville-bella-vista-rezoning-proposal---submission---mark-fletcher.pdf](#) (295.45 KB)

### **Submission**

Please find attached my submission for consideration re: the Rezoning proposal for Kellyville & Bella Vista.

Mark Fletcher

### **I agree to the above statement**

Yes



Dear NSW Planning Department,

As a long-time resident and owner-occupier within the Kellyville Station Precinct, I have been following the details of the proposed rezoning with a neutral but cautious outlook. While I understand the broader goals of transforming this area into a more transit-oriented, vibrant community, I do have some concerns that I would like to address.

Firstly, I am strongly opposed to the current draft proposal to rezone my property to R3 Medium Density. Given that my property is located within 900 metres of the new Kellyville train station, I believe it makes far more planning sense for my land to be zoned R4 High Density, or even higher. The state government's own urban growth policies and vision emphasize the importance of providing high-density housing in close proximity to new rail infrastructure like the North West Rail Link.

My primary concern with the proposed R3 zoning is the stark contrast it would create in building heights and aesthetics compared to the R4 zoning on the opposite side of the road. The maximum building height under the R3 zone is just 9 meters, whereas the R4 zoning would permit buildings up to 18 meters in height. This dramatic difference in scale would result in my modest 2-3 story buildings being completely dwarfed by the much taller 6 story apartment blocks on the other side.

The aesthetic impact of this extreme height difference would be severe, creating an incongruous and visually jarring streetscape. It would undermine the cohesive, well-planned character that I believe should be the goal for this transit-oriented precinct. As a long-term resident, I cannot support a rezoning that would lead to such an imbalanced, fragmented outcome.

Rezoning my property to only R3 would also not be viable for me as a homeowner. The associated costs of relocating would be prohibitive, as the R3 zoning would not provide the same redevelopment potential and property value uplift that R4 or higher density would. I cannot support a plan that would effectively price me out of continuing to live in this community that I have invested in for many years.

Additionally, I strongly oppose any "spot rezoning" that would carve out sections of the Eastbourne Community for R4 or higher density, while leaving the rest at R3. This would create an aesthetically fragmented and dysfunctional outcome, with high-rise apartment enclaves next to low-rise townhouses. The impacts in terms of overshadowing, privacy, and property devaluation for the R3-zoned areas would be severe.

Instead, I believe a holistic, coordinated approach to upzoning the entire Eastbourne Community to R4 or higher density would be the most sensible and equitable solution. This would be more aligned with the state government's vision for transit-oriented development, while also providing fair and consistent treatment for all existing homeowners like myself.

To this end, I would be more inclined to support the rezoning proposal if it incorporated the following provisions and incentives for owner-occupiers:

1. Protections and assistance to allow me the option to remain in my home, should I choose to do so, rather than feeling forced out by redevelopment pressure and rising costs.
2. Guarantees that my property taxes would not increase dramatically due to the higher land values in the area.
3. Firm commitments to upgrading local infrastructure, schools, and community facilities to properly service the growing population.
4. Opportunities for me to participate in or provide input on the planning and design of new developments in the precinct.

Measures like these would help to alleviate my concerns and make the rezoning a more palatable prospect. They would allow me to continue enjoying the neighbourhood I've invested in, while also potentially benefiting from the improvements the precinct transformation could bring.

I encourage you to carefully consider the perspectives of long-term owner-occupiers like myself as you finalize the plans for the Kellyville Station Precinct. Finding the right balance between growth and preservation of community character will be critical. I remain open-minded but would need to see meaningful safeguards and incentives for existing residents before I could lend my full support.

Sincerely,

Mark Fletcher

Eastbourne Community / Stanhope Gardens Resident and Owner-Occupier

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:59:05 PM

---

Submitted on Fri, 02/08/2024 - 16:58

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

Schofields 2762

**Please provide your view on the project**

I object to it

### Submission

At the behest of our local mayor, I am adding my voice in support of the viewpoint that the proposed plans seemed to not have the population of Kellyville/Bella Vista at heart. My concerns are primarily in the already-struggling provision of education services in this area (spilling out into Schofields/Tallawong/Rouse Hill/The Ponds), as well as road infrastructure not being adjusted to accommodate prior to construction of dwellings and arrival of new residents. Whilst expansion and growth is inevitable and should ultimately be encouraged, it is irresponsible to force these issues through in a reactive fashion to demands being made around house prices. Due preparation should be made to ensure that the lived experiences of both existing and new residents is comfortable, and not a repeat of what we are already seeing in Schofields/Tallawong where the services just aren't there yet (even several years later).

And on a personal note, the perceived lack of consideration on this front with the primary

focus on 'getting houses down' and residential developers in, it comes across as very dismissive of existing residents. It feels like a transparent play to moneyed developers to build fast and identical dwelling to the detriment of yet another suburb's identity. Attention being paid to existing infrastructure and services (which are already just about coping with existing population), would go a long way in making residents of these expanding areas feel less apprehensive about the inevitable growth and expansion that is happening in Sydney. The Metro is an excellent example of positive change on this front.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:52:55 PM

---

Submitted on Fri, 02/08/2024 - 16:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Andrew

### **Last name**

Sibilant

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Box Hill 2765

### **Please provide your view on the project**

I object to it

### **Submission**

The roads are already terrible and traffic in the area is very bad.

There needs to be plans for the roads to support these plans and improve the traffic situation.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:43:04 PM

---

Submitted on Fri, 02/08/2024 - 16:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

Housing is necessary and in great need. However, housing without infrastructure will only create further challenges to the population in and around the areas. Schools in the area are at capacity, in particular high school. There is no plans to increase the preschool or high school infrastructure. Therefore, the only way for families to transport children is through car as not all schools are located along the metro, so there is a need for extra cars OR buses to support peak hour movements. No changes to road based infrastructure will lead to total grid lock. Furthermore, this is just listed as total dwellings. There is a need for more 3 bedroom apartments to support families in living in apartments. It needs to be documented for so many 3br apartments to increase the accessibility of families along with sufficient schooling for this settlement pattern to effectively work instead of creating modern slum dwellings.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:29:57 PM

---

Submitted on Fri, 02/08/2024 - 16:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gregory

### **Last name**

Inall

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2768

### **Please provide your view on the project**

I object to it

### **Submission**

My understanding from the information given at the meeting held at Valentine Park on Monday 29/7/24 is that there is absolutely no plan to improve or upgrade the roads and infrastructure around Glenwood, Kellyville and Norwest prior to, during or after this construction is undertaken.

There is absolutely no way that our current infrastructure would be able to accommodate this influx of traffic! Our roads are already gridlocked as it is.

And there is already a shortage of childcare and school places available to our current residents.

There is absolutely no way that our current education system will cope with the huge number of children that this project will bring with it.



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:22:09 PM

---

Submitted on Fri, 02/08/2024 - 16:21

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

I have been living in The Hills my entire life and have seen the population and development in the area increase exponentially over the past few years. This has led to increased traffic delays daily and makes commuting extremely difficult for everyone. Moreover, more housing means more nature in the area suffers as a consequence. We have already ripped apart so much land, uprooting the homes of thousands of native animals and cutting down too many trees. Our area is known as the garden district, however this over development is killing off these gardens and greenery. Furthermore, I am a primary school teacher in the local area at a public school and have seen the ongoing battle my school, and many other schools in the area, are facing with increased enrolment rates and not enough staffing or infrastructure to hold students. Classes are getting bigger, making it extremely difficult to teach effectively, and is a growing concern with the teacher shortages that continue to occur. With these new housing developments comes an increase in enrolments at schools that are already at capacity.

Where will new students go to school? What will the government do to help support schools and staff and students themselves?

The area is already bursting with housing and development, we do not need more housing in Kellyville or Bella Vista.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:14:56 PM

---

Submitted on Fri, 02/08/2024 - 16:14

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### Submission

There is not enough commuter parking, near Bella Vista Station. Schools need to be built before 21,000 new homes. Traffic management, Old Windsor is “peak hour” traffic all day.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:09:14 PM

---

Submitted on Fri, 02/08/2024 - 16:09

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposal on the basis there isn't enough infrastructure in place to support the grownt in population. There aren't enough, schools, proper facilities for sport.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 4:00:05 PM

---

Submitted on Fri, 02/08/2024 - 15:59

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

### Submission

The plan must include adding more parks, sports fields, dog parks, and schools to the area. Planning must include more than just building more apartments and more apartments that is done now.

We need to build projects that will last and don't get left half done like many apartments in Castle Hill. If you don't consider lifestyle and parks then calling us the garden shire become a bit of a joke.

In addition the apartments built need to be available to be purchased by a family. A family can only borrow upto \$600k max. Making more million dollar apartments still leaves no where for the next generation to live.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:55:41 PM

---

Submitted on Fri, 02/08/2024 - 15:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Wan

### **Last name**

Chang

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Beaumont Hills 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructures especially road networks which are already very congested despite the Metro train (multi storey car park at Kellyville Metro is full since Day 1 when Kellyville Metro started). No free commuter parking at Rouse Hill Metro to ease the parking. Existing available area next to the Kellyville and Bella Vista Metro should be prioritised for building more multi storey car parks with underground car parks and taller car parks being built to accommodate more parking spaces. This will encourage residents around the low density area to take the Metro train. During Off peak hours, the 617 bus is one bus every 30mins, too long! Therefore with full parking and wait time for bus to Metro is too long during off peak hour, residents have no choice but to drive instead of taking bus and Metro. This is a great overlook and failure by the Transport department to get residents to fully utilise the Metro! This issue existed from Day 1 when Metro starts. The planning for car park capacity for the Kellyville Metro utterly failed the needs of the area!

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:53:55 PM

---

Submitted on Fri, 02/08/2024 - 15:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Castle Hill, 2154

**Please provide your view on the project**

I am just providing comments

### **Submission**

Housing is needed HOWEVER we need walkable communities. Traffic is already terrible. Micromobility needs to be a viable option and a priority. Footpaths, bike paths, more accessible public transport, local shops and amenities, parks, are all a necessity. Prioritise bikes and footpaths, access to public transport right out the door without having to drive to it, hyper local shops and amenities rather than having to drive to bigger hubs. Relying on cars only will create a suburban hellscape.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:49:56 PM

---

Submitted on Fri, 02/08/2024 - 15:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2157

**Please provide your view on the project**

I object to it

### Submission

Whilst I understand the need for more housing and in particular affordable housing, I feel the Hills District is and has already done its fair share.

Apartments, housing have increased dramatically in the Kellyville, Bella Vista, Rouse Hill area and the desecration of natural habitat is ongoing.

To suggest a further 20,000 homes is down right unrealistic.

The current infrastructure and schools cannot support or sustain this kind of building.

I am strongly against this proposal and believe it is poorly thought out.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:41:57 PM  
**Attachments:** [transport-oriented-development-\(tod-accelerated-precincts-submission.docx\)](#)

---

Submitted on Fri, 02/08/2024 - 15:40

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission file**

[transport-oriented-development-\(tod-accelerated-precincts-submission.docx\)](#) (15.59 KB)

### Submission

I object to the proposal to increase density in the Hills District.

The proposal has not considered an appropriate increase in infrastructure to sustain this amount of density to the area.

The plan locates just one primary school and no high schools within the 43,000 dwelling precinct and no extra playing fields have been allocated for the additional 21,000 dwellings. It is vital for any community to have an adequate number of schools and playing fields.

It is surprising that Old Windsor Road is proposed to remain as a two-lane road instead of being upgraded to the three lanes. This alone will be necessary to service the extra

vehicular traffic.

Traffic in the area is already congested. While I understand this has been considered in the Precinct Transport Statement 'somewhat' by building dwellings near the Metro including cycleways and walkways within in a 15-minute radius, I do not believe this to be realistic and will limit people as to where and when and how they travel.

The Hills district has always been a desirable place to live where there is a mix of residential housing built amongst trees, parks and gardens that are conducive to healthy, happy living. People come to live here to raise their children because they want a happy and healthy life with space. By stacking people into apartments in an area that was never designed to have so much congestion and without a genuine plan for the future is unhealthy and wrong.

I understand we need to build for the future population growth of Australia however, to do it without consideration as how people wish to live or consideration for necessary adequate infrastructure is a recipe for disaster.

**I agree to the above statement**

Yes

To the Department of Transport Oriented Development (TOD) accelerated precincts

To whom it may concern,

I **object** to the proposal to increase density in the Hills District.

The proposal has not considered an appropriate increase in infrastructure to sustain this amount of density to the area.

The plan locates just one primary school and no high schools within the 43,000 dwelling precinct and no extra playing fields have been allocated for the additional 21,000 dwellings. It is vital for any community to have an adequate number of schools and playing fields.

It is surprising that Old Windsor Road is proposed to remain as a two-lane road instead of being upgraded to the three lanes. This alone will be necessary to service the extra vehicular traffic.

Traffic in the area is already congested. While I understand this has been considered in the Precinct Transport Statement 'somewhat' by building dwellings near the Metro including cycleways and walkways within in a 15-minute radius, I do not believe this to be realistic and will limit people as to where and when and how they travel.

The Hills district has always been a desirable place to live where there is a mix of residential housing built amongst trees, parks and gardens that are conducive to healthy, happy living. People come to live here to raise their children because they want a happy and healthy life with space. By stacking people into apartments in an area that was never designed to have so much congestion and without a genuine plan for the future is unhealthy and wrong.

I understand we need to build for the future population growth of Australia however, to do it without consideration as how people wish to live or consideration for necessary adequate infrastructure is a recipe for disaster.

[REDACTED]

02/08/2024.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:30:49 PM

---

Submitted on Fri, 02/08/2024 - 15:30

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

### Submission

I strongly object to rezoning for high density rezoning due to the following:-

1. Inadequate road infrastructure - traffic already congested and will become unmanageable with further influx of more people.
2. Primary school at full capacity. Where will further increase in kids go??? The school will not be able to provide for more children.
3. No public high school currently even approved financially in the budget to be built for children in this area. There is inadequate high schools for the kids currently. High density zoning will exacerbate this further. There is inadequate infrastructure currently for upcoming high school students. This needs to be urgently addressed and high density zoning makes this problem worse.
4. This is unfair to current residents who bought into the area to avoid high density living. For these reasons the proposal to rezone to high density in Bella Vista and Kellyville is strongly opposed.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:29:28 PM

---

Submitted on Fri, 02/08/2024 - 15:29

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

Reason for strong objection:

1. Roads are currently over capacity even with upgrades underway the number of cars are beyond upgrades capacity. People in Australia have multiple cars even when living in apartments as the public transport system is inadequate to cater for car less living.
2. Currently all primary and high schools within the area are at full capacity.
3. New high school was supposed to open by 2025 however not even approved financially to be built within our zoning.  
We would need 4 more primary and 5 more high schools to cope with increase led capacity and would not be in place within the needed timeframe.
4. Current infrastructures will not cope with the increase capacity and it has been shown in the area already that apartments go up quicker than government infrastructure get put in.
5. We also didn't buy in this area for high density living as if we wanted that we would have bought in the inner west.



So for these stated above we strongly object to this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:28:55 PM

---

Submitted on Fri, 02/08/2024 - 15:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Upamani

### **Last name**

Hewamalage

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

The current infrastructure cannot support the increase number of residential that is proposed. It is just gonna impact the quality of life of all the existing residents and also then ones that are hoping to come into this area in future is a good idea but there needs to be a lot of preplanned work to build infrastructure needed to support this many people and without it it is just going to be a fail project and just cause issues and stress to a lot of residents in the area.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:28:20 PM

---

Submitted on Fri, 02/08/2024 - 15:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

The submission will worsen the area, worsen traffic, and is definitely not in line with a “hills” green shire council.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:26:02 PM

---

Submitted on Fri, 02/08/2024 - 15:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ben

### **Last name**

Harris

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

The plan is a joke, it will make no one's life any better other than the developers that the government are in bed with.

The schools are overcrowded, the roads are overcrowded and need a lot of investment if the government want to ruin the area.

It is disgraceful that no serious thought has been put into this plan, it is just giving developers more and more money whilst ruining any nice suburb that isn't the top end of town.

Utterly disgraceful.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:23:53 PM

---

Submitted on Fri, 02/08/2024 - 15:23

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Gerald

**Last name**

Loh

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

**Submission**

I drop my baby at childcare at Annagrove before heading to Bella vista park n ride which will take me 30-40 minutes and because stuck in gridlock traffic every morning.

If Windsor road and old Windsor road is not widen, I will be looking to leave this area and potentially Sydney

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:02:55 PM

---

Submitted on Fri, 02/08/2024 - 15:02

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

Before considering to change Kellyville to a TOD zone, council/government should look into the infrastructure of these areas and check if it's suitable to sustain that much influx of residents. During the office hours in mornings and evenings there's too much traffic at the junction of Balmoral road and Old Windsor road, not enough parking at the Bella Vista Metro station. Side roads are not suitable for pedestrians which is big security concern.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:53:23 PM

---

Submitted on Fri, 02/08/2024 - 14:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood NSW 2768

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposal to rezone Glenwood. Glenwood is a fully developed suburb where we homeowners have worked really hard and made huge sacrifices to make the Australian dream of owning a house become a reality. Most, if not all homeowners have not only maintained but improved their properties by renovating and upgrading. And now we are facing the prospect of being pressured to sell or even forced to sell by the potential rezoning of our suburb.

In this market where there is a housing shortage and Sydney prices are the second highest in the world, where will we go? Where will we be able to afford a similar house in a location like Glenwood with all the facilities and amenities close by? And how will we be compensated for all the extra expenses and stress that comes with selling and then buying another property, for example stamp duty?

As mentioned, Glenwood is already fully developed. Every morning and afternoon there is major traffic congestion on Old Windsor road, Norwest Boulevard and the surrounding roads. Adding high density housing will only worsen an already bad situation. How will this be addressed?

My property is over 2 kilometres away from Bella Vista station. Where is the reasoning behind rezoning an area not close to the station? There is empty land in the immediate vicinity of the station - not only Bella Vista but Kellyville and Tallawong as well. Why not look at developing these areas only?

As we have been informed, there will be no compulsory acquisition, but there will be massive health issues facing those who stay. The dust and noise will be health hazards. The disruption to lives will be immense. Not to mention the potential of being surrounded by high rise apartments blocking the sun and fresh air. Quality of life will be severely affected. The congestion that comes with it will also put a huge strain on the infrastructure like water, sewage and internet. These factors will make it just about impossible for people to stay.

It is only logical to re-think the rezoning proposal for Glenwood stop it from happening.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:40:26 PM

---

Submitted on Fri, 02/08/2024 - 14:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills

**Please provide your view on the project**

I object to it

### **Submission**

I object to the development of my area and according to the plan it shows and make the area very densely populated, traffic will be heavy with no extra development for widening of the road. My house will be shaded and blocked by the high rise apartment building.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:36:44 PM

---

Submitted on Fri, 02/08/2024 - 14:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

David

### **Last name**

Riquelme

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Dural

### **Please provide your view on the project**

I object to it

### **Submission**

You are ruining this country!! Look at Marsden Park! We don't have the roads and infrastructure to support housing, then the quality we are building these new establishments are appalling. Everyone that can hold a hammer is a builder! Look at what Bathla group is doing? Who in their right mindset approved for such stupid developments? Australia is looking like India for starters and these poor people are buying these homes without the knowledge of a quality build and suffer the consequences with strata costs and repairs which I am sure they can not afford. Hills district was such a beautiful place, so was Baulkham Hills, we are developing way too much. Look at the development at Hills Showground, seriously who approved that? I am sure they received a nice 'gift'. NO consideration for the future, just for the moment and their pockets.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:32:25 PM

---

Submitted on Fri, 02/08/2024 - 14:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Dhayanand

### **Last name**

Deivasigamani

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Box Hill

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Dear All,

It's great to see our Northwestern Sydney is going to be home to thousands of more people, just like the region became home to me few years back. Currently the pace of infrastructure - example: North Kellyville, Box Hill, and the roadworks in Kellyville are moving very slowly. Plus, it is not a surprise that a lot (a LOT) of parents sending their kids to private schools mainly because public schools are more and more OVERCROWDED - not just Hills but adjoining suburbs like The Ponds. This will bring whole lot of challenges in a long run to the NorthWest. Psychologically, socio economically and more - when public schools become a no-go zone for a big section of a community. While we strongly encourage more housing to the growing population, we request concerned authorities to do everything to increase public schools, parks and quicker execution of basic infrastructure. Thank you. Happy to connect if I could be of any help.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:29:37 PM

---

Submitted on Fri, 02/08/2024 - 14:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Abilash

### **Last name**

Varghese

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Box Hill. I am against developments. But I have below concern as well. I have long commute times as I am always on Windsor Road due to heavy traffic and I think adding new apartments will make this worse. Please plan for more infrastructure development before adding more residents as I have seen overcrowded schools in this area and there is no hospital that we can go to in case of medical emergencies. There are no parks or recreation areas at this time. Can you address this issue before this rezoning process. We have been forgotten for a long time..

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:23:14 PM

---

Submitted on Fri, 02/08/2024 - 14:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box hill

**Please provide your view on the project**

I object to it

**Submission**

I strongly object.No proper infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:18:00 PM

---

Submitted on Fri, 02/08/2024 - 14:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765 Boxhill

**Please provide your view on the project**

I object to it

**Submission**

There is no infrastructure for this development , this will create more deadlock what currently we are facing

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:17:00 PM

---

Submitted on Fri, 02/08/2024 - 14:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Maria

### **Last name**

Trinidad

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I would like the people who proposed this urban growth plan to please come to The Hills and try driving along Samantha Riley Drive on Tuesday morning at 7:45 am.

I would like them to try and find a park at Kellyville station. ( Spoiler alert: they won't)

I would then ask them to try driving to Bella Vista via Old Windsor Road.

I would then ask if they still think this proposal is feasible after enjoying the traffic and seeing the current congestion.

And bear in mind, Box Hill and Riverstone are not even at full capacity yet!

I support public housing. But not at this density with the already inadequate infrastructure currently available at the Hills.



Build 5 more schools

Build 2 more hospitals ( Rouse Hill is too small btw)

Widen Old Windsor Road NoW ( not after apartments are built, NOW)

Then we can consider this.

But please COME stay overnight at the Hills first!

And see just how crowded we already are!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:08:31 PM

---

Submitted on Fri, 02/08/2024 - 14:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I support it

### **Submission**

I support the proposal. As a young person in the Hills, 21, having lived here my entire life, this proposal seeks to provide much-needed work and leisure opportunities. It must be accompanied with more parking and bus services, other than that I support the endeavour.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:08:29 PM

---

Submitted on Fri, 02/08/2024 - 14:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville, NSW 2155

**Please provide your view on the project**

I object to it

### **Submission**

Current infrastructures are not going to be able to support the amount of development proposed in bella vista and kellyville area.

Mainly the school and transportation issue need to be addressed. We don't have enough school and even the only widening of the road around memorial avenue is not enough to cater for future growth.

The report must study the traffic especially around peak hour time.

I believe the intention of government is good, to bring more houses to cater for future growth of population but the well-being of the current residence in the area seems to be the least of the government concern.

Thank you

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 11:23:39 AM

---

Submitted on Thu, 01/08/2024 - 11:23

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Sushil

**Last name**

Gupta

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

It will bring chaos to the local community with regards to traffic and other amenities such as schools, parks etc.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 11:21:31 AM

---

Submitted on Thu, 01/08/2024 - 11:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Jag

**Last name**

KALVA

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I support it

**Submission**

Like to accommodate more into the suburbs

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 11:17:29 AM

---

Submitted on Thu, 01/08/2024 - 11:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

The current road network is clogged at peak times. There isn't sufficient capacity in the existing road network to accommodate more traffic. Schools are at full capacity. Driving past schools delays travel times from home to stations and work. This is a rubbish idea and should go in the trash can. Please don't ruin these beautiful suburbs for us. We've invested a lot of money by buying in these areas. This type of development will devalue our properties which shows you really don't care much about the residents. You're only interested in your selfish political games.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:58:28 AM  
**Attachments:** [at\\_link.pptx](#)

---

Submitted on Thu, 01/08/2024 - 10:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

**Submission file**

[at\\_link.pptx](#) (396.35 KB)

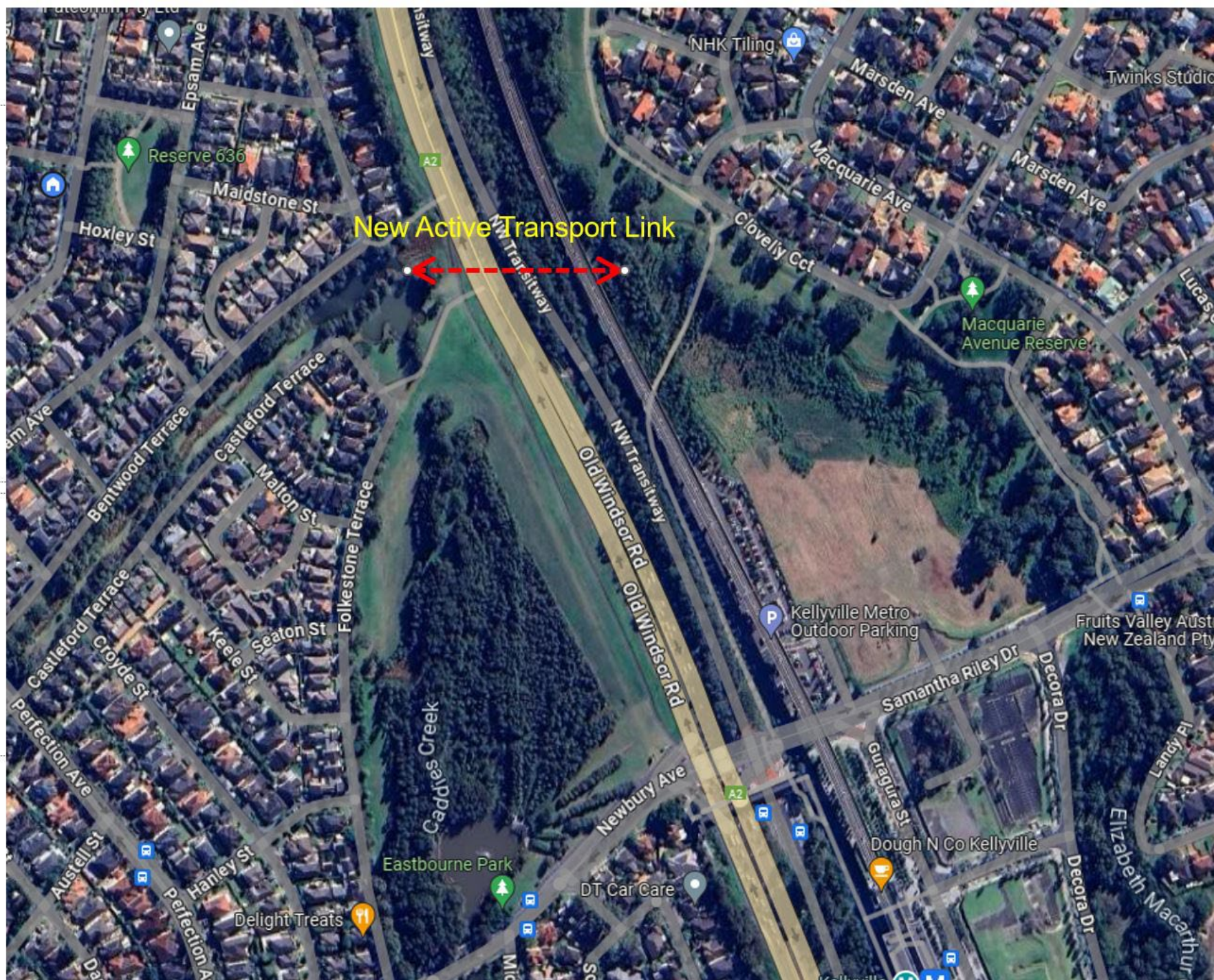
### **Submission**

Support the proposed rezoning changes. On top of the existing links, a new Active Transport link is proposed as shown to maximise walking and cycling connection between the two precincts separated by Old Windsor Road.

**I agree to the above statement**

Yes







**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:55:30 AM

---

Submitted on Thu, 01/08/2024 - 10:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill

**Please provide your view on the project**

I object to it

### **Submission**

It is too crowd already and Old Winsor

Road is very busy at the moment and can not imagine the roads and the traffic for the future density plan. Please put more roads, parking spots, schools before released. The government already released so many new suburbs, but there is no proper transport facilities and parking facilities. It is very crucial to the people who already living here.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:54:50 AM

---

Submitted on Thu, 01/08/2024 - 10:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposal of 21,000 homes to be built on land adjacent to Kellyville and Bella Vista. I believe that the area will become undesirable and over congested. The original proposal of 5,700 homes with retail and commercial was fitting to the area. The current proposal is unjustifiable and an insult to the residence of this area. Further concerns will be the added road congestion, transport overcrowding, insufficient schools and hospitals. As it stands today the roads are so crowed and adding a further 100,000 residents to the mix will expedite the state of the roads to an unbearable condition. This government has no respect, foresight or knowledge on how to address such a housing crisis, pushing up 40 story towers in residential suburbs is not the solution.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:53:02 AM

---

Submitted on Thu, 01/08/2024 - 10:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville NSW 2155

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposal of 21,000 homes to be built on land adjacent to Kellyville and Bella Vista. I believe that the area will become undesirable and over congested. The original proposal of 5,700 homes with retail and commercial was fitting to the area. The current proposal is unjustifiable and an insult to the residence of this area. Further concerns will be the added road congestion, transport overcrowding, insufficient schools and hospitals. As it stands today the roads are so crowed and adding a further 100,000 residents to the mix will expedite the state of the roads to an unbearable condition. This government has no respect, foresight or knowledge on how to address such a housing crisis, pushing up 40 story towers in residential suburbs is not the solution.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:41:01 AM

---

Submitted on Thu, 01/08/2024 - 10:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills NSW 2155

**Please provide your view on the project**

I object to it

### **Submission**

I object to the magnitude of the proposal with no accompanying plan for transport, health and education infrastructure. I will support a staged development that includes expansion of transport corridors, train frequencies, health and education infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:37:13 AM

---

Submitted on Thu, 01/08/2024 - 10:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I object to it

**Submission**

With public schools at capacity and further growth out in the North West Corridor, substantial infrastructure upgrades are needed before any rezoning happens. Why does the Metro only go to Tallawong when the Box Hill/Hills of Carmel/Riverstone/Windsor areas are all still developing and growing. Metro Car parks are already at capacity each day at Tallawong, Kellyville, Norwest, Bella Vista. Windsor Road and Old Windsor Roads are well and truly over capacity and the peak hours are getting longer and longer each day due to poor road infrastructure. This is already costing the residents of the whole North West Corridor more in time and fuel and vehicle running costs as public transport options are insufficient. Have you ever tried to exit Stanhope Gardens onto Old Winsor road in peak hour? Have you ever tried to get out of Stanhope Gardens onto Sunnyholt road to get to Old Windsor road in morning peak hour?

Returning to this area of an afternoon is a 10 km backlog of traffic from the M7 flyover all the way through to Box Hill.

Under this plan, 20700 new homes = more than 20700 more cars, more likely double that due to 2 persons per unit plus the existing growth will be more like 50,000 more cars. More than 20700 more metro commuters is more like 50,000 more commuters with no more parking capability, not more road capability.

Address the infrastructure with the housing proposal at the same time, Not one first then the other.

Surely the government and the bureaucrats would have learnt these lessons already?

Yes housing is an issue. But without the supporting infrastructure, it wont work. Would you sub-divide a block of land and not give it road, water and sewage access? But the proposal is to add 20700 more dwellings without the support infrastructure!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:32:59 AM

---

Submitted on Thu, 01/08/2024 - 10:32

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

While I understand the need for urban development and the provision of affordable housing, I have significant concerns regarding the infrastructure, particularly road infrastructure, required to support the proposed increase in population.

The proposal outlines the addition of 20,700 new homes in Kellyville and Bella Vista, which will undoubtedly lead to a substantial influx of residents in the area. Currently, our road infrastructure is already struggling to support the existing population. Traffic congestion is a common issue, with long travel times and frequent delays being a daily reality for residents.

Adding 20,700 new homes to this already stressed environment will only exacerbate these issues. Without a robust and comprehensive plan to upgrade and expand the road infrastructure, the proposed development will lead to increased traffic congestion, longer



commute times, and heightened safety concerns. These impacts will not only affect current residents but also the new residents who will move into the area.

Furthermore, the increased traffic and congestion will have broader implications, including environmental degradation due to higher emissions and a decline in the quality of life for residents.

The lack of adequate infrastructure planning undermines the potential benefits. I strongly urge the planning authorities to reconsider the proposal and to prioritize the development of road infrastructure to ensure it can adequately support both current and future populations.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:31:33 AM

---

Submitted on Thu, 01/08/2024 - 10:31

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

Tell Chris Minns to come and spend a day observing Old Windsor Road.

The infrastructure to support the community is TERRIBLE! Forget the fact that the 50 odd metre stretch of a third lane took upwards of 6 months, the fact that Memorial Avenue is still not complete, with no end in sight and resident access to roads has been blocked for a long time. You fix the roads before you consider putting any houses in our area.

Old Windsor Road services parts of both Blacktown City Council and Hills Shire Council as the boundary between the two. What used to be a 5 minute drive, is now 15-20 minutes on a good day.

When I was in school 7 years ago, Kellyville High School was already overcrowded at 1000+ pupils. Now it is even higher. Being the only high school servicing the area, essentially the government is privatising education, forcing parents to put their kids in private schools to avoid them getting lost in the system.

Please explain why you need to put more houses in an already crowded precinct, and can't

use the many large farm areas that are further west? I'll tell you why, because you don't want to invest in any infrastructure.

You want to use the metro as your new flashy project that is so late in execution that it is only able to service the community already there, and not any people further. Even now services every 4 minutes are full. You want to put more pressure on this system by reducing bus services into the city to make your metro look better and charge people more for a service that requires less workers to tend to it.

If you want to charge me more to use the metro, at least have enengineers and staff on site to fix any issues straight away.

What a shitty government we have controlling our decisions. Bring back the liberals that understand what the Hills actually needs.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:27:15 AM

---

Submitted on Thu, 01/08/2024 - 10:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Colm

### **Last name**

Farrell

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenhaven

### **Please provide your view on the project**

I object to it

### **Submission**

There are not enough public facilities being provided to warrant this density of population, schools, shops, parking at the metor, buses, shops, medical centres etc

If you want the density, you need to provide the services...

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:19:56 AM

---

Submitted on Thu, 01/08/2024 - 10:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Anil

### **Last name**

Doraiswamy

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

The proposed plans are far too excessive. As it is, there is a clear infrastructure problem. In it's current state traffic along roads is already too congested. How can it be expected that widening a couple of roads will suffice when there is an intention to add 40,000 new residents.

Clear plans that support the flow of traffic and people need much higher consideration.

It's as if the state government pushes everything out to the West because the northern beaches and eastern suburbs have more money and their power overrides the middle class.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 10:04:14 AM

---

Submitted on Thu, 01/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Arthur

### **Last name**

SKINNER

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I have lived in this precinct for over 20 years and the growth rate has been massive. The traffic is nearly always dead locked at any time of the day around the Kellyville metro station and bus terminal. This area can not take another 10,000 homes. There is now massive overflow of parking in the surrounding streets as the existing parking for the metro and bus terminals are always full. This proposal is a disaster for the area as introducing another up to 10,000 cars in the area will lead to total gridlock of all roads in the area.

The excuse that the residents in these new homes will not need cars because of the train and bus terminals will provide complete travel solutions for them is complete rubbish. If you ban cars from the new homes the surrounding street will be completely deadlocked as they will just park their cars there.

I know that this submission will end in the rubbish bin as the state Labor government will

not listen to those affected in this area, They should put this type of development in the areas that these politician's live and it would not be approved.

I will never vote Labor again.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:43:29 AM

---

Submitted on Thu, 01/08/2024 - 09:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

north kellyville, 2155

**Please provide your view on the project**

I object to it

### Submission

I object to the kind of density planned in Kellyville & Bella Vista. The state government promises to build associated infrastructure but never delivers on time. Classic example is delayed widening of Memorial Avenue, signals at North Kellyville near Woolworths, Rouse Hill Hospital to name a few.

And then developers will build shoddy units by bribing corrupt officials that will damage the good reputation of the Hills.

In the end, corrupt officials & the developers get rich, state government will claim to have solved the housing crisis to win the next election and existing residents suffer in this zero sum game.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:42:21 AM

---

Submitted on Thu, 01/08/2024 - 09:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Khaled

**Last name**

Abdalla

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

I moved from overcrowded suburb (Rhodes) to a far suburb from the CBD (Kellyville) to stay away from traffic and overcrowded malls, streets, parks etc... so please

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:37:36 AM

---

Submitted on Thu, 01/08/2024 - 09:37

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Melissa

### **Last name**

Kanti

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

I do not agree with this proposal. We have lived in the hills district for the last 3 years and in this time, roads, schools, daycare facilities & public transport have come under significant pressure with the growing population. As it is it is difficult to find a spot to park your car at the local station or reserve a spot for our kids in schools and daycare centres, bringing in more densely populated housing without improving existing infrastructure will result in a complete collapse of our community and its amenities.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:33:03 AM

---

Submitted on Thu, 01/08/2024 - 09:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Jay

### **Last name**

Loganathan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood

### **Please provide your view on the project**

I object to it

### **Submission**

Glenwood is small suburb already traffic are heavy due to people from stanhope garden & kellyville ridge travel through glenwood to bypass the traffic. Change the zone will increase further traffic jam. Schools will be over loaded. Rezoning to increase density should be evenly distributed across all metro station rather than consolidating in 1 or 2 areas.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:31:28 AM

---

Submitted on Thu, 01/08/2024 - 09:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

BRIAN

### **Last name**

CARVALHO

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

QUAKERS HILL

### **Please provide your view on the project**

I object to it

### **Submission**

I disagree with the proposed planning due to several practical constraints as listed below:

1. Even with the improvements of the Sunnyholt Road and Old Windsor road intersections, there is a lot of queued up traffic during peak hours. This is set to get worse with even alternate routes clogged if we have mass housing around that belt.

2. Memorial Avenue has been widened but it Feeds into old Windsor Road and Sunnyholt road both of which are already burdened

3. Getting to schools will be impossible - with the current conditions, it takes an average of 15 min to clear the school zones and get to the schools in the Stanhope/ ponds areas. With more population, it will get Impossible to manage for parents and schools with the late arrivals and absentism. Not to mention stress of getting to work passing through the school zones.

4. Lack of open areas - the population density will cause conflicts to limited public facilities in the area.

5. Lack of adequate parking at metros and little to no services connecting to the metros - Parking at metro stations are full post 7:30 am with current population. With limited services to the metro station, more people will choose to drive to work burdening our roadways...Try driving on M7/M2 at 8:00 am... Also point #1

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:29:24 AM

---

Submitted on Thu, 01/08/2024 - 09:29

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

George

**Last name**

Giovas

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills

**Please provide your view on the project**

I object to it

**Submission**

This is yet another example of policy on the run. When will government start to consider the people & not just look to score political points.

We have no extra infrastructure proposed for the extra density that is being proposed.

The metro is not a one size fits all approach.

People will still have and use cars & bikes. Our roads are already overstretched and at breaking point.

We have no new schools and NO Hospital.

Where do all our children go to school? We are in severe need of more schools.

Who is actually thinking about the people and the community at large? Obviously not the

current government.

How about we get the infrastructure right first and be proactive rather than reactive.

There needs to be better consultation with both council and the community.

Not everyone wants to live in a unit.

Decisions made today will have a significant impact on our children tomorrow. The future of our people, children and communities should be at the forefront.

people are struggling to go about their daily lives as it is.

To all our politicians and bureaucrats, stop playing politics with our lives.

Put the people first and not your egos.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:16:42 AM

---

Submitted on Thu, 01/08/2024 - 09:16

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill

**Please provide your view on the project**

I object to it

### Submission

Hi, I object to it as the infrastructure around the Windsor is worst and the traffic and travel times would be significantly increased with no additional lanes being added. It critical for the government to focus on the road infrastructure before housing so many people.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:08:40 AM

---

Submitted on Thu, 01/08/2024 - 09:06

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I object to it

### Submission

I oppose this proposal due to the existing congestion in the areas and lack of proposal to alleviate congestion. It can take 15mins to leave Kellyville Metro Station and cross from Samantha Riley Drive to Newbury Avenue during peak hour. Furthermore Memorial Avenue has been a nightmare for the last 5 years and is still incomplete. More planning and consideration needs to go into roads planning as the area is not one where people solely commute by Metro.

The proposal also does not take into consideration additional car parking facilities at the Metro Station, suggesting those within the 1200m radius would all walk to the station, failing to recognise reasons why residents may need to drive (for example, disability, injury, pregnancy, daycare/school drop offs, or the simple fact that walking home after dark on Old Windsor Road north of the station is unlit, unsafe and the walkway to Bentwood floods during wet weather).

The Metro Stations cannot handle more cars, the roads cannot handle more cars, the proposal doesn't indicate widening roads or easing congestion.

The proposed increase from 15 storeys to 30 storyes is extreme and the area has not been built with adequate infrastructure (roads, hospitals, schools) to support this level of density.

This proposal is not customer centric and should go back to the drawing board.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 9:02:03 AM

---

Submitted on Thu, 01/08/2024 - 09:01

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2078

**Please provide your view on the project**

I am just providing comments

### Submission

Poor planning with mostly apartments and narrow streets, not enough schools, preschools crammed into apartment buildings, no big parks, no big grounds, just tiny parks in nooks and corners with baby rides on them. No ramifications considered in the long run. Where are wide enough roads for bus stops or let's say a future train line or anything? No access to a highway. Just apartment buildings in random spots that slow traffic movement when vehicles turning in to them or coming out. Long walks to public transports or short drive to a spot for public transport with Stop signs or 'no offloading zone'. This is bad planning in the name of development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:58:45 AM

---

Submitted on Thu, 01/08/2024 - 08:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2763

**Please provide your view on the project**

I object to it

**Submission**

Old Windsor road without this is a terror without alternste routes or a skyway this area will become 3rd world

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:54:43 AM

---

Submitted on Thu, 01/08/2024 - 08:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### **Submission**

Road and infrastructure at the moment is really bad . Schools are already to the capacity, there is traffic jam even on weekend. Can't imagine having more apartments. This will make it worst and unlivable. Please consider having more school and better road before you think of building and bringing more people into to this suburb.

Thanks

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:39:54 AM

---

Submitted on Thu, 01/08/2024 - 08:39

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Amanda

### Last name

Tjen

### I would like my name and personal contact details to remain confidential

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

Rouse Hill

### Please provide your view on the project

I object to it

### Submission

1. Traffic Congestion: The existing road infrastructure is already inadequate to handle the current traffic volume. The addition of new residents from the proposed apartment complex will exacerbate this issue, leading to increased congestion, longer travel times, and reduced road safety for all residents.
2. Insufficient Public Transport: The metro, while being the best form of public transport, does not have enough commuter parking with residents unable to park after 7am during the work week. The proposed development will further strain public transport resources, resulting in overcrowding, delays, and inconvenience for commuters.
3. Lack of School Places: The local schools are currently operating at capacity. The influx of new families from the apartment complex will place additional pressure on school resources, leading to overcrowding, larger class sizes, and reduced educational outcomes

for all students.

4. Inadequate Parkland: The area has limited parkland and recreational spaces to accommodate the current population. The proposed development will further reduce the available green spaces, negatively impacting the physical and mental well-being of residents.

5. Limited Shopping Facilities: The existing shopping centres in the area are already struggling to meet the needs of the current population. The additional residents from the apartment complex will increase demand for retail services, leading to overcrowding, longer queues, and reduced shopping experiences for all residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:39:21 AM

---

Submitted on Thu, 01/08/2024 - 08:39

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Lorraine

**Last name**

McFarland

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

**Submission**

One only has to see the traffic around The Hills area to wonder where all the cars from these new buildings, some I believe 40 stories high, will only add to the congestion now on our roads. Where has common sense gone. As it is road rage is increasing due to this problem. Of course new schools will need to be built along with hospitals by the way Rouse Hill Hospital has been put on hold. Another problem not advertised. My husband and I have been living in The Hills area for 54 years and can only shake our heads in disappointment in the current state of our area with this new proposal. As well, we live in Brokenwood Place and can't get a bus to the metro as parking is not provided at Norwest so if the Government expect people to use the metro more parking stations will have to be built. As I said earlier "commonsense prevails.

Ian and Lorraine McFarland.

**I agree to the above statement**



Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:25:36 AM

---

Submitted on Thu, 01/08/2024 - 08:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I support it

**Submission**

I support this rezoning and creating more houses

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:17:14 AM

---

Submitted on Thu, 01/08/2024 - 08:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens, 2768

**Please provide your view on the project**

I support it

**Submission**

I fully support the rezoning plan for Stanhope Gardens and adjoining areas. With the new metro line, these areas can easily absorb high density housing.

Thank you,

[REDACTED]

Stanhope Gardens, 2768

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:10:08 AM

---

Submitted on Thu, 01/08/2024 - 08:09

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Bipinkumar

**Last name**

Gadhavi

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission**

I object to change of Zoning from R2 to R3 or R4 as it will create more problems.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:06:04 AM

---

Submitted on Thu, 01/08/2024 - 08:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

David

**Last name**

Strong

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills 2155

**Please provide your view on the project**

I object to it

**Submission**

Ridiculous!!! This will absolutely cripple the north west area.

No need to go so high and such mass density.

I'm a life long hills resident and this is a disgrace. Greedy people feeding each other.

This makes me so mad... no more!!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:04:46 AM

---

Submitted on Thu, 01/08/2024 - 08:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Winston Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

The roads in the area are not adequate enough to support the volume of traffic which would come with such a population explosion, schools are at and beyond capacity, more hospitals are needed. These amenities should be in place before even considering building more apartments just because a Metro station is in place.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 8:02:45 AM

---

Submitted on Thu, 01/08/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

### Submission

I'm shocked at this proposal specially considering that we the resident Glenwood are already slave to serpentine queues at all exits during peak hours. Neither does the suburb has enough infrastructure to support any additional residents be in terms of school, shopping, road space, medical etc.

Old Windor already is also full from one red light to another during peak hours, what is the government thinking?

It's just another way of imposing misery on the already almost miserable plight of this area. I would recommend to do a day in the life of this suburb's residents and then apologise for the folly that you have made, by even making this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 7:20:15 AM

---

Submitted on Thu, 01/08/2024 - 07:19

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

ABUL MONIRUL

**Last name**

ISLAM

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission**

I reject the proposal of rezoning and re- precinct of Bella Vista suburb.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 7:07:31 AM

---

Submitted on Thu, 01/08/2024 - 07:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

### **Submission**

New homes but you don't have the infrastructure to support this. The roads are congested as is, and the parking hubs does not support any more resident, why don't u built the infrastructure first and not after, which creates double the pain. Any infrastructure work stuffs up the roads so does it make sense to start these work after more people around? It is always the west, north west suffers when it comes to housing.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 6:30:54 AM

---

Submitted on Thu, 01/08/2024 - 06:30

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Silvana

### **Last name**

Mouhtouris

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Nelson 2765

### **Please provide your view on the project**

I object to it

### **Submission**

I have been living and travelling between Nelson and Northmead/Westmead for almost 30 years. I have seen the area grow. Up until around 8 years ago, shopping centres, housing and schools had been built, and were welcomed. However, the recent housing developments, particularly medium/high density units, have resulted in extreme road congestion, particularly in the Rouse Hill/Norwest/Kellyville Areas. There has been NO INFRASTRUCTURE to accommodate all this new development. Travel times have doubled, people are angry, and have had enough. What is being done with the money that is paid by developers to build the infrastructure? Similarly, the North-West Metro Line is a huge benefit for Hills locals, but again, there is nowhere near enough parking. We cannot build any more houses/units until the infrastructure catches up!

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 5:16:26 AM

---

Submitted on Thu, 01/08/2024 - 05:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Marie

### **Last name**

Hartley

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

CASTLE HILL

### **Please provide your view on the project**

I object to it

### **Submission**

We need to contribute to housing however the infrastructure needs to be in place before development takes place not afterwards. Our roads in the region already are not coping with traffic volumes.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 3:33:11 AM

---

Submitted on Thu, 01/08/2024 - 03:32

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

I am writing to express my strong objection to the proposed new housing development in our already densely populated area. While I understand the need for housing, this development raises several significant concerns that I believe must be addressed before moving forward. I truly hope that this request for feedback is taken seriously and not an exercise in checking boxes prior to moving forward with no consideration to community response to this proposal.

**\*\*Infrastructure Strain:\*\*** Our community is already struggling with inadequate infrastructure. The addition of new housing units will only exacerbate the issue. Making an assumption that due to the metro lines being built, and the proposed close proximity of the residential builds people are more likely to walk or cycle is not a proven preferred method of transport and one that only justifies a densely property build for capital gains.

**\*\*Education System:\*\*** Our local schools are currently operating at or above capacity. Adding more families to the area without a corresponding expansion of educational facilities will result in overcrowded classrooms, overworked teachers, and diminished educational outcomes for our children. The quality of education is a cornerstone of our community, and it is crucial that we do not compromise it with unsustainable growth.

**\*\*Traffic Congestion:\*\*** Traffic congestion is already a daily struggle for residents. The proposed development will significantly increase the number of vehicles on our roads, leading to longer commutes, increased air pollution, and a higher incidence of traffic accidents. Our current road infrastructure cannot support such an influx of vehicles without substantial upgrades, which have not been proposed alongside this development.

**\*\*Impact on Housing Prices:\*\*** Introducing a large number of new housing units in a short period can disrupt the local housing market. While it may seem that additional housing could alleviate high housing costs, it can lead to a potential decline in property values due to an oversupply in the market. This can negatively impact current homeowners, reducing their property equity and overall financial stability.

In conclusion, the proposed housing development poses serious challenges that could negatively impact our community's quality of life. I urge the planning committee to consider these issues carefully and explore alternative solutions that address the need for housing without compromising our infrastructure, education system, traffic flow, and housing market stability.

Thank you for your attention to this matter.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 3:01:02 AM

---

Submitted on Thu, 01/08/2024 - 03:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gavin

### **Last name**

D Souza

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I object to it

### **Submission**

The main reason for my objection is that the infrastructure to support this development is currently not in place. This includes entry and exit roads to/from Glenwood, narrow roads within Glenwood, lack of parking spaces in Glenwood, heavy traffic on Windsor road, long wait for medical facilities, no public hospitals (very long wait times in Blacktown/Mt. Druitt/westmead), daycare facility availability, public school facility etc. Please plan the infrastructure first.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 2:06:04 AM

---

Submitted on Thu, 01/08/2024 - 02:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

Traffic is already very bad in this area making it difficult to drive kids to school and make it to work on time. Adding 20700 new homes will make this even more of a hassle

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 1:14:38 AM

---

Submitted on Thu, 01/08/2024 - 01:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge

**Please provide your view on the project**

I object to it

### **Submission**

The traffic situation and population growth in this area is already at its highest. Building more homes would cause more congestion in this area. It will also affect the property prices.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 1:10:14 AM

---

Submitted on Thu, 01/08/2024 - 01:09

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Paul

**Last name**

George

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

With lack of infrastructure that is wider roads better and fast connectivity to move out and in to Glenwood, this project should not go ahead. As such the traffic is horrible in the morning and evening to get in and get out of Glenwood. With the additional 13000 Apartments we will be arrested to stay at home.

Also in the morning commute by train is also not easy. During peak hour, metro is full from Bella Vista, Not sure if you are planning to have train service every 30 seconds to sope the additional people getting in to the suburb.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 1 August 2024 12:41:52 AM

---

Submitted on Thu, 01/08/2024 - 00:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

We live in the hills area so we can have a nice quiet life. A nice family, A nice property with quiet streets, safe neighbourhoods, good schools and space.

Not upgrading roads is ridiculous. I worked in Bella Vista and trying to get home was a traffic jam. Upgrading roads should be first priority.

**I agree to the above statement**

Yes

**Date:** Thursday, 1 August 2024 12:35:53 AM

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:52:18 AM

---

Submitted on Fri, 02/08/2024 - 11:51

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### **Submission**

The issue is lack of schools, playfields, it will also overload the new hospital.

Above all our roads are not designed yet to add these may dwellings.

Rouse hill on Hills Shire end is already becoming clogged and further ahead towards memorial road - both Windsor and Old Windsor roads, can't pass through while being stuck for added 15-20 mins every day.

Unless roads are wider, more schools are planned and less dodgy builders, please rethink.  
Thanks

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:43:05 AM

---

Submitted on Fri, 02/08/2024 - 11:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

**Submission**

It will make our beautiful area too cramped and dense, plus we don't have sufficient infrastructure upgrades to support this development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:41:52 AM

---

Submitted on Fri, 02/08/2024 - 11:41

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Previn

**Last name**

Chetty

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Kellyville

**Please provide your view on the project**

I object to it

**Submission**

This region is already suffering from inadequate planning. The roads cannot cope with the current traffic. There are not enough schools, especially high schools in the area and we have to go out of area to get kids into any schools. The main arterial roads during peak hour are a car park and all the feeder roads are clogged. It takes 20 mins just to get out of Kellyville each morning. I'm not against growth corridors but the infrastructure needs to match. You can not continue to build thousands of home without infrastructure. The tiny blocks of land also means you need to build outdoor recreational areas for families.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:41:14 AM

---

Submitted on Fri, 02/08/2024 - 11:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:31:20 AM

---

Submitted on Fri, 02/08/2024 - 11:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

The traffic on Old Windsor Road is already severely congested. The current proposal does not include sufficient improvements to the roads or public transportation infrastructure to support the increased density it suggests.

This project would significantly harm those 2 neighborhoods and the surrounding communities.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:28:31 AM

---

Submitted on Fri, 02/08/2024 - 11:28

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

With already witnessing long queues at Smantha Riley and Old Windsor road and in addition on memorial Rd, this will cause more gridlock to already "on its knees" traffic. I strongly object to the rezoning.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:22:15 AM

---

Submitted on Fri, 02/08/2024 - 11:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Wei

### **Last name**

Wang

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

NORTH KELLYVILLE

### **Please provide your view on the project**

I object to it

### **Submission**

Dear Sir or Madam,

I am writing to express my strong objection to the proposed rezoning of the Kellyville and Bella Vista Precincts. While I understand the need for urban development, I believe the current proposal significantly overlooks the essential infrastructure required to support such a substantial increase in population density.

### **Key Concerns:**

**Lack of Adequate Infrastructure:** The proposal includes only one primary school and no high schools within the precinct. Additionally, there are no new playing fields or commitments to fund library and community center projects, which are vital for community wellbeing.

Traffic and Road Upgrades: Old Windsor Road, particularly between Windsor Road and Norwest Boulevard, urgently needs to be upgraded to three lanes to manage the expected increase in traffic. The absence of this upgrade will lead to severe congestion and safety issues.

Potential Overcrowding: Doubling the number of dwellings without proportionate infrastructure will result in overcrowding, putting immense pressure on public services and reducing the quality of life for both current and future residents.

Community Impact: The proposed changes threaten to disrupt the character and environment of our community, leading to possible negative impacts such as reduced green spaces and increased pollution.

I urge the planning authorities to reconsider the current proposal and ensure that any increase in housing density is matched with the necessary infrastructure improvements to support a sustainable and livable community.

Thank you for considering my submission.

Sincerely,  
Wei Wang

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:21:58 AM

---

Submitted on Fri, 02/08/2024 - 11:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Michael

### **Last name**

Holden

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

Area is jammed with traffic, schools are at capacity, need the infrastructure to support this & there is none.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:15:45 AM

---

Submitted on Fri, 02/08/2024 - 11:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

I have lived in the Hills District all of my life and have enjoyed it immensely however over the last 5 years it has become very overpopulated and the traffic congestion is beyond a joke. It can sometime take up to 1 hour to get from Kellyville to Castle Hill which is approximately 5 to 10 kilometres.

With having another 42,000 homes built in this area is ridiculous and will destroy this beautiful area that I have loved all of my life.

It is becoming that bad in this area that I am considering moving out of the area which means up rooting my business and moving away from my children.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:12:27 AM

---

Submitted on Fri, 02/08/2024 - 11:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Carol

### **Last name**

Bowman

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

This is bad planning with no high school in an area where there is already not enough school, dens traffic, not enough shopping locations, poop parking options.

If this goes ahead I will have to consider moving out of the area

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:12:16 AM  
**Attachments:** [tod-letter-signed.pdf](#)

---

Submitted on Fri, 02/08/2024 - 11:05

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission file**

[tod-letter-signed.pdf](#) (698.09 KB)

### Submission

Please find attached a group submission from the residents of Kellyville residing on Perkins Drive, Fraser Avenue, Neiwand Avenue, Cuthbert Avenue, Wenden Avenue, Landy Place and Gould Avenue. The recommendations proposed in the letter have been signed by almost all owner-occupied homes in the aforementioned streets, with the remaining few residents preferring to make their submissions through the official channels. It should also be noted that through 2016 to 2019, developers were keenly seeking to redevelop the currently R2 zoned area to high and medium density and all residents had signed contracts with the developers to sell their homes. Evidence of this has been attached. The homes in these streets, previously the Home World estate, are some of the



oldest homes in the area when compared to other parts of Kellyville, Glenwood and Stanhope Gardens, as well as being the most accessible area to the Kellyville Metro Station and future Town Centre. The area also meets all other parameters for the successful implementation of the Transport Oriented Development principles. A few of the residents including myself attended the Community Information Session held in Glenwood on 23 July 2024 and collectively expressed our concerns on the draft proposal prepared by the NSW Government. In particular, the assessment of the K10 area was discussed with William from the Department and it was conveyed by William that there had been an oversight when assessing this area (the meeting was minuted for proof of discussion). William proposed that a group submission be made by the residents who shared similar views on the draft proposal made by the Department. Please find attached the subject group submission. We as a collective ask the NSW Government and Department of Planning to be fair in their assessment and apply the principals and controls of the Transport Oriented Development to the area highlighted in the attached letter. Also, if the Department could please respond individually to the residents who have provided their email address on the attached petition.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:08:59 AM

---

Submitted on Fri, 02/08/2024 - 11:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

Txt

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:06:00 AM

---

Submitted on Fri, 02/08/2024 - 11:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

ruchi

**Last name**

agarwal

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

sydney

**Please provide your view on the project**

I object to it

**Submission**

I do not support this re zoning proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:03:54 AM

---

Submitted on Fri, 02/08/2024 - 11:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Khaled

### **Last name**

Hassabalnaby

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

Khaled Hassabalnaby

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:03:48 AM  
**Attachments:** [how-green-was-our-valley.pdf](#)

---

Submitted on Fri, 02/08/2024 - 10:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

William

### **Last name**

Leigh

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

West Pennant Hills

### **Please provide your view on the project**

I object to it

### **Submission file**

[how-green-was-our-valley.pdf](#) (591.83 KB)

### **Submission**

The conversion of a segment of the Hills District into a hotch-potch of faux-city scapes is fallacious and dangerous. Nazi Field Marshall Erwin Rommel held very clear views on the usefulness of news and information, when he said, "News, is never as good, or as bad, as when first reported". In this case, "News is as bad and when first reported, In this case the "news" demands urgent rejection and is the imperative.

Urgency of action and dealing with "too-hard" are strangely linked. Emperor Napoleon was well used to dealing with "too-hard" and he realised that timely urgency in action was his key to future success. On campaigns Napoleon employed a suit of transportable

command tents, one of which being his sleeping pavillion, at the portal of which was mounted a big sign which instructed, "Ne me réveille jamais quand tu as de bonnes nouvelles à annoncer, parce qu'avec de bonnes nouvelles, rien n'y fait. Laisse-moi dormir, nous avons des batailles à livrer le matin ; Mais quand tu as une mauvaise nouvelle, réveille-moi tout de suite, car alors il n'y a pas un instant à perdre! Translated: "Never wake me up when you have good news to proclaim, because with good news nothing helps. Let me sleep, we have battles to fight in the morning; But when you have bad news, wake me up immediately, because then there is not a moment to lose!" This set me to wondering about the signage outside the "sleeping tents" of our Hills Shire Cocoons, but I think that effort might be a step too far? Perhaps at least a few of our representatives should "wake up immediately"? And as a small comfort,

My neighbour always has the right choice of words for this sort of Council supported indefensible/unequal competitive situation; when consulted he said, "No hope of success in encouraging changes here, or to complain about the present political/business/situation in NSW, will be like farting against thunder!" Perhaps science has invented a pill to solve the problem...

We vote NO to the proposal.

**I agree to the above statement**

Yes

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# HOW GREEN WAS OUR VALLEY?

Why Must We Fight For Our Valley – Now Fast Becoming A Developers Paradise?



## ***Thoughts When Considering The Need For Action:***

*"Remembering that I'll be dead soon is the most important tool I've ever encountered to help me make the big choices in my life. Because almost everything - all external expectations, all pride, all fear of embarrassment or failure - these things just fall away in the face of death, leaving only what is truly important."* Steve Jobs

*"The greatest risk of all, rests not in what one doesn't know, it rests in what people claim to know, which, far too often, is not so!"* Phil Slater

*"Visionless self-interest, vacillation, venality, greed, idleness, ignorance, obfuscation and procrastination, have now combined into a burgeoning, separately-identified Australian industry called politics; creating an almost irrecoverable drag, acting negatively upon our daily lives".* Bill Leigh

Steve Jobs was generously prescient in communicating his focus. He became aware, that impending death focuses the mind absolutely. Sooner or later, all the trivialities of expectations, ego, money, influence, greed, selfishness and deliberate incompetence must be set aside in the search for truth, solutions and a better way, before our lives can progress into new beginnings. Therefore, together, we must focus on today's realities.

Today our Cumberland State Forest and our West Pennant Valley Environs are besieged by commercialism, an unsupportable government-sponsored land-grab beyond all imaginations, a pending final destruction beyond conception, being destroyed little by little, but faster and faster. Exponentially, today facing intense threat through over-commercialisation as a direct result of Government economic policies, driven by population growth. The trees stand aloof and alone, our Valley is entering it's own death-zone as a direct result of political bastardry in the service of commercial over-development, specifically commissioned for the purpose to service deliberate population expansions, sloganized by politicians as "Jobs and Growth".

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**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:59:10 AM

---

Submitted on Fri, 02/08/2024 - 10:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Patrick

**Last name**

Rupac

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I support it

**Submission**

I own an investment property in the Eastbourne community title and support this project due to the opportunities it poses for to see offers from potential developers.

I am interested to understand how the community title will be dissolved. Can this be addressed please?

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:55:28 AM

---

Submitted on Fri, 02/08/2024 - 10:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

John

### **Last name**

Trovato

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Sydney Bella Vista 2153

### **Please provide your view on the project**

I object to it

### **Submission**

Where are the ROADS, to cater for the extra 21,000 houses??

Where is the extra parking to cater for the public transport .... ?

What about schools, etc...

There is already massive congestion getting in and out?

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:34:55 AM

---

Submitted on Fri, 02/08/2024 - 10:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Kellyville, 2155

**Please provide your view on the project**

I object to it

**Submission**

.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:32:50 AM

---

Submitted on Fri, 02/08/2024 - 10:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Bill

### **Last name**

Leigh

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2125

### **Please provide your view on the project**

I object to it

### **Submission**

PLASTIC PLAYING FIELDS MUST BE BANNED IN THE HILLS SHIRE, WE HAVE LOST OUR "GARDEN SHIRE" TO THE BIG-DEVELOPERS, WHAT'S NEXT?

The Conversation link..... <https://theconversation.com/kids-sport-always-cancelled-due-to-rain-soaked-grounds-green-infrastructure-can-help-235109>

In reality! "The adoption of "Plastic Playing Fields" in the Shire appear as an inevitable outcome because the NSW Government's "vision" includes creating 42,000 homes between the Kellyville and Bella Vista metro stations - most of the "homes" will be "dog-boxes in the air", that is, apartments, built too small, too close, too high, developer-profit maximised, cheap and rough; Slum environments in two or three decades! Everybody knows, in Sydney, that's the way it goes.

Should this outcome from electioneering-mindset-driven madness ever occur, it will result in local population densities reaching 12,000 - 28,000 people per square kilometre in some parts, of what will be a hotch-potch of a faux city - making sections of the Hills Shire more dense than Haymarket, Green Square and Rhodes. There are (not unexpectedly) No proper plans to upgrade our roads! There will Never be enough schools! Citizens will be deprived of social amenities, typically, Not enough playing fields and our limited open spaces will be sacrificed by Council to support the continuation of the harvesting of developer's support money over the requirements of our local citizens!

Everybody knows the dice are loaded, everybody throws with their fingers crossed; everybody knows the war is over, the rich guys won and the poor guys lost; everybody know the ship is sinking, everybody knows the captains lie, everybody got that sinking feeling like their daddy or their dog just died; everybody's talking to their pockets, everyone wants a box of chocolates, or a long-stemmed rose; in Sydney that's the way it goes, everybody knows.....

WITH A VACILLATING AND DISORGANISED CENTRIST STATE GOVERNMENT,  
AND A WEAK COUNCIL, THERE'S NOT MUCH POINT IN STAYING STRONG?

VOTE NO! TO PLASTIC PLAYING FIELDS.



PS. "Independent" confused with "Intransigent"? NSW Premier Mins has conceded his government gave commuters false hope that Sydney's new \$21.6 billion metro rail line would open on August 4. Apparently the "Independent" approval authority "needs a bit more time". In his saying sorry over the failed metro opening plan, when on Tuesday it was announced the 15.5 kilometres of new line between Chatswood and Sydenham could not open as advertised, he blamed a combination of problems including a lack of final approval from national regulators, a recent meltdown on a different stretch of line and industrial action from the firefighters' union.

Refusing to nominate a new opening date until all approvals are received, (which may take several weeks) not all time has been wasted, all bus route changes designed to align with the new metro line will come into effect on Sunday as planned, total confusion is assured.

Generally viewed by long-suffering Sydney commuters as yet another SNAFU, the Premier said he wanted to be honest about how he announces these things to get the public ready for it. "We want to make sure we get it right. Safety is obviously paramount here and the independent (intransigent?) regulator needs a bit more time." AND ON, AND ON, AND ON.... Surely \$26.1 billions of taxpayers cash should have bought time enough?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:29:52 AM

---

Submitted on Fri, 02/08/2024 - 10:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Rohit

### **Last name**

Singh

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

There is no enough infrastructure build to cater of these incoming families.

- Roads are 2 lanes only. OLD WINDSOR and WINDSOR Road.
- No high School in Bellavista
- Primary School only 1.

You need to plan the development first and then think of planning for extra dwellings.

I strongly object to this proposed rezoning

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:24:34 AM

---

Submitted on Fri, 02/08/2024 - 10:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

I vehemently oppose this project, which will see an already dense population with poor traffic and minimal infrastructure become only more congested.

This would drastically and negatively impact all Hills residents and ruin the spacious suburban lifestyle that is a key reason many people (including myself) love living in the Hills.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:24:24 AM

---

Submitted on Fri, 02/08/2024 - 10:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Krishna

### **Last name**

Vardhan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I object to it

### **Submission**

The roads in Glenwood and surrounding are already congested. The schools are operating at full capacity. The shopping areas are crowded and hard to find a car park. This will only go worse with this development

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:20:33 AM

---

Submitted on Fri, 02/08/2024 - 10:20

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Gables

**Please provide your view on the project**

I object to it

### Submission

I am writing to formally object to the proposed high-density housing development in the Hills District. My concerns are outlined below:

**Metro Stations:** The existing metro stations are already experiencing insufficient parking facilities for commuters. Additionally, there is a lack of connecting bus services to surrounding areas, which could alleviate some of the parking issues.

**Major Roads:** Major roads in the area, including Windsor Road, Old Windsor Road, and Samantha Riley Road, are already facing significant traffic congestion during peak hours. There are currently no plans to upgrade these roads or add additional lanes to address these traffic problems.

**Hospitals:** There is no public hospital currently available in the Hills District. The planned



hospital for Rouse Hill has been postponed indefinitely, with no clear start date for its construction.

Given these issues, I urge a comprehensive review of the infrastructure needs before advancing with the high-density housing project.

Thank you for considering my objections.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:18:06 AM

---

Submitted on Fri, 02/08/2024 - 10:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista

**Please provide your view on the project**

I am just providing comments

### **Submission**

The main problem I have with the proposal is the amount of extra dwellings now being proposed on top of the 22k already planned. There has to be commensurate infrastructure improvements to support the population growth that is expected.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:15:28 AM

---

Submitted on Fri, 02/08/2024 - 10:15

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

[REDACTED]

### Last name

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

GLENWOOD

### Please provide your view on the project

I object to it

### Submission

Hi Team,

Please don't rush through such plans without considering overall aspects of infrastructure, health, education etc. that are needed to be in place before such plan takes flight.

Also worth noting, is how the impact analysis only covers the patch in consideration of becoming High density and not the surrounding areas that will be impacted.

Please do consider all these aspects before proceeding with such random planning and designs.

Regards.

### I agree to the above statement

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:13:16 AM

---

Submitted on Fri, 02/08/2024 - 10:12

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

Allegedly this proposal has been suggested in close consultation with the Hills Shire Council. I would suggest that is no way this will happen effectively given the magnitude of what is proposed. Our suburb is already gridlocked with what currently exists. Perhaps some of those wishing to promote the development might consider experiencing what it's like to take upwards of thirty minutes just to leave your own postcode to get anywhere. Infrastructure has not ever kept pace with development and most certainly this is the case now. Fix the base issues before creating much bigger problems.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:09:39 AM

---

Submitted on Fri, 02/08/2024 - 10:09

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

There has been little thought given to this proposal. The lack of infrastructure for schools, transport, hospitals, open spaces, is totally inappropriate.

Kellyville is becoming a bottleneck of cars due to the lack of planning for the future.

The government will say use public transport but that is not done by most people. Every couple will have at least one car which means that there will be 14000 more cars in this area. Where is the planning for this.

None therefore I am totally against this proposal.

[REDACTED]

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:08:44 AM

---

Submitted on Fri, 02/08/2024 - 10:08

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

My objection to the development plan is based on the following points:

1. Significant development in the area has not been supported by infrastructure improvements. The current schools are already at capacity and the roads are subject to significant gridlock at peak times. It can take over 40 minutes to travel between Kellyville and Castle Hill (about 10kms) during the morning peak.
2. Industry is not well developed in the area so people living here need to travel to work. As mentioned above, the roads are already congested and public transport is limited to the Metro or buses. There is little employment in the area for unskilled or low skilled labour.
3. The proposal does not consider how amenities will be provided for the residents. Every weekend there is a shortage of playing fields and other public facilities. Introducing so many new residents will increase the pressure on these stretched resources.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 10:04:37 AM

---

Submitted on Fri, 02/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

There isn't enough schools in the area. How will the influx of students be accommodated?

Traffic is terrible as it is. How does the government propose to deal with the increase in vehicular traffic?

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:58:33 AM

---

Submitted on Fri, 02/08/2024 - 09:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Shereen

**Last name**

Samuel

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

The roads are already congested and traffic is horrible. There is absolutely no infrastructure supported enough of the current promotion itself. Add another 50,000 vehicles and people it will take forever to exit the suburb.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:56:04 AM

---

Submitted on Fri, 02/08/2024 - 09:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Craig

### **Last name**

Campbell

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2153

### **Please provide your view on the project**

I am just providing comments

### **Submission**

This is my second post; earlier I made a suggestion that a free northwest business park shuttle bus would help alleviate the major traffic issues a sharp rise in population would cause. After more reflection, I want to add that this new high density zone will have a population that ranks it in the top five largest suburbs in Sydney meaning it should be provided with new infrastructure appropriate for that. It will have a larger population than infrastructure rich suburbs like Bankstown and Randwick, and new residents should not be forced to squeeze into shopping centres, schools, parks and playgrounds of neighbouring suburbs. There is certainly land available to accomodate a large population, but please be guided by the local council regarding the infrastructure needs. Proper town planning is needed, so prove that you actually care about more than just being able to say we produced x number of houses and get moving on a genuine infrastructure plan.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:49:05 AM

---

Submitted on Fri, 02/08/2024 - 09:48

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### Submission

Infrastructure nowhere near able to cope with this volume of additional homes. Additional traffic alone, with insufficient plans to upgrade local roads, will be a disaster. Also insufficient plans for additional medical facilities, childcare centres, schools, recreational facilities.

I have very strong opposition to this re-zoning.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:42:40 AM

---

Submitted on Fri, 02/08/2024 - 09:42

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills 2155

**Please provide your view on the project**

I object to it

### Submission

We paid a lot of money for a house in a quiet suburb. The rezoning will change the character of our suburb from quiet to busy. More people and traffic will bring noise, litter, crime, and stress. This will reduce our quality of life and our home values. When the average Australian makes a lifetime investment in their home and takes out a 30-year mortgage which you work hard to pay off, you do so trusting that your home value will increase with the market, not that government will suddenly destroy your investment through a policy change that you do not even support. In addition, there is not sufficient infrastructure in our area - the roads, shopping malls, schools, medical facilities, are already overcrowded. The government created this problem by excessive immigration targets and now we have to pay for it. Build new apartment blocks in areas that are already designated - Parramatta etc. I can't imagine any of the government policy makers will accept their home values and quality of life of their families to be reduced in the same way they impose on us average Aussies.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:38:22 AM

---

Submitted on Fri, 02/08/2024 - 09:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I object to it as the infrastructure will not be sufficient

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:35:18 AM

---

Submitted on Fri, 02/08/2024 - 09:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

FLORIN

### **Last name**

IONESCU

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Bella Vista 2153

### **Please provide your view on the project**

I object to it

### **Submission**

I appreciate the time and effort that a lot of people put into this TOD but my concern is that probably no one who worked on this has ever been around Norwest/Bella Vista/Kellyville roads and Metro stations at peak hour times. The roads (Norwest Boulevard, Solent Circuit, Lexington Drive, Fairway Drive, Celebration Drive) are almost at a standstill.

To me, this looks similar to other infrastructure projects delivered lately where the initial studies served the Government's purpose, and once constructed, it was a very different story for the people in the respective areas ( i.e. Rozelle Interchange, M2 and M7 built with 2 lanes per direction, only to be expanded later costing motorists money and delays driving at reduced speeds for years but paying the ever-increasing tolls - to name just a few).

Some of the statistics used in these studies are 5-6 years old, a lot has changed since. There are 6-7 high-rise apartment blocks under construction near my place and the roads



around them barely cope with the traffic as is with very narrow one-lane roads around. I dread to think how the traffic will become once these apartments come in use, adding hundreds and hundreds of cars to the already choked-up traffic. So I object to this TOD. If it goes ahead, once all is done and dusted, people will be left to pick up the pieces and no one in Government Departments will take responsibility for the mess created.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:33:27 AM

---

Submitted on Fri, 02/08/2024 - 09:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

The current infrastructure can hardly cope with the existing population and new suburbs that are formed...the traffic is shockers, blacktown hospital is in a near drowning state with no beds nor staffing support, schools are in demountable class rooms...how much low standards are the population of blacktown council supposed to take in...build more schools and hospitals before getting more people in...

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:32:59 AM

---

Submitted on Fri, 02/08/2024 - 09:32

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

The current infrastructure is not capable of this capacity as it stands let alone adding 43k. It takes me an hour to get to work that is 2 suburbs away within the hills district due to the traffic gridlock. These plans are unjust until the swelling roads are fixed!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:32:41 AM

---

Submitted on Fri, 02/08/2024 - 09:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Noha

### **Last name**

Elmohtady

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

Our Infrastructure is already strained. The addition of more housing will exacerbate current issues related to traffic congestion and public transportation capacity. There is a pressing need to address these infrastructural deficiencies before introducing new developments.

Schools: The local schools are currently operating at or above their capacity, and there is insufficient provision for accommodating additional students. Any increase in housing will directly impact the already strained educational resources and potentially lead to overcrowded classrooms.

Parks and Recreation: we are experiencing a lack of adequate recreational spaces and parks. The proposed development does not address the need for increased green spaces, which are essential for the well-being and quality of life for residents.

Given these concerns, I believe it is imperative to prioritise improvements to the infrastructure, educational facilities, and recreational areas before proceeding with further

housing developments.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:27:20 AM

---

Submitted on Fri, 02/08/2024 - 09:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

The road are already densely populated. If I wanted Surry hills I would have moved there!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:24:31 AM

---

Submitted on Fri, 02/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

### Submission

The proposed plans make this area one of the most dense areas in Sydney, and there is not sufficient proposed infrastructure upgrades to ensure that the community is supported through this. The roads are small and the amount of population in the NorWest is dense for the available infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:24:28 AM

---

Submitted on Fri, 02/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Hi,

By increasing the no of dwelling in the area you are making this already congested area more congested.

Please review these plans.

Kind Regards,

[REDACTED]

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:21:48 AM

---

Submitted on Fri, 02/08/2024 - 09:21

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2251

**Please provide your view on the project**

I object to it

### Submission

I moved from the area 5 years ago, after living in Castle Hill for 35 years. My daughter and her family live in Kellyville. What is being planned is ludicrous. My grandson started school this year. There are 7 kindergarten classes in demountable buildings. The area has gone from a village suburb to having the life sucked out of it with overcrowding and still more building is planned.

Shame on you - this SHOULD NOT BE ALLOWED

[REDACTED]

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:17:49 AM

---

Submitted on Fri, 02/08/2024 - 09:17

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Belinda

**Last name**

Haigh

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

This cannot go ahead without the appropriate infrastructure support.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:09:08 AM

---

Submitted on Fri, 02/08/2024 - 09:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sibtain

### **Last name**

Shabbir

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

Council must invest on road infrastructure.

Samantha Riley drive and Whithers road are two key roads and must be upgraded to allow for this increase in population density.

There is already bumper to bumper traffic on Samantha Riley drive and takes over 20 minutes to pass though when it should take just 2 minutes.

The Glenhaven road needs to have 2 lanes to allow for traffic inflow from Green road and Samantha Rile drive.

There should be connection of North Kellyville to Annangroove road to allow for reduction in traffic on Samantha Riley drive.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:07:26 AM

---

Submitted on Fri, 02/08/2024 - 09:07

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I am just providing comments

### Submission

1) With all the development happening and with increase of more houses, we should get a signal at fairway drive to windsor road as it is bottle neck and very difficult for kids to cross the road from back to school.

2) we need a library as there is no library near by if you consider all 3 suburbs combined - norwest bellavista and kellyville. Going to rousehill and castle Hill all the time is not feasible.

3) we need a park for kids at kellyville memorial Avenue , Parramatta eels ground which was earlier proposed, but still nothing has been implemented. Atleast basic kids playing equipments like slides swing etc

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:06:18 AM

---

Submitted on Fri, 02/08/2024 - 09:06

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### Submission

The density increase will exacerbate the need to upgrade the current limited infrastructure. Existing main roads have already become unmanageable.

Rail corridors require more parking spaces alongside stations - not 500m away !!

Without adding freeways that link in with existing freeways we will be gridlocked.

Options of just Adding an extra lane here and there is unreasonable as it causes even more chaos during build time. The amount of traffic lights & their start/stop timings are not able to cope already.

State plans for this level of density growth Must include massive funding to add infrastructure upgrades.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:04:06 AM

---

Submitted on Fri, 02/08/2024 - 09:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

Too many people, not enough transport, schools, playing fields.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 9:03:16 AM

---

Submitted on Fri, 02/08/2024 - 09:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

I object to the project as it doesn't increase the amount of infrastructure needed to handle the increase in population density. Infrastructure like an increase in schools, expanded roads and impact on local transport is unsustainable.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:57:58 AM

---

Submitted on Fri, 02/08/2024 - 08:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

The area cannot cope with the growing big families and the infrastructure does not support this. I strongly object this proposal and suggest to look at other option.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:55:53 AM

---

Submitted on Fri, 02/08/2024 - 08:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

It will make the area extremely dense with limited roads and infrastructure.

You should see the traffic jams at old windsor road presently to see how its not going to scale.

Schooling, day care will always remain short which are stretched already.

Noise pollution, Air pollution are going to be other side effects.

This nature of development should happen closer to city suburbs only and not at far end of metro lines.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:54:02 AM

---

Submitted on Fri, 02/08/2024 - 08:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

Hello , I strongly object to the new dwellings considered in kellyville due to there being no more room for extra traffic. Mornings are already a nightmare during school drop off.

Please reconsider this model

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:50:19 AM

---

Submitted on Fri, 02/08/2024 - 08:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I am writing to formally object to the proposed The Kellyville and Bella Vista draft rezoning proposal. My objection is based on the critical concerns that our current infrastructure is insufficient to support the influx of additional residents that this rezoning would bring.

Our community is already grappling with several infrastructure-related challenges, including:

1. **Traffic Congestion:** The existing roadways and traffic management systems are at or near capacity during peak hours. The increase in population would exacerbate traffic congestion, leading to longer commute times and increased safety hazards. There are no plans to upgrade roads to accommodate the huge population increase.

2. Public Services: Our local schools, healthcare facilities, and emergency services are currently operating at full capacity. The addition of new residents would place an unsustainable burden on these essential services, potentially leading to decreased quality of service and increased wait times.

3. Utilities and Waste Management: The current infrastructure for utilities such as water, electricity, and sewage systems is already stretched thin. An increase in population would strain these resources further, risking potential service disruptions and environmental concerns.

4. Environmental Impact: The additional development will have adverse effects on local ecosystems and green spaces, which are crucial for maintaining environmental balance and community well-being. There are not enough open spaces or playing fields factored in for the increase in residents. Large high rise apartments block sun and so cold, damp apartments are not healthy. These apartments are not able to have solar to supply their energy needs.

Given these concerns, I urge the NSW Government to reconsider the rezoning proposal. Ensuring that our community's infrastructure can adequately support any future growth is essential for maintaining our quality of life and sustaining our local resources.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:50:07 AM

---

Submitted on Fri, 02/08/2024 - 08:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

This is a faulty project from the start destined to create chaos.

1. Why the Northern suburbs get listed for such mega projects why it's the West and North West that needs to share the burden of increasing population
2. On a good day we see the roads around the area choked. The infrastructure is not ready to support the increased population
3. The area I already witnessing increased crime and law and order issues, why are we pushing the area into more chaos
4. With no hospital and over populated schools what are we doing to do about these issues.
5. There is a feeling that these plans are being pushed by developers in nexus with the government and council for benefiting the developers and builders with the common man being unheard.

This has to stop and has to stop now.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:50:06 AM

---

Submitted on Fri, 02/08/2024 - 08:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### Submission

The plan to increase the density in the area, particularly without any investment in significant infrastructure is criminal. The quality of life and housing in the area has already been compromised beyond belief. What was once a beautiful family friendly area has become a slum of cheap poor quality housing and amenity. Traffic and transport is a joke, there are not enough employment opportunities available locally and recreation and retail facilities cannot support such an increase in population. This plan needs to be stopped and a more reasonable proposal needs to be considered.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:48:30 AM

---

Submitted on Fri, 02/08/2024 - 08:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

The Hills Shire is a low density housing zone. Parking and pick up are already crowded. There is NO reason why these developments can't happen near the South West and West Metro areas.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:46:19 AM

---

Submitted on Fri, 02/08/2024 - 08:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill, 2765

**Please provide your view on the project**

I object to it

### **Submission**

There is not enough infrastructure to support this change. It takes more than half hour from box hill to Bella vista during rush hours and its insane traffic at times. The roads bottleneck and congest and not enough schools around as well

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:46:08 AM

---

Submitted on Fri, 02/08/2024 - 08:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I strongly object to this plan. Infrastructure is not suited as it is. I'm a first home buyer who managed to finally buy an apartment this many dwellings built will significantly drop the value of my property I worked so hard to afford.

Please do not go ahead with this. The roads are already full as it is aswell as metro parking stations.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:44:16 AM

---

Submitted on Fri, 02/08/2024 - 08:44

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### Submission

The existing infrastructure is already unable to support the existing population.

I live in Gables but I work in North Sydney.

It takes me 1 hour and 20 minutes to get to work on a good day.

I drive 20 minutes to park at Kellyville metro station. I need to ensure I get to Kellyville station by 7.30am otherwise I'm not guaranteed a parking space for the day.

The proposed changes will cause our already long commute, to become even longer and harder, whether it's by road or transport.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:42:43 AM

---

Submitted on Fri, 02/08/2024 - 08:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Emily

### **Last name**

Carpenter

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I support it

### **Submission**

After speaking to neighbours there are at least 6 of us adjacent to each other that are willing to hear offers to sell. We are on the odd number side of Somerset street in the teens and 20's.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:41:39 AM

---

Submitted on Fri, 02/08/2024 - 08:41

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Umair

**Last name**

Malik

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

**Submission**

This is not appropriate and it will make this area very dense.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:37:01 AM

---

Submitted on Fri, 02/08/2024 - 08:36

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

### Submission

What a ridiculous proposal without any consideration of the upgraded infrastructure required to support such a large growth in population density. Surely the NSW State government has better things to spend our tax dollars on

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:34:14 AM

---

Submitted on Fri, 02/08/2024 - 08:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Vivek

### **Last name**

Dudani

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Kellyville suburb. The NSW Government's proposal to increase the amount of dwellings from 22,000 to 43,000 in the Bella Vista and Kellyville Precinct is just horrendous.

I'm shocked to know the scale of this plan without any additional measures. Windsor Road and Old Windsor Road are already choked with long queues every single day (including weekends). More than 1-2 years wait time to get a slot in day cares already. I have to goto Castle Hill. The preschool wait time is so long that I didn't even received a slot and my little one is going to be 5 soon.

The changes will mean the precinct will have a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be



comparable to Haymarket or Green Square.

This proposed increase in density has not come with an appropriate increase in infrastructure. The plan locates just one primary school and no high schools within the 43,000 dwelling precinct. No extra playing fields have been allocated for the additional 21,000 dwellings. Old Windsor Road is proposed to remain as a two lane road instead of being upgraded to three lanes.

The proposed plan makes this area one of the most dense areas in Sydney, and also that the proposed infrastructure upgrades are insufficient. It will be complete chaos on the road, in the supermarkets, in the schools, in the limited number of parks and grounds. I strongly object this proposal and request it to be withdrawn.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:31:26 AM

---

Submitted on Fri, 02/08/2024 - 08:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I do not support this.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:29:49 AM

---

Submitted on Fri, 02/08/2024 - 08:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Annette

### **Last name**

Bernard

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Gables 2765

### **Please provide your view on the project**

I object to it

### **Submission**

Hello am an Architect and a town planner myself and after having reviewed the planning proposal I am highly of the the opinion that the urban density is way too high for a small suburbia like this. We do not have enough infrastructure to support existing houses already and will be an absolute nightmare and mere foolish to add more without first providing any infrastructure upgrades. I am

Not sure who is involved in the process but would gladly host delegates at my home and have them commute just so they can understand how terrible it currently is. It takes us 30 mins - to take ONE RIGHT during peak hour in any of the supposedly quiet arterial road just to get out of the area. The existing infrastructure is nothing short of a nightmare and is bursting at it seams already. Earnestly request you to reconsider this proposal as even though it looks pretty on paper and numbers may make sense on a proposal the ground reality is altogether very much something else and this simply just cannot be supported and be considered sustainable surely.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:28:27 AM

---

Submitted on Fri, 02/08/2024 - 08:28

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Trushar

**Last name**

Joshi

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Kellyville

**Please provide your view on the project**

I object to it

**Submission**

Unless Windsor road widened to 3 lanes each, adding 3 more primary schools and having more high schools and playgrounds, this will be completely not sustainable proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:22:36 AM

---

Submitted on Fri, 02/08/2024 - 08:22

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

I would like to express my concerns regarding the increasing population density in our beloved suburb of Glenwood. While I am not opposed to development, there are significant issues that need to be addressed. Currently, there are major bottlenecks for vehicles traveling from Malvern Road to Sunnyholt Road, and the infrastructure, including road width, community centers, and schools, is insufficient. These facilities already seem to be operating at full capacity. Additionally, our suburb currently enjoys the benefit of sunlight due to the absence of high-rise buildings. Please do not make this a high rise jungle and making life difficult for current residents and future generations. Also the concrete work will have severe air pollution with the sand and stone dust, which can affect the lives of asthmatic people.

Thank you for your consideration

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:21:25 AM

---

Submitted on Fri, 02/08/2024 - 08:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Stacey

### **Last name**

Talbot

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2153

### **Please provide your view on the project**

I object to it

### **Submission**

This proposal will make this district one of the most dense. Please consider reducing. The hills district is lovely but I will look to move if this plan is approved.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:14:10 AM

---

Submitted on Fri, 02/08/2024 - 08:13

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

It takes me from Riverstone to Bella vista in the morning more than half an hour only 6 kilometers please don't go forward

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:12:05 AM

---

Submitted on Fri, 02/08/2024 - 08:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Melissa

### **Last name**

Beckhaus

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2156

### **Please provide your view on the project**

I object to it

### **Submission**

Once again no safety elements are considered

I live on Annangrove road ? Single lane . So many car accidents now due to the increase in traffic .

Government is keen to add new housing without any infrastructure to support or keep our community safe

We know already live in a car park - 40 minutes plus to get to the next suburb . Greedy government that is only interested in lining pockets and not creating a community that is safe, well supported . Not upgrading Annangrove or Windsor road ! No additional public transport measures considered ! Just dumb!

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 8:03:13 AM

---

Submitted on Fri, 02/08/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Nadezhda

### **Last name**

Lazareva

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2154

### **Please provide your view on the project**

I object to it

### **Submission**

I am writing to formally object to the recent designation of Kellyville and Bella Vista in NSW as accelerated precincts under the Transport Oriented Development (TOD) Program. While the initiative aims to foster urban growth and improve connectivity, several critical issues must be addressed to ensure that these areas can support the anticipated influx of new residents and maintain a high quality of life for the community.

Firstly, there are no plans to upgrade Old Windsor Road, a vital artery for local traffic. Without significant improvements, this road will face severe congestion, leading to increased travel times, frustration for residents, and potential safety hazards. This oversight must be rectified to support the expected population growth.

Secondly, the proposal includes only one new school, which is drastically inadequate for the projected number of new residents. Given the anticipated demand, at least 3-4 new

schools are necessary to prevent overcrowding and ensure that all children in the area have access to quality education. Failure to address this will result in strained educational resources and diminished learning environments.

Thirdly, the number of playing fields and recreational areas currently planned is insufficient to meet the needs of a significantly larger population. Recreational facilities are crucial for community health and well-being, and the lack of adequate provision will negatively impact residents' quality of life. More playing fields and recreational spaces are essential to accommodate the growing community.

Lastly, with only 400 parking spots near the metro station and plans for 20,700 new homes, the current parking infrastructure is wholly inadequate. This severe shortage will lead to significant parking issues, increased traffic congestion, and reduced convenience for public transport users. Comprehensive parking solutions must be developed to support the area's growth.

The designation of Kellyville and Bella Vista as accelerated precincts under the TOD Program, while well-intentioned, raises significant concerns that must be addressed to ensure sustainable and livable communities. The current plans fall short in several critical areas, including road infrastructure, educational facilities, recreational spaces, and parking solutions. I strongly urge the relevant authorities to reconsider the current plans and make the necessary investments and adjustments to address these pressing issues. Only by doing so can we ensure that Kellyville and Bella Vista can successfully accommodate growth while maintaining a high quality of life for all residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:57:42 AM

---

Submitted on Fri, 02/08/2024 - 07:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Patricia

### **Last name**

Hedges

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2153

### **Please provide your view on the project**

I object to it

### **Submission**

The number of homes is far too many.

The traffic is very busy 7 days a week, now.

Schools are full now so one school won't be enough.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:53:56 AM

---

Submitted on Fri, 02/08/2024 - 07:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

syed

**Last name**

raza

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

**Submission**

The infrastructure is not ready to support it, windsor road is already crowded

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:53:52 AM

---

Submitted on Fri, 02/08/2024 - 07:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

David

**Last name**

Cleary

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

**Submission**

There is not appropriate infrastructure for good number of high rises so densely groped around the train stations.

Perhaps update rezoning and subdivision rules to allow more duplexes or town houses in the Hills to have these new dwellings spread out organically through the suburbs

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:52:09 AM

---

Submitted on Fri, 02/08/2024 - 07:51

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

This is one of the most incompetent decisions made by the NSW Government I have ever seen. They expect to build mega cities in an area where there is already gridlock traffic, and it is nearly impossible to get a park in the area. I work at Castle Hill and live in Kellyville. On average it takes me 20-30 minutes to travel to work from those two suburbs, even though they are only 5-7 minutes away from each other. Nothing has been done about the traffic, only buildings being built on top of each other. If the government was smart and competent, they would have built tunnels for drivers and their vehicles connecting one suburb to the other like they did with the Liberal funded Sydney Metro. They also should fix the traffic lights at Showground Road and Green Road, as those lights are a joke. The turn off to Green Road from Showground Road is the cause of most peak hour delays in the evening. This is where the problems are, not building more high rise buildings to suffocate the area. If I was the NSW Government, I would focus on fixing what needs to be fixed first like roads and transport, rather than building more houses and buildings

which are not needed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:50:12 AM

---

Submitted on Fri, 02/08/2024 - 07:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Indu

### **Last name**

T

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

The hills localities have already reached its capacity and the roads are always jam-packed, please restrain from any additions on the housing numbers. The public schools are already full and crowded always changes like teacher changes are so dynamic, let the children have a stable environment. 6km travel within the suburbs/council challenges, it takes good 20mins? This is not the lifestyle that we expected already. This initiative is pointless now, please stop not pause, just stop!

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:48:56 AM

---

Submitted on Fri, 02/08/2024 - 07:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

This is absolutely ridiculous to think the areas need more high density housing. Look around the area at the moment - it's busy crazy with no proper infrastructure- traffic is at a pivotal and who cares how people are struggling and beving time poor in the roads.

NO MORE HOUSING PLEASE

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:45:03 AM

---

Submitted on Fri, 02/08/2024 - 07:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Kellyville/Bella Vista

**Please provide your view on the project**

I object to it

**Submission**

I strongly disagree to the volume of proposed dwellings in the Kellyville/Bella Vista Area.

There is not enough schools, high schools , and infrastructure.

Hospitals and medical centres would not be able to cope with the density of people proposed in the plan .

We would lose so much natural space and crime would increase in the area and congestion.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:44:26 AM

---

Submitted on Fri, 02/08/2024 - 07:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill, 2765

**Please provide your view on the project**

I object to it

### **Submission**

Appropriate infrastructure needs to be planned before rezoning and putting up new dwellings..

It's easy to build new houses, but what about other amenities?

Windsor road n trains are already overloaded.. public schools are over flowing..

Don't repeat what u did with Box Hill

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:39:04 AM

---

Submitted on Fri, 02/08/2024 - 07:38

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Gables, NSW, 2765

**Please provide your view on the project**

I object to it

**Submission**

[Your Name]

[Your Address]

[City, State, Postcode]

[Email Address]

[Date]

Planning and Environment Department  
NSW Government

Subject: Objection to the Kellyville and Bella Vista State-Led Rezoning Proposal

To Whom It May Concern,

I am writing to formally object to the proposed Kellyville and Bella Vista State-Led Rezoning Plan, which seeks to increase the number of dwellings in the precinct from 22,000 to 43,000. This significant increase in population density, projected to reach over 12,000 people per square kilometre, is deeply concerning and unacceptable without appropriate supporting infrastructure.

1. **\*\*Lack of Educational Facilities:\*\***

The proposed plan includes just one primary school within the 43,000 dwelling precinct and no high schools. This is grossly inadequate for the expected increase in population. Educational facilities are fundamental to the development of a community, and the lack of sufficient schools will place undue stress on existing institutions, leading to overcrowding and a decline in the quality of education.

2. **\*\*Insufficient Road Infrastructure:\*\***

Old Windsor Road is proposed to remain as a two-lane road despite the anticipated increase in traffic. This will exacerbate congestion, leading to longer commute times, increased air pollution, and a higher risk of traffic accidents. Upgrading Old Windsor Road and other critical transport arteries to accommodate the increased population is essential.

3. **\*\*Inadequate Recreational Spaces:\*\***

The plan does not allocate any extra playing fields for the additional 21,000 dwellings. Parks and recreational facilities are crucial for the well-being of residents, providing essential green spaces for exercise, relaxation, and community activities. The absence of new recreational areas will diminish the quality of life for current and future residents.

4. **\*\*Healthcare Services:\*\***

There is no mention of additional healthcare facilities, including hospitals or clinics, to support the increased population. With the projected density, the demand for healthcare services will rise significantly, and the current infrastructure will be unable to meet this demand, resulting in longer wait times and reduced access to essential healthcare services.

5. **\*\*Overall Community Impact:\*\***

The proposed increase in density will transform Kellyville and Bella Vista into one of the most densely populated areas in Sydney, comparable to Surry Hills, Haymarket, or Green Square. Without the necessary infrastructure upgrades, this will lead to a decline in the quality of life, with residents facing overcrowded schools, congested roads, inadequate recreational spaces, and insufficient healthcare services.

In light of these concerns, I strongly urge the NSW Government to reconsider the current rezoning proposal. It is imperative that any plan to increase population density in Kellyville and Bella Vista includes comprehensive infrastructure upgrades to support the growing community. This includes additional schools, widened roads, enhanced healthcare facilities, and more recreational spaces.

Failure to address these issues will result in significant challenges for both current and future residents, undermining the liveability and sustainability of the area. I implore the government to listen to the voices of the community and ensure that the development of Kellyville and Bella Vista is carried out in a manner that prioritizes the well-being and needs of its residents.

Thank you for considering my submission.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:38:50 AM

---

Submitted on Fri, 02/08/2024 - 07:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Damien

### **Last name**

Fardell

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

The state govt has not planned this affectively. The roads are not set up and we have lived through +10yrs of poor roads and lack of infrastructure. Build the infrastructure, build the schools, improve transport parking, dual lanes on Withers Rd, Annangrove Rd and 3 lanes on Windsor Rd before you add in +21,000 new residents.

There is not enough 5G towers and the telecommunication companies need to improve services all over the Hills region.

There was a plan to build a new State Govy Hospital before the election and that has been shelved by Labor Govt. build was has been planned for before you start to throw out the new living plans.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:37:09 AM

---

Submitted on Fri, 02/08/2024 - 07:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

The idea of such dense population without any proper roads and old Windsor getting chocked up during peak times..this will create havoc if not upgraded. Transport is anyways not upto the mark. You need better infrastructure before getting an influx of people here

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:27:52 AM

---

Submitted on Fri, 02/08/2024 - 07:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Renee

### **Last name**

Edwards

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Gables 2765

### **Please provide your view on the project**

I object to it

### **Submission**

Do not let this take away the charm of our community, the roads and suburbs are busy enough as they are.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:19:41 AM

---

Submitted on Fri, 02/08/2024 - 07:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ruth

### **Last name**

Aldrich

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I am just providing comments

### **Submission**

The roads in this area don't cope with the traffic now, with that many extra it will be impossible. Upgrades needed & better footpath access to stations.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 7:00:50 AM

---

Submitted on Fri, 02/08/2024 - 07:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

The road, medical and school infra needs to be upgraded in time before these new dwellings come up.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:55:38 AM

---

Submitted on Fri, 02/08/2024 - 03:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

### **Submission**

Why not build high rise apartment towers on the land of PICAC, Emmanuel Baptists Church and houses along Shaun St? There would be much greater demand for apartments as close as possible to the train station. People may drive less, helping to ease traffic congestion for the rest of us living in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 3:34:49 AM

---

Submitted on Fri, 02/08/2024 - 03:34

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

### Submission

I support this plan if only there are enough M2 buses and road expansion to cater for 100,000 more people in the area. Peak hour traffic is already a nightmare. I am a pensioner living just outside of the TOD area and won't be able to get a seat on the M2 bus at Norbrik bus stop.

I live on Fairmount Circuit in Glenwood, and there is only 1 exit from the whole area to the main road via Greenhill Drive and we have to sit in a long queue of traffic on Norwest Boulevard to get to Old Windsor Rd every morning. We desperately need another exit to Old Windsor Road to bypass Norwest Boulevard traffic.

We also need far more car parking at the train station to cater for population growth in the area over the next few decades, especially for those that live just beyond walking distance. It's full very early on in the morning already. Build more car parking floors up, just like in



other countries. The higher the high rise apartments, the higher the car parking building needed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:26:00 AM

---

Submitted on Fri, 02/08/2024 - 02:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills, 2153

**Please provide your view on the project**

I support it

### **Submission**

The Hills district is an area that needs not only a greater amount of housing supply, but a greater variety in the types of housing available. Higher density accommodation around public transport is a missing piece in the suburbs of Kellyville and Bella Vista - rezoning changes that enable construction of such must go ahead.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:04:56 AM

---

Submitted on Fri, 02/08/2024 - 02:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

**Submission**

Object to this.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:57:46 AM

---

Submitted on Fri, 02/08/2024 - 01:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

NORTH KELLYVILLE 2155

**Please provide your view on the project**

I object to it

### **Submission**

These areas have already expanded exponentially and important infrastructure is lagging. Authorities should prioritise infrastructure development for the existing development. The disasters at Castle Hill must not be repeated.

It is time for responsible population and economic planning to end the treadmill that has been perpetrated.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:04:15 AM

---

Submitted on Fri, 02/08/2024 - 01:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

**Submission**

Great plan

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:01:02 AM

---

Submitted on Fri, 02/08/2024 - 01:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

**Submission**

According to the population demand it's ideal to apartments around Metro area

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:31:43 AM

---

Submitted on Fri, 02/08/2024 - 00:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills

**Please provide your view on the project**

I object to it

### **Submission**

The recent surge in population within our region has created significant challenges for our infrastructure. The increased traffic, coupled with the lack of adequate shopping centers, schools, and transportation, has placed a strain on our resources. It is imperative that we address these issues promptly to ensure the continued growth and prosperity of our community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:08:21 PM

---

Submitted on Fri, 02/08/2024 - 14:08

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I am just providing comments

### Submission

I live at The Gracewood Retirement Village on Free Settlers Drive. Already the traffic along this road has increased very substantially in the past 2 years. Adding 21,000 homes to the area will make this a nightmare. The schools in the area are at capacity. The new hospital is unlikely to be completed by 2027.

Before new homes are built we need new schools, hospital ( not just in planning), and far better road management despite improving Memorial Ave. Maybe come and sit around the area between 7-9 am and 4-7 pm to observe what it is like.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:07:11 PM

---

Submitted on Fri, 02/08/2024 - 14:06

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

**Submission**

This proposal will seek to worsen traffic and strain already strained infrastructure in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 2:03:36 PM

---

Submitted on Fri, 02/08/2024 - 14:03

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

HARTONO

**Last name**

POERNOMO

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

BOX HILL

**Please provide your view on the project**

I object to it

**Submission**

HIGHER DENSITY IS GOOD,  
BUT NOT OVER DENSE!

PLEASE FIND A CHANNELS TO DISTRIBUTE THE MASS: TRANSPORT,  
PARKING, ROAD, HOSPITAL,SCHOOL.

OTHERWISE I WILL MOVE OUT AWAY.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:52:40 PM

---

Submitted on Fri, 02/08/2024 - 13:52

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Viju

### **Last name**

Mupparathi Narayanan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Box Hill

### **Please provide your view on the project**

I object to it

### **Submission**

There is enough land is available outside that area like vineyard, hawkesbury etc and better to develop those lands instead of disturbing the people living on the proposed area. Propose or move regional areas that putting everything in sydney.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:51:19 PM

---

Submitted on Fri, 02/08/2024 - 13:51

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

I strongly object to this rezoning and development plan. As a resident that lives close to Kellyville station, it is clear that there is not enough infrastructure available to support such a huge development. Gainsford Drive, Samantha Riley Drive and Old Windsor Road are already grid locked during peak hour traffic. It is already hard to get out and into the area during these times. Noise is also another issue to consider. Noise and light pollution has already significantly increased since the development of the metro nearby. Another thing to consider is the impact these high rises would have on sunlight exposure to nearby homes, particularly those that are solar powered. We do not wish to be living in a high density area. The Hills' reputation for quiet green living will be tarnished. Also, please consider the impacts of this on schooling opportunities. Many of the local schools are already at capacity and there are no clear plans of more public schools opening up in the area to support the influx of people.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:48:34 PM

---

Submitted on Fri, 02/08/2024 - 13:48

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

The infrastructure of the Hills shire is insufficient to support this proposal. Our schools and roads are overflowing. Stop and look at what you're doing to our once beautiful area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:43:50 PM

---

Submitted on Fri, 02/08/2024 - 13:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

**Submission**

The traffic in the area is already out of control. Adding more dwellings without appropriate infrastructure is ridiculous.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:41:59 PM

---

Submitted on Fri, 02/08/2024 - 13:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

There is already a huge build up of traffic in the area and a lack of infrastructure for public transportation (lack of parking available at metro stations) and main roads are congested already as it is.

Schools in the Hills District are overflowing and there is a need for more schools to be built in the area - both primary and secondary along with more green spaces, sporting fields, parks and public spaces for outdoor activity - especially if there is going to be more high rise / high density housing being built.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:40:32 PM

---

Submitted on Fri, 02/08/2024 - 13:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Pat

### **Last name**

Sanford

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

We cannot rush to create homes without setting up the necessary infrastructure.  
Time and time again we see developments that get fast tracked without the proper planning.

We will end up with another disaster like Box Hill.

The surrounding suburbs cannot support the governments oversight.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:30:11 PM

---

Submitted on Fri, 02/08/2024 - 13:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

JEBY

### **Last name**

SEBASTIAN

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

GLENWOOD

### **Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Rothwell cct in Glenwood and our houses are not included in the rezoning. As a result our houses will be cramped in between the apartments and it will be suffocating for us to live in these houses. Requesting our houses to be included in the R4 zones.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:26:26 PM

---

Submitted on Fri, 02/08/2024 - 13:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

The area is already heavily populated, and the existing facilities are insufficient to meet the demands of the current residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:23:08 PM

---

Submitted on Fri, 02/08/2024 - 13:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gagandeep

### **Last name**

Singh

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2153

### **Please provide your view on the project**

I object to it

### **Submission**

I am objecting this proposal due to impact on overcrowding on roads and in general due to lack of infrastructure.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:22:09 PM

---

Submitted on Fri, 02/08/2024 - 13:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

The local area will not cope with the number of extra houses/units!! Roads will be gridlocked, and they're already bad enough as it is! From what I understand most units won't have car parking spaces but you've got to be dreaming if you think people won't still have cars (and just park on local streets as close to their property as possible). Also not enough schools and kids daycares.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:18:45 PM

---

Submitted on Fri, 02/08/2024 - 13:18

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

The roads and schools already have enough strain and issues without adding extra pressure from these dwellings and increased occupancy. The nature, bushland and parks existing in Hills District is a huge reason we love living here. The footprint of this development proposal would significantly impact local flora and fauna and decrease the already limited available natural habitats available.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:15:20 PM

---

Submitted on Fri, 02/08/2024 - 13:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

The roads around this area are already over capacity and adding this unbelievable amount of extra houses would only increase the traffic. A trip that should take ten minutes is taking 45 plus minutes during peak hour, simply because there are too many cars on the road. I do not support this development. I live in Box Hill and work in Norwest. I drive past Bella Vista and Kellyville every day. The traffic is already horrible and this would add even longer to my trip with the increased number of cars.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:14:50 PM

---

Submitted on Fri, 02/08/2024 - 13:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Glenwood and I oppose to this proposal as it will add pressure on the schools in the zone plus it will increase traffic conditions.

As it now the traffic is clogging all the major exits of Glenwood. It's a bad proposal for residents of Glenwood and should be retracted

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:10:26 PM

---

Submitted on Fri, 02/08/2024 - 13:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Pranay

### **Last name**

Hegde

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

We don't have proper infrastructure in the hills yet and government is planning to build more houses which doesn't make sense. first build infrastructure!

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:09:02 PM

---

Submitted on Fri, 02/08/2024 - 13:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood-2768

**Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Glenwood and I object to this proposal as it will add pressure to the schools in this zone.

The traffic in current situation is also out of hand, clogging major exits at peak hour. Children find it hard navigating to school without any traffic assistance (like signals and )in place.

Unless new schools and better traffic control are in place, this plan won't work.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:07:59 PM

---

Submitted on Fri, 02/08/2024 - 13:07

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

[REDACTED] cia

### Last name

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

North Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

I fear that the existing infrastructure will not support these additional homes. As it is, the roads around Kellyville are already congested and the schools in the area will not be able to support the population.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 1:03:05 PM

---

Submitted on Fri, 02/08/2024 - 13:02

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

### Submission

1. There isn't proper infrastructure in place to support this increase in population.
2. The current plan locates just one primary school and no high schools within the 43,000 dwelling precinct.
3. The current Windsor Road and Old Windsor Road is clogged with traffic during peak office hours. This development will make it further miserable to commute on Windsor Road.
4. The current child care shortages in this area will create difficulties for parents trying to re-enter the workforce.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:58:20 PM

---

Submitted on Fri, 02/08/2024 - 12:58

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### Submission

This initiative do not talk about the infrastructure upgrade, roads upgrade schools etc which need to be planned before the sizeable increase population per square kilometres. As per this plan the population is going to get doubled at least. Already the traffic on Windsor road and old Windsor road are hectic and unbearable. This looks to me and many other in my community as a less thoughtful plan unless other infrastructure upgrades are planned along.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:57:18 PM

---

Submitted on Fri, 02/08/2024 - 12:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sophia

### **Last name**

Georgiou

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

I find it disturbing that:

- \* Only one new school is being proposed in the Bella Vista area
- \* The Rouse Hill hospital has been delayed.
- \* The roads are already congested during peak hours imagine the increase in traffick with the influx of residents to the area.
- \* That the infrastructure generally, does not seem to support the proposed development.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:49:35 PM

---

Submitted on Fri, 02/08/2024 - 12:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

This is ludicrous. The streets (e.g. Fairway drive, Norwest boulevard, Celebration Drive, etc) are absolutely crammed and congested as it is. I cannot find parking for my car at Bella Vista station as early as 8:00am in the mornings – it is already full. I can't use the roads between 8:30–9:30am since they are in deadlock in school times. The government needs to urgently reassess and stop this disastrous plan. This will turn these already over-run suburbs into a ghetto.

I absolutely oppose this decision. Please look to places like Waringah and places north of the Harbour bridge, which have almost NO high-rise apartments placed next to each other. Why do people out west always need to put up with the worst living conditions?

Furthermore, this plan will be disastrous to local wildlife and vegetation, which is already extremely strained. We wish to keep our waterways and parks clean and intact!



**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:48:03 PM

---

Submitted on Fri, 02/08/2024 - 12:47

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

**Submission**

Without infrastructure and primary pre requisite of any sort and just increasing no of dwellings is suicidal for people who live in the area

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:47:54 PM

---

Submitted on Fri, 02/08/2024 - 12:47

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### **Submission**

Basically no roads to support this massive expansion. Already we are struggling to get to work from gables to huntingwood. Windsor road is clogged. Terry road is a disaster. Takes me now more than an hour to reach the work place. Build or expand the current road first before making these kind of expansion plans

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:46:52 PM

---

Submitted on Fri, 02/08/2024 - 12:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

The Ponds 2769

**Please provide your view on the project**

I object to it

### **Submission**

Our roads are already crippled surrounding these areas. Sunnyholt Road, Memorial Ave, Old Windsor Road, Windsor Road etc. Anyone driving these roads frequently especially in peak would already know we have problems now let alone when you plan to add this many dwellings. I cannot see how the current roads can facilitate this. Please reconsider.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:46:03 PM

---

Submitted on Fri, 02/08/2024 - 12:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2763

**Please provide your view on the project**

I object to it

**Submission**

Current infrastructure is already struggling so any additional housing will only make it worse

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:45:19 PM

---

Submitted on Fri, 02/08/2024 - 12:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Madurage

### **Last name**

Nimalrathna

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2765

### **Please provide your view on the project**

I object to it

### **Submission**

The traffic on Windsor road is really bad already. During the peak hours, roads are so congested. And it's hard to find parking spots at shopping malls. Schools are packed too. Please don't proceed with this plan. Thanks.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:43:50 PM

---

Submitted on Fri, 02/08/2024 - 12:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2769

**Please provide your view on the project**

I object to it

**Submission**

Very strongly object to this proposal as current road infrastructure is already struggling and these additional dwellings will only make it much worse.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:41:02 PM

---

Submitted on Fri, 02/08/2024 - 12:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### **Submission**

Strongly object to this additional housing proposal. As it is, Windsor road is already gridlocked not just during office hours but even over the weekends now due to housing developments stretching all the way to almost Windsor now. These additional dwellings are just going to make this condition much worse. Infrastructure development and expansion of current roads should be the first priority, before any such proposals are even considered, to reduce congestion on already struggling roads.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:39:17 PM

---

Submitted on Fri, 02/08/2024 - 12:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Jana

### **Last name**

Tan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained. There are not enough high schools and both teachers and students are suffering. Please consider building overhead bridges and overhead highways to ease traffic on the roads.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:39:00 PM

---

Submitted on Fri, 02/08/2024 - 12:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

Opposed

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:33:39 PM

---

Submitted on Fri, 02/08/2024 - 12:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposed increased in dwellings as the plans have not indicated a corresponding proposal for increased infrastructure to support the population growth in the area. Roads and schools are already congested as it is and it does not make sense to just increase the dwellings without looking into the other impact this would have to the community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:29:30 PM

---

Submitted on Fri, 02/08/2024 - 12:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

The growth projected here is neither sustainable nor supportable.

The region has had to rely on bus transports for the longest of time, and the increased plain already has the roads beyond choking point.

The new metro solution is not a golden ticket to the transport woes already plaguing this region. The metro will NOT be enough.

Plus the regions climate has deteriorated extensively with exponential tree and green area sacrifices.

Lliving quality has significantly dropped given both transport woes and climate changes .. adding thousands more to the mix - is going to be catastrophic!

Please we do not want more planning that's blind to increase the choke points for all things mentioned.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:26:08 PM

---

Submitted on Fri, 02/08/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Satish

### **Last name**

Pattan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

With no infrastructure to handle additional houses, I object to this.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:22:49 PM

---

Submitted on Fri, 02/08/2024 - 12:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:18:57 PM

---

Submitted on Fri, 02/08/2024 - 12:18

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

### **Submission**

I fully support increasing housing and population density in our local area, as it is necessary and beneficial. However, it's crucial that the design and town planning match the high standards of the new units near Lakeside Hospital, which are beautiful and not overbearing—unlike the current proposed zoning density proposals. My main concern is that Old Windsor Road becomes severely congested during the morning and afternoon, turning into a virtual car park.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:17:33 PM

---

Submitted on Fri, 02/08/2024 - 12:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:13:08 PM

---

Submitted on Fri, 02/08/2024 - 12:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:11:02 PM

---

Submitted on Fri, 02/08/2024 - 12:10

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens, 2768

**Please provide your view on the project**

I object to it

### Submission

I am a resident of Stahope Gardens, that lives on a street closely aligned with Old Windor Road, close to the Kellyville Station precinct. I am deeply concerned with this proposal on a number of fronts. Current infrastructure will not support the extremely large increase to population and everyone simply wont take the metro to get around. The plans have not enough development of schools, daycares, shopping precincts, hospitals and health facilities, parks, and do I say the roads. It is already at breaking point and not just at peak - traffic is lined in both directions throughout the majority of the day and the truck noise is at an absolute peak. I would support more housing infrastructure along the metro corridor, but nothing over 9 storeys and density kept minimal. Unless there is a significant increase in public infrastructure and incentives to use the metro (like the Public Transport cost in QLD), then you are choking up one of the most livebale places in metor Sydney to live at the expense of regular law abiding tx paying citizens... This project is full of greed and nothing else...

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:08:21 PM

---

Submitted on Fri, 02/08/2024 - 12:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill

**Please provide your view on the project**

I am just providing comments

**Submission**

Traffic on Windsor road need to be addressed first before approve these dwellings, this will become chaos for people who use Windsor road for work.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 12:07:55 PM

---

Submitted on Fri, 02/08/2024 - 12:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:57:52 AM

---

Submitted on Fri, 02/08/2024 - 11:57

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Kuldip

**Last name**

Kang

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

This is ridiculous, Bella Vista is already overpopulated. Do we have the infrastructure to support extra housing? Schools are running at full capacity, metro already overcrowded

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 2 August 2024 11:55:58 AM

---

Submitted on Fri, 02/08/2024 - 11:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Angela

### **Last name**

Teo

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

KELLYVILLE

### **Please provide your view on the project**

I object to it

### **Submission**

Hi, our current metro parking is already full early and our roads are already jammed up. I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:50:46 AM

---

Submitted on Sat, 03/08/2024 - 06:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Joel

### **Last name**

Nikoloff

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Baulkham Hills 2153

### **Please provide your view on the project**

I object to it

### **Submission**

Unfortunately there has been no foresight in this rezoning proposal. Our current suburbs and local areas are lacking of green areas, playgrounds, utilities and the infrastructure is already at capacity. We cannot afford to have such a large, immediate growth in the population in Sydney's Northwest. Our roads are constantly being band aid fixed and currently are being upgraded well after they need to be upgraded. Please rethink this as not enough thought, research, planning or preparation has gone into any of this proposal.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:02:49 AM

---

Submitted on Sat, 03/08/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Charmaine

**Last name**

Rautenbach

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

No infrastructure to support so many additional people

Not enough schools

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:39:28 AM

---

Submitted on Sat, 03/08/2024 - 06:39

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Julie

**Last name**

Mangion

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge 2155

**Please provide your view on the project**

I am just providing comments

**Submission**

I understand that higher density living is required near the metro however more needs to be done to improve the infrastructure first to reduce the impact on the current residents in the area.

This proposal does not show any improvement or enhancements to current roads in the area besides Memorial avenue . Traffic on Windsor and Old Windsor roads are already atrocious in the area . Adding that level of housing is only going to create more congestion. How will you combat this?

By adding that level of lower cost housing in the area there is going to be more crime in the area. Having the metro nearby has already increased the number of break ins to homes and cars and this added housing will only exacerbate this. What is being done to protect the personal safety of residents and their homes? There will also be an added cost by way

of higher insurance premiums for existing residents in this area.

Please do not rush into this development without ensuring the quality of lives of current residents are not impacted detrimentally as a result.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:37:33 AM

---

Submitted on Sat, 03/08/2024 - 06:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Alex

**Last name**

Cope

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kings langley 2147

**Please provide your view on the project**

I object to it

**Submission**

Infrastructure insufficient to support density of population.

Not enough schools or green space.

Roads such as Old Windsor, memorial av, sunnyholt Rd norwest blvd etc are inadequate and cannot cope during peak hours at the moment, let alone with CBD levels of commuters.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 5:48:44 AM

---

Submitted on Sat, 03/08/2024 - 05:48

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Kunal

**Last name**

Malhotra

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville, 2155

**Please provide your view on the project**

I object to it

**Submission**

Hi,

This proposal has no plans for any additional road or hospital or school infrastructure. And therefore will be extremely taxing for the current inhabitants who are already under a lot of stress during peak hours. Traffic is already horrendous and on top of that road infrastructure is inadequate.

I'd like the state government to revisit this plan and spread this out to evenly across other areas of Sydney as well and not just put the entire burden on Kellyville and Bella Vista.

Thanks

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 5:18:44 AM

---

Submitted on Sat, 03/08/2024 - 05:18

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

████

**Last name**

████████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### Submission

Traffic and congestion within the hills is terrible without the increase in density. Without the appropriate Infrastructure, it will devalue existing properties and make the hills an undesirable location to live due to issues the increased number of residents will create.

**I agree to the above statement**

Yes



[REDACTED]

**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)

**Subject:** FW: Crows Nest TOD links. - FORWARD THINKING PLANNING ESSENTIAL - TRAFFIC, PARKING, UNIT:CAR SPACE RATIOS OUTDATED,

**Date:** Thursday, 22 August 2024 9:10:40 AM

**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time

[REDACTED]

**Subject:** Re: Crows Nest TOD links. - FORWARD THINKING PLANNING ESSENTIAL - TRAFFIC, PARKING, UNIT:CAR SPACE RATIOS OUTDATED,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----

### SUBMISSION:

Kindly pass on my additional feedback and the concerns I was unable to raise at the table, as time did not permit on the night.

- I am extremely troubled and have concerns of the increased amount of traffic to be generated and **highlight the urgent need for revisiting the initial traffic study, so it will be shown to be possible to accommodate the massive increases in the traffic/population - since the old traffic plan it was prepared back in 2018 it is obviously now very passe.** Proper, rational, accurate recalculations are essential (has this has been 'forgotten/overlooked'?). It appears the 'old traffic assessment' is what all this current, manic planning is still based on? If so, what a disaster awaits surely ahead. This critical reconsideration, must be resolved before any go-ahead being given for any of these 'non-previously-included housing increases are built-in and become permanent' **A dreadful legacy to leave behind.** Competent, serious considerations of ALL these recent 'rushed-through decisions for increasing housing' must also naturally include anticipated increases over future years.
- The original excuse given for the need for the 'newly-coined TOD densifications' (ie highly profitable for developer high-rises) was, that all such occupants would have immediate access to public transport, therefore, they should not expect the historical (ie passe) developer-led car:unit ratio guidelines of the past to maximise profits. Totally ignoring this previously stated concept will result in the streets/roads surrounding these buildings being deadlocked - a dreadful situation when (NOT IF) an ambulance (or emergency vehicle) needs to get to the hospital (or put out a fire/save a life) on the main feeder road (Pacific **Highway**), which will be held up and frequently stopped to permit pedestrians to cross at lights from the ill-considered (but now being considered increased numbers/heights of buildings on the western side the the highway - opposite the still troublesome Metro. Those already massive increases in the existing, and new high-rise densifications, which is in addition to the 6,700 new homes to be accommodated within the existing area, must be **without increased cars/car parking spaces.**
- *Suggestion:*
  - *none of the new TOD homes have allocated any personal car parking spaces.*
  - Permitted only: car-share vehicle spaces - the way of the future for overstation and TODs. Afterall, workers don't need 'personal' cars to get

to work from these new homes because they live on top of public transport hubs(TODs) - there's nowhere to park in the cities plus crippling tolls, regardless. Large vehicle-spaces will be needed below these buildings to service all the occupants (repairers, taxi waiting, emergency vehicles, rubbish removal spaces will be essential for the multitude of occupants living above). This move would also reduce building costs to offset profit margin loss.

- This move would really test the argument for affordable housing for those who actually need it.
- **Irresponsible decision-making - ie: Developer Contributions must be dedicated to the needs of the communities which are most impacted** by these increases in housing - not, as is being done right now, shared across the State for political advantages. **Our finite border open spaces are disappearing by over-taxing;** our small parks are being filled with thousands of new arrivals being squeezed into them. However, the available open space is not increasing - so not adequate.
  - The constant stream of heavy construction vehicles travelling down the only other thoroughfare - ie River Road - destroy 'our only arterial road' on a daily basis, requiring our Council's to do spot repairs - weekly! Are the developers who are responsible for this destruction contributing to the costs of these repairs to our neighbourhood roads? Or, are we the existing ratepayers of the three councils concerned (Willoughby, North Sydney, Lane Cove), footing this heavily-laden expense across our neighbourhoods - we are already suffering the effects of cost of living increases common to all?
  - Councils, Ratepayers should not be expected to pay for such road repairs (nor having our vehicles, tyres, or cars repaired not even being considered right at this time). Commuters' car axles are being tested/ruined daily as they transit from afar also bumping over and falling into these unanticipated deep pot-holes on their way to work.

Thank you - appreciate your help [REDACTED]

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]



**To:**

[DPE Kellyville Bella Vista TOD Mailbox](#)

**Subject:**

FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development

**Date:**

Monday, 19 August 2024 9:10:46 AM

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---

**From:** Planning Portal - Department of Planning and Environment

<noreply@feedback.planningportal.nsw.gov.au>

**Sent:** Thursday, August 15, 2024 9:10 PM

**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

**Cc:** DPIE PA Systems Productivity Policy Mailbox

<SystemsProductivity.Policy@planning.nsw.gov.au>

**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 15/08/2024 - 21:10

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**



**Last name**



**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**



**Suburb/Town & Postcode**

Stanhope Gardens /2768

**Please provide your view on the project**

I object to it

**Submission**

100% object. The area does not have the adequate infrastructure for the proposed work. Improve the infrastructure as a priority!

**I agree to the above statement**

Yes





**To:**



[DPE Kellyville Bella Vista TOD Mailbox](#)

**Subject:**

FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development

**Date:**

Thursday, 22 August 2024 10:39:31 AM

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**From:** Planning Portal - Department of Planning and Environment

<noreply@feedback.planningportal.nsw.gov.au>

**Sent:** Tuesday, August 20, 2024 3:36 PM

**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

**Cc:** DPIE PA Systems Productivity Policy Mailbox

<SystemsProductivity.Policy@planning.nsw.gov.au>

**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 20/08/2024 - 15:35

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Eun kyung

### Last name

Lee

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email



### Suburb/Town & Postcode

Bella vista 2153

**Please provide your view on the project**

I object to it

**Submission**

I don't want change to pathway because if Change to path way it goes to more traffic then now. . Also more busy and noise and dangerous then now.

**I agree to the above statement**

Yes



**To:**



[DPE Kellyville Bella Vista TOD Mailbox](#)

**Subject:**

FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development

**Date:**

Monday, 12 August 2024 9:57:56 AM

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**From:** Planning Portal - Department of Planning and Environment

<noreply@feedback.planningportal.nsw.gov.au>

**Sent:** Friday, August 9, 2024 8:28 PM

**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

**Cc:** DPIE PA Systems Productivity Policy Mailbox

<SystemsProductivity.Policy@planning.nsw.gov.au>

**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 20:28

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**



**Last name**



**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**



**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission**

I completely oppose this and I wouldn't be surprised if most residents in the area are. You can't propose rezoning before fixing the roads. The traffic is already so bad in peak times it takes 30mins to go from one roundabout to another on Norwest Blvd, not even mentioning the mess on Windsor Road. The roads in the Bella Vista/Norwest area are not built for high density housing that the government is proposing and will make the living conditions in this area even worse. It seems very out of touch for this even to be proposed. I would recommend repropoing this in an area like Stanhope Gardens / other parts of the Blacktown LGA.

**I agree to the above statement**

Yes



**To:**



[DPE Kellyville Bella Vista TOD Mailbox](#)

**Subject:**

FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development

**Date:**

Monday, 12 August 2024 9:54:24 AM

---

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**From:** Planning Portal - Department of Planning and Environment

<noreply@feedback.planningportal.nsw.gov.au>

**Sent:** Friday, August 9, 2024 5:02 PM

**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

**Cc:** DPIE PA Systems Productivity Policy Mailbox

<SystemsProductivity.Policy@planning.nsw.gov.au>

**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 17:01

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**



**Last name**



**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**



**Suburb/Town & Postcode**

Bella Vista

**Please provide your view on the project**

I object to it

**Submission**

r 1 Bella Vista and Kellyville

To whom it may concern,

I have prepared this submission document in response to the Kellyville and Bella Vista state-led Transport Oriented Development (TOD) rezoning proposal in liaison with a significant number of Bella Vista residents residing around the BV8 block.

Included in this submission is my objection to it and details of my issues and concerns which explain why I do not support it.

I have reviewed the contents of The Hills Shire Council "MAYORAL MINUTE NO 11/2024 NSW GOVERNMENTS'S PLANS FOR KELLYVILLE-BELLA VISTA PRECINCT" dated 23 JULY 2024 copied in Appendix 1. I fully support the concerns and issues raised by our council and expect that the NSW State Government will seriously consider and fully address these in collaborative consultation with our council and community impacted by this proposal. I note that to date consultation during drafting of this proposal with our council and community has not been collaborative.

In addition to concerns and issues raised by our council and the submission copied in Appendix 2 I have additional more specific concerns and issues related to the impact of proposed changes to the BV8 block which directly negatively impact our existing homes in a serious significant way. It is important that the NSW Government understand that we have purchased and built our homes around the BV8 block taking into consideration the following.

1. Strict high quality building standards in Bella Vista Waters as determined by our Council and

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**Subject:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Date:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
Monday, 12 August 2024 9:53:29 AM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 9, 2024 4:49 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 16:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

HENRIETTA

### Last name

KALEPO

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

FREE SETTLERS DRIVE BELLA VISTA NSW 2153

**Please provide your view on the project**

I object to it

**Submission**

[REDACTED]  
[REDACTED]

9th August 2024

Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

Submission: Transport Oriented Development (TOD) Tier 1 Bella Vista and Kellyville

To whom it may concern,

I have reviewed the contents of The Hills Shire Council "MAYORAL MINUTE NO 11/2024 NSW GOVERNMENTS'S PLANS FOR KELLYVILLE-BELLA VISTA

This submission document in response to the Kellyville and Bella Vista state-led Transport Oriented Development (TOD) rezoning proposal in liaison with a significant number of Bella Vista residents residing around the BV8 block. I strongly object and do not support to this proposal which I will outline in details of my concerns.

Our family will be affected tremendously with the six-storey unit building included in this proposal right opposite and around our dream home, we are feeling so depressed thinking people looking over in our home with no privacy. When we purchase this land, we were given strict guidelines from Mulpha the type of house that we were allowed to build. Not only our family will be affected but also families around Free Settlers Drive and Waddell Road Bella Vista.

Driving from Windsor Road, Seven Hills to Bella Vista from work every day it takes at least 40mins and it is so stressful, and there is no high school around Bella Vista Waters and the traffic in the morning will increase significantly. This is the reason why I strongly support the concerns and issues raised by our council and expect that the NSW State Government will seriously consider and fully address these issues with our council and community impacted by this proposal.



I strongly object to the Kellyville and Bella Vista state-led rezoning proposal and request that the NSW State Government without delay overturn the TOD

Tier 1 proposal impacting Bella Vista and Kellyville and undertake a thorough review of future housing in this area in collaborative consultation with the Hills Shire Council,

me and the rest of the community living in this area. Failing this I will lead the community in Bella Vista to protect our homes and quality of life from the significant detrimental problems that would result from the implementation of this proposal from NSW Government proposal.

Yours faithfully,  
Henrietta Kalepo

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 12 August 2024 9:36:01 AM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 9, 2024 2:43 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 14:42

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens & 2768

**Please provide your view on the project**

I object to it

**Submission**

I am commenting to formally express my objection to the proposed transport-oriented development at Kellyville/Bella Vista.

I believe that this development is not in the best interest of the local community. My main concerns are:

Impact on Local Infrastructure: the increased density will put a significant strain on the existing infrastructure, partially Old Windsor Rd and arterial roads. Your proposal has no inclusion of upgrades to existing roads. The current congestion on Old Windsor Road is already a nightmare. It can take me up to 30mins to turn onto Old Windsor Road when exiting Stanhope Gardens from Newbury Ave. local water utilities are already under great pressure from expanding developments in Schofields and Rouse Hill areas with main water supplies overflowing due to increased pressures to push water to these developments. We have already had plumbing issues that are related to this pressure and have had to install costly pressure valves on our water meter. What is going to happen with adding another 20,700 homes to the area.

In addition, the area already lacks easy access to healthcare and hospitals. GPs surgeries in the area are either at capacity or very hard to make appointments with. Although Rouse Hill Hospital has been proposed, the facility is expected to treat 350 or so beds. This figure is comparable to Blacktown and Mt Druitt hospitals that had a combined bed number of 360 in 1982. How will the inclusion of an additional 20,700 homes in the area impact our communities access to healthcare and emergency services.

Environmental Concerns: The development will cause a significant loss of green space for our area and will negatively impact local wildlife habitats. Your proposal supposedly expands green/open spaces yet only includes two pocket parks. All other identified green space is what is already existing. During times of crisis like the coronavirus pandemic we have experienced, our community relied heavily on our green spaces and being able to connect with the environment in a safe and rejuvenating way.

Our community thrives on enjoying the local wildlife and with so many young families in the area, it is also a wonderful learning experience for children and others that may not have lived in an area with such connection.

Community Character: The proposed development does not align with the current character of the neighbourhood nor should the character be changed to accommodate the development. The proposal to include high density residential towers of 20-30 stories will alter the overall ambiance and will be a complete eyesore for the area.

I kindly urge you to reconsider this proposal and explore alternative options that better align with the community's needs and values.

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 12 August 2024 9:16:47 AM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 9, 2024 9:42 AM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 09:42

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I object to it

**Submission**

I strongly object to the proposed development for the following reasons

The population of the suburbs like bella vista, Stanhope gardens and Kellyville will double and the infrastructure in the area like schools, roads, shopping centres and Transport is not equipped to cope with the increase

The suburban roads in stanhope gardens are narrow and cannot accommodate the increased number of residenrs and cars that are proposed.

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 12 August 2024 9:13:33 AM

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 9, 2024 6:30 AM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 06:29

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Davinder

### Last name

Singh

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

The Transport Oriented Development proposal has not been designed to the principals that will promote community, place and accessibility. Understanding there are currently major shortages in housing stock and rezoning will allow more development. This is very necessary, however some of the most well positioned lots in Kellyville have been left off the rezoning process. The K10 area has been assessed incorrectly by coupling the older Home World Estate (built over 20 years ago) with the new greenfield developments. The old Home World Estate are some of the oldest houses in the area including Stanhope Gardens and Glenwood and this area has received keen interest in 2016-2019 from developers who wanted to rezone this area. Once again the Local Council stepped in and stopped development which would have included streets of Landy Place, Wenden Avenue, Cuthbert Avenue, Gainsford Drive, Perkins Drive, Gould Avenue, Housman Avenue. If the NSW Government is seeking well connected cities which are walking distance to Metro Stations, Town Centres and recreational areas then why has this area been ignored? When speaking with my neighbours it is bewildering to all of us as to how the Urban Design Report and EIE are speaking to one another. There are many contradictions between the Urban Design Report, EIE and the many publications released in November 2023 in the fact that houses closest to the station (400m) would be rezoned to high density, those within walking distance (800m) would be medium density and those with the 1.2km range would be town houses. The old Home World Estate in Kellyville have houses over 20 years old, are well connected to schools, public transport, main arterial roads in Windsor Road and Old Windsor Road, have a history of developer interest and yet for some reason have been completely ignored from the draft rezoning proposal. The NSW Government and Department of Planning are requested to provide an explanation for this oversight. A well connected and planned city will provide a vibrant business, social, recreational area. On the other hand sporadic rezoning further away from the town centre will cause vehicular congestion, disconnection between communities and bring high density development neighbouring single dwelling homes. This rezoning will have a generational effect on the community around Kellyville and Bella Vista metro stations and town centres and the NSW Government should focus on the key principals of Transport Oriented Development by rezoning houses that are closest to the points of major transport hubs. Failure to do so will cause more harm than good over the long term. I ask the Department of Planning to stick to their keys principals and not be swayed by conflicting political interests.



**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development  
**Date:** Monday, 12 August 2024 9:13:12 AM  
**Attachments:** [submission-in-responce-to-kellyville-and-bella-vista-tod.pdf](#)

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**From:** Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Friday, August 9, 2024 12:29 AM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Cc:** DPIE PA Systems Productivity Policy Mailbox  
<SystemsProductivity.Policy@planning.nsw.gov.au>  
**Subject:** Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Fri, 09/08/2024 - 00:23

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

Yaroslav

### Last name

Cherey

**I would like my name and personal contact details to remain confidential**

No

## Info

### Email

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista

**Please provide your view on the project**

I object to it

**Submission file**

[submission-in-responce-to-kellyville-and-bella-vista-tod.pdf](#) (218.75 KB)

**Submission**

I am writing to formally express my strong objection to the proposed state-led Transport Oriented Development (TOD) rezoning for Bella Vista and Kellyville. This submission outlines my concerns and the significant negative impact this development will have on my household and the wider community.

I specifically object to the proposed development of apartment buildings on Waddell Road, Bella Vista (where my house is located), as outlined in the Opportunity Site BV8 section of the Kellyville and Bella Vista Urban Design Report. While I understand the necessity of development in this area, I have significant concerns about the specific placement of high-density residential buildings on Waddell Road and their direct impact on my household and the community.

**I agree to the above statement**

Yes

[REDACTED]  
[REDACTED]  
7th August 2024

**To:**

Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta, NSW 2124

**Subject: Objection to Transport Oriented Development (TOD) Tier 1 Bella Vista and Kellyville**

**To whom it may concern,**

I am writing to formally express my strong objection to the proposed state-led Transport Oriented Development (TOD) rezoning for Bella Vista and Kellyville. This submission outlines my concerns and the significant negative impact this development will have on my household and the wider community.

I specifically object to the proposed development of apartment buildings on Waddell Road, Bella Vista, as outlined in the Opportunity Site BV8 section of the Kellyville and Bella Vista Urban Design Report. While I understand the necessity of development in this area, I have significant concerns about the specific placement of high-density residential buildings on Waddell Road and their direct impact on my household and the community.

**Key Points of Objection:**

**1. Proximity to Existing Low-Density Housing:**

- The proposed high-density apartment buildings on Waddell Road are too close to existing low-density residential homes. This abrupt transition from single-family homes to multi-storey apartments is detrimental to the character and aesthetics of our neighbourhood. A gradual zoning transition is essential to minimize the visual and social impact on current residents.

**2. Impact on Privacy and Overshadowing:**

- The proposed buildings, ranging from 4 to 6 storeys, will significantly overshadow existing homes, particularly on Waddell Road. This will reduce natural light and privacy for current residents. The height and size of these buildings need to be reconsidered to prevent overshadowing and to maintain the quality of life for existing homeowners.

**3. Traffic and Congestion:**

- The introduction of high-density housing will exacerbate traffic congestion on Waddell Road and surrounding streets. Increased traffic flow will lead to risks of accidents, particularly in areas that are not designed to handle such volumes of traffic. Adequate traffic impact studies and infrastructure upgrades are necessary before proceeding with the development.

**4. Community Character and Social Impact:**

- The unique character of our community of Bella Vista Waters is based on low-density, single-family architectural homes. The proposed high-density development will alter this character, potentially leading to social fragmentation and a loss of community cohesion.

The Bella Vista Station Precinct has already been rezoned previously in 2017, which caused residents significant grief when the government rezoned adjacent low-density residential land to medium-density residential land. Now, with the Opportunity Site BV8, there is another proposal to change zoning from medium to high density!

### **Request for Reconsideration:**

While I acknowledge the need for development near the Bella Vista Station, I urge the Department of Planning, Housing and Infrastructure to reconsider the current proposal. Specifically, I request that the high-density apartment buildings be positioned further away from Waddell Road and closer to the station. This adjustment will:

- Reduce the visual and social impact on existing low-density residential areas.
- Minimize privacy and overshadowing issues for current residents.
- Allow for better traffic management and infrastructure planning.
- Preserve the character and cohesion of our community.

### **Opportunity site – BV8**

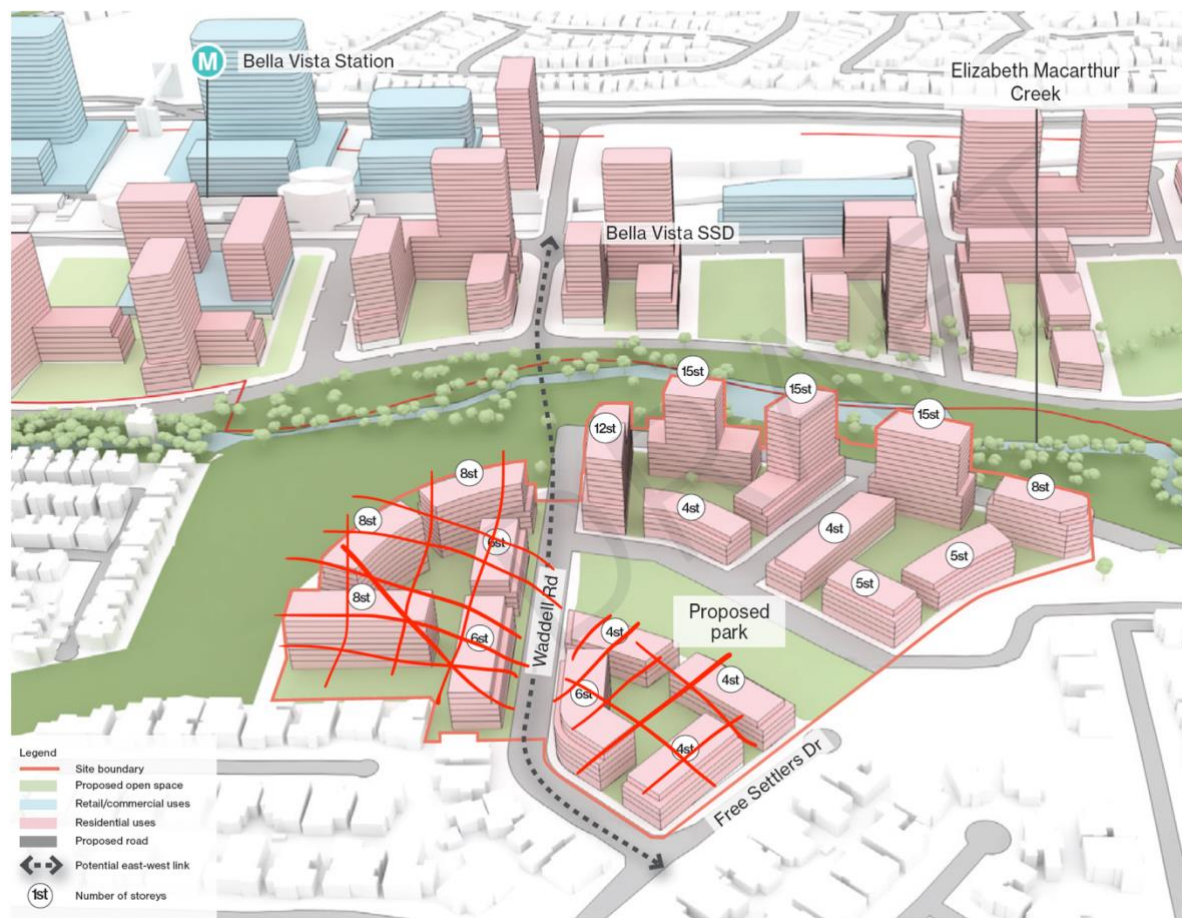


Figure 50. Plan - Block BV8 site-specific investigation are massing option 1 - 8 storey 3D view

**Conclusion:**

In conclusion, I strongly object to the proposed apartment buildings on Waddell Road as part of the Opportunity Site BV8 development. I request that the planning authorities take into account the significant negative impacts on existing households and adjust the development plans accordingly. By moving the high-density buildings closer to the station, we can achieve a more balanced and sustainable development that benefits both new and existing residents.

Thank you for considering my submission.

Yours faithfully,

██████████

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:51:22 AM

---

Submitted on Sat, 03/08/2024 - 04:51

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

We don't have the infrastructure to support this. And never will because there is not enough space for wider roads, enough schools to Robert service the number of new households

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:15:25 AM

---

Submitted on Sat, 03/08/2024 - 04:15

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### Submission

What a terrible idea! The roads are already congested during peak hour. The metro parking is full by 7:30am. I live at box hill and it can take me 30 mins in the morning just to get to rouse hill town centre. I've lived here for 5 years and it used to take me 10 mins. Extra housing in the area is going to make the roads unbearable, unsafe and change everything about the hills area. We are a council of greenery and open spaces, not a clogged city.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:11:25 AM

---

Submitted on Sat, 03/08/2024 - 04:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Old Windsor road needs to be three lanes, Bella Vista and Kellyville stations to have more parking

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:08:29 AM

---

Submitted on Sat, 03/08/2024 - 04:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### **Submission**

I strongly object to a change in zoning! The reason we love living in this area is it is safe and not overpopulated! Stop adding more home to already built up areas and being greedy for money! We do not want to see medium density housing in our area and the possibility of low cost living. That would bring people to the area we don't want here. We want to keep our area safe and the assess is already a nightmare with the number of cars trying to get in and out in the morning adding more is ridiculous and clearly not in the best interest of the existing community

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:37:49 AM

---

Submitted on Sat, 03/08/2024 - 07:37

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

The Windsor road in its current state already encounter heavy traffic in peak hours. With the increase in dwellings it won't be manageable. Please focus on infrastructure development rather than building houses.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 1:07:58 AM

---

Submitted on Sat, 03/08/2024 - 01:07

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

Road infrastructure on Samantha Riley drive, Windsor road and Old Windsor Road cannot support current traffic density, let alone increasing the number of proposed dwellings. The suburban sprawl makes it incredibly difficult to navigate day to day life without a personal vehicle. Side streets surrounding Kellyville metro are already filled with cars being left by commuters wanting to avoid paying fares. This idea is poorly planned, and does not take into account the perspectives of residents who have lived in the area long before the metro was built.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:41:59 AM

---

Submitted on Sat, 03/08/2024 - 00:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Weng Seng

### **Last name**

Tam

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I object to the current plan as written because I do not think the city planners have thought this all the way through. For example, I doubt that the expansion of Memorial Avenue is going to make a big difference to the traffic situation. Too many people are traveling further down Old Windsor Road. The current plan will just turn Old Windsor Road into a bigger parking lot for a lot longer. There might be some diversion to other roads but that will just turn other smaller roads into additional parking lots for longer periods of time.

One mitigating approach would be to increase the amount of affordable housing from 3% - 8% to a much more healthy 40% to 50%. The maximum for parking could be set at zero (0) cars for 1 bedroom / studio apartments. 0.5 cars for 2 bedrooms and 1 car for 3 bedrooms +.

Some might argue that it is unfair to punish people for living in these high density

corridors, but there needs to be some compromise to make higher density living work.

Personally, I did not learn to drive till I was about 40 years old and I purchased my first car after I turned 40. I know what it is like to live without the ability to drive. It can be done. Therefore, I make the statement about restricting car ownership with a fair amount of personal experience having lived without a car. I know it has its challenges but some sacrifices need to be made if we want more affordable housing through higher density living.

That being said, I also oppose these changes because it does not go far enough to make more affordable housing. In my opinion, the kind of development that we will get are expensive shoe boxed sized apartments that cater to making some developer a ton of profits.

This proposal does not go far enough to make truly affordable housing and places for people to rent. The government should mandate much a much higher percentage of affordable housing to attract developers that are interested and capable of building truly affordable shoe box apartments.

The government should consider giving tax breaks, subsidies and other forms of incentives to drive truly affordable housing developments that could be as high as 70% to 80% affordable housing.

Ironically, less parking could mean cheaper and more affordable shoe box apartments. The developer might even be able to build more apartments under the same height restrictions.

In conclusion, I honestly doubt that our city planners will bother to think this through. I bet that this submission is most likely a complete waste of time. We have very poor city design because our civil servants don't feel like they get paid enough to think.

Meanwhile, our dumb politicians, from all parties, only care about winning the next election. None of these leaders can be bothered to make the civil service use their brains and truly consider the consequences of their foolishness.

We will get another mess in the Hill Shire with this rubbish because nobody in government, especially the civil service, wants to think. This is why we cannot have good things in this country. Too few people care or want to think.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:58:47 AM

---

Submitted on Sat, 03/08/2024 - 07:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tallawong 2762

**Please provide your view on the project**

I object to it

### **Submission**

As a lifetime resident of the greater Hills Area, I am strongly against this development that would increase housing density to the same levels as the inner city. The Hills do not have the roads and infrastructure to support this development. I am a primary school teacher at Kellyville Ridge Public School and our schools can definitely not cope with such a huge influx of population. There are not enough green spaces or school building to accomodate this growth.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:26:18 AM

---

Submitted on Sat, 03/08/2024 - 00:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

I don't support this because Hills shire don't have enough infrastructure. Even now, schools are already overcrowded, roads are congested during peak hours, there is not enough parking spaces in train stations and there is no public hospital in the area. Adding 20,000 homes in the area will put more stress to current infrastructure and it will affect the lifestyle of people living in the Hills area and surrounding suburbs.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:48:40 AM

---

Submitted on Sat, 03/08/2024 - 07:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

The government need to think how this impacts current residents by increasing traffic which is already atrocious, the lack of schools to house the students and the lack of outdoor space.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:45:52 AM

---

Submitted on Sat, 03/08/2024 - 07:45

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Elias

**Last name**

Elazar

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills 2155

**Please provide your view on the project**

I object to it

**Submission**

Total against it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:44:35 AM

---

Submitted on Sat, 03/08/2024 - 07:44

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Dominic

**Last name**

Elazar

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills 2155

**Please provide your view on the project**

I object to it

**Submission**

I object to it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:43:36 AM

---

Submitted on Sat, 03/08/2024 - 07:43

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Ethan

**Last name**

Elazar

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills

**Please provide your view on the project**

I object to it

**Submission**

I object to it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:42:11 AM

---

Submitted on Sat, 03/08/2024 - 07:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

Infrastructure in the Hills is lacking for the development. The roads are already clogged and unable to cope with current demand. Fixing and expanding roads would be part of any truly thoughtful government growth proposal and it is sadly lacking here. There is no hospital in the Hills (and the proposed rouse hill hosp lacks an emergency department and other meaningful departments) , the schools are overcrowded, ambulance response times are a joke and the police station has not accelerated staff or car levels as the area has grown This is a government dumping homes and people into suburbs with no planning for future quality of life or access to essential services.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:41:57 AM

---

Submitted on Sat, 03/08/2024 - 07:41

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Renae

**Last name**

Elazar

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

BEAUMONT HILLS

**Please provide your view on the project**

I object to it

**Submission**

I object to it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:37:41 AM

---

Submitted on Sat, 03/08/2024 - 07:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Elie

**Last name**

Elazar

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont hills

**Please provide your view on the project**

I object to it

**Submission**

I object to it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:23:24 AM

---

Submitted on Sat, 03/08/2024 - 08:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

Number of people in per kilometre will be around 20000 which is like Haymarket.

It is no acceptable for a suburb where the infrastructure isn't sufficient.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:05:04 PM

---

Submitted on Sat, 03/08/2024 - 18:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I object to the zoning proposal of Stanhope Gardens because it disturbs the peace and tranquility of the place. Overcrowding without proper infrastructure compromises safety of the residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 5:57:26 PM

---

Submitted on Sat, 03/08/2024 - 17:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

By resining you will in effect destroy the fabric of this suburb. Kellyville used to feel like a place to raise your family but now it feels too commercialised and busy. Already schools and daycare centres are under stress to accomodate the current number of families but with the rezoning there will be even more pressure on our infrastructure. Parking at the station is also really hard to get but with the plans there will be absolutely nothing left. All back streets will be backed up, the trains will be stuffed full of people. A better suggestion would be to distribute the planned extra housing across the entire metro line.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:44:31 PM

---

Submitted on Sat, 03/08/2024 - 16:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

████████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

Object o this proposal. Stanhope gardens and Glenwood are already established communities. Build on land that is vacant without impacting pre-existing homes. Enough land to build in the vacant land on the Kellyville station side, Parklea markets and down Windsor road.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:40:57 PM

---

Submitted on Sat, 03/08/2024 - 16:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission**

No infrastructure to support additional dwellings

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:34:11 PM

---

Submitted on Sat, 03/08/2024 - 16:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I object to it

**Submission**

Stanhope gardens is already established. Build in areas close to the stations which are already vacant, without jeopardizing already established housing.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:28:15 PM

---

Submitted on Sat, 03/08/2024 - 16:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2767

**Please provide your view on the project**

I object to it

**Submission**

I would like this zone to remain a family friendly community of close knit homes and not introduce crowding and over population.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:18:55 PM

---

Submitted on Sat, 03/08/2024 - 16:18

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2150

**Please provide your view on the project**

I object to it

### **Submission**

More crowded than before with this new proposals. There is already limited green cover with houses adjoining each other and limited open spaces. No green covers and making a crowded place more crowded .

I would recommend to drop it and make adjustments for open spaces and green covers with adequate ventilation.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 4:11:32 PM

---

Submitted on Sat, 03/08/2024 - 16:11

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Venkat Sriram

**Last name**

LAKKARAJU

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

I don't want the new appartments to be building this planned locations. It spoils the beauty of Stanhope Gardens.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 3:59:33 PM

---

Submitted on Sat, 03/08/2024 - 15:59

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Lillian

**Last name**

Chen

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

**Submission**

Too crowded. This area is not an urban area and can't afford too much people without matched schools, transport and hospital.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:31:55 AM

---

Submitted on Sat, 03/08/2024 - 07:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Dear Council,

We are objecting to the proposal due to the current situation of the traffic around Free Settlers Drive, Memorial Avenue, Boundary Road and the main road Old Windsor Road road which is chaotic with congestion. The traffic involved at the moment is horrendous and an extra 20500 extra dwellings will only make the situation worse.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 3:55:04 PM

---

Submitted on Sat, 03/08/2024 - 15:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Waseem

### **Last name**

Hassan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

Current road infrastructure does not support having such cramped dwellings, will limit the outdoor and recreational space , will not environmental friendly for our kids growing in the area.

Don't recommended changing beautiful shore to swamp

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 3:36:18 PM

---

Submitted on Sat, 03/08/2024 - 15:36

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

■

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I am just providing comments

**Submission**

Hi

The Kellyville station and residential area near Arnold Ave are disconnected due to lack of infrastructure over Elizabeth Macarthur creek. The residential area on east side of Elizabeth Macarthur creek will be within 10 mins' walking distance to the station if a bridge and road is built over the creek. This will largely extend the usable land for the development and make the development plan more realistic. Please consider prioritizing the construction of the bridges and road cross the creek.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:43:04 PM

---

Submitted on Sat, 03/08/2024 - 14:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Joshua

**Last name**

Gonsalves

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Norwest NSW

**Please provide your view on the project**

I object to it

**Submission**

No! Stop cramming people into the suburbs, it will create a terrible place to live. Build further out west! This is the garden shire.

It's already terrible traffic during peak hour around Norwest market town.

State Government should stop trying to wipe their behinds with stamp duty.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:41:48 PM

---

Submitted on Sat, 03/08/2024 - 14:41

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### Submission

Please find my reasons below

1. Multi dwelling units would cause a lot of congestion in suburb roads and inlets. If we want to increase the density appropriate upgrades need to happen across infrastructure. Even on weekends can see traffic congestion across all inlet roads.
2. It will introduce lot of transient crowd which may impact peace and law and order in the suburb
3. As there is one primary school catchment only and its already overloaded by residents heading to these areas. High school is still not approved for BV catchment and by bringing more residents it will further deteriorate the situation
4. The current facilities like kids playground are already crowded by first stage of Multi dwelling units.
5. Transport park and ride facilities are already overcrowded and still there is no parking left for residents

6. Community housing may cause further issues with law and order situation. Already the number of residents are huge as compared to police or law and order personnels. Is there plan to upgrade police force in numbers and technology before getting community and low cost housing approved??
7. The shopping areas are already overcrowded and we struggle to find parking everyday for 20 min.
8. Medical facilities are stretched as not enough medical professionals in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:21:50 PM

---

Submitted on Sat, 03/08/2024 - 14:16

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville, 2153

**Please provide your view on the project**

I object to it

**Submission**

To whom it may concern,

I am writing to express my strong opposition to the proposed changes for increased housing density in the Kellyville and Bella Vista areas as outlined in the Kellyville and Bella Vista state-led rezoning proposal. This proposal appears to disregard significant concerns raised previously in 2017 which indicated the area (even with the metro train stations) could not support the significant population density and exacerbates existing issues in our community's posing severe risks to our community's quality of life and infrastructure.

**Overcapacity of schools**

One of the primary concerns is the overcapacity of local schools. Our area already has some of the most overcrowded schools in the state. One proposed primary school, and no



additional high schools or tertiary educational facilities is not adequate for the proposed population density. The proposed increase in housing density will further strain our educational facilities without any clear plan for expansion or improvement. This will negatively impact the quality of education and well-being of our children, creating an unsustainable environment for families with children of all ages.

#### Inadequate transport infrastructure for community needs

The transport infrastructure in our area remains inadequate. The region has only been serviced by train for less than a decade, and the current transport, parking, and traffic issues have not been addressed. Increasing the population density in a suburb located over 40 kilometres from the city based on one train line, while areas less than 20 kilometres from the city have lower density, is illogical and unfair.

The proposal also fails to consider adjacent areas, such as Box Hill and Carmel Hills, are already undergoing significant housing development without proper public transport services. This has led to increased traffic congestion that has not been considered in the current proposal. The transport options that are included in this proposal are extremely weak, and is not a holistic 'transport orientated' proposal, as no new parking facilities are included at metro train stations, no alterations are suggested to address Old Windsor road congestion, limited changes to bus services and no consideration given to situations where people cannot take public transport (which in areas such as the hills district with families and older populations occurs frequently).

#### No focus on family needs

The rapid pace and high density of the proposed development also undermine quality assurance in construction (which NSW has a terrible track record of so far) and will dramatically shift the community dynamic from family-friendly suburban areas to urbanised crowded zones. This shift would drive families away from Sydney and the area, as increased crime, air pollution, noise pollution, and a less desirable living environment will replace the current suburban charm, making the area unsuitable for families seeking low-density, safe suburban streets. NSW is currently losing its young population to other states because proposals like this fail to accommodate the needs of young families who prefer suburban living.

#### Critical infrastructure not provided

The delay in essential infrastructure projects and not prioritising projects that are critical to the area, such as the Rouse Hill Hospital, further highlights the lack of consideration for necessary support systems in this proposal. This proposal is being fast-tracked without addressing the fundamental support systems required for such a high-density development. This discrepancy highlights the lack of comprehensive planning and consideration for the community's needs.

#### Environmental impact

The environmental impact of the proposed development is downplayed, with much of the land identified being on or near flood plains, as we face unprecedented climate change events. Replacing natural environments with manicured landscaped areas fails to support local birds and wildlife. Such changes will lead to a loss of biodiversity and degrade the natural beauty that residents cherish. In addition to this the green spaces proposed is not sufficient for the community (and takes away some existing green spaces), and this is incredibly difficult to retrofit after high density has been built.

Additionally, the increase in population density will result in higher levels of air and noise pollution, further deteriorating the quality of life for existing residents and wildlife alike. These environmental consequences are not only detrimental to the health and well-being of

the community but also represent a shortsighted approach to urban planning that prioritises rapid development over sustainable low density living, particularly for the Elizabeth Macarthur Creek area.

#### Unreasonable density compared to CBD areas

The proposed development is troubling as it would result in Kellyville and Bella Vista having a density comparable to or exceeding that of Haymarket and Green Square, which are located in the CBD of Sydney. This level of density is not only unreasonable but also fundamentally contradicts the suburban character of our community. Kellyville and Bella Vista were not designed to function as the central business districts of Sydney, and imposing such high-density requirements undermines the very essence of what makes these areas desirable and liveable for current and future residents.

#### Disregard to locals

The state government is forcing local councils to change local area laws and regulations to accommodate high-density developments. These local regulations exist for a reason: they are designed to preserve the unique character, infrastructure capacity, and quality of life in our communities. Local councils have a deep understanding of the specific needs, challenges, and priorities of their areas, making them best positioned to make decisions about development. When local councils' express opposition to such developments, their insights and concerns should be given significant weight. Overriding local regulations undermines the principles of local governance and community self-determination, and it disregards the expertise of those who are most familiar with the area's dynamics and needs.

As a local resident, I am concerned that my voice, along with the voices of my neighbours, will not be heard despite submitting this proposal. During recent community sessions that I attended, I witnessed and heard extremely poor consultation and saw an obvious lack of attendance from anyone from the Department of Transport and Department of Education. This dismissive attitude, non-attendance from key Departments to hear from the community and lack of any substance in this community sessions only heightens my concern that the true needs and wishes of the local community are being overlooked in favour of top-down decisions that do not reflect our best interests.

#### Conclusion

In conclusion, I wholly reject the proposal, which focuses on extreme housing density in Kellyville and Bella Vista. I support an approach that provides significant community improvements in infrastructure before any additional housing development is considered. I also support lower density in the area than what has been proposed and that the building heights and scale of building needs to be reduced. Thank you for considering my concerns. I urge you to reevaluate this proposal in light of the substantial negative impacts it poses to our community.

#### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:15:43 PM

---

Submitted on Sat, 03/08/2024 - 14:15

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

### Submission

I live at 10 Rory Ct, Glenwood which is marked on the video presentation as a potential new sports field. This was not talked about on the presentation. The closest it got to being discussed was the expansion of existing parks and the Baptist church being a key site. This plan if correct then this needs to be specifically discussed with our existing neighbourhood. If this is the plan then we must be adequately compensated and relocated in the surrounding area. We will not be accepting accommodation in the units being proposed as we need to be able to cover our existing investment in our properties.

Secondly, in the new proposal and discussed on the video our pocket of homes will be surrounded on 3 sides by unit blocks between 10 and 30 stories high which will negatively impact our day to day lives as well as our property prices. There is no mention of improving access to our homes even though the number of residents will significantly increase. The current homeowners have already given up quality of life with the

acceptance of the expansion of Old Windsor road to be closer to our property lines. Night work for the last several years, permanent increase in noise levels which were already above acceptable levels according to official testing before COVID and continued delays to even adding noise wall have all negatively impacted us as rate payers.

I resoundingly reject this proposal as we are not being considered or compensated for the benefits we have being close to transport, shops and hospitals.

If this proposal is to go ahead we must be compensated starting with relocating us to equivalent house sizes in relatable areas. By the time the government starts to break ground on these plans our houses will be worth greater than \$1.8M to \$2M each.

The NSW needs to specifically engage our community and buy us out at prices reasonable to us as the existing land owners.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:11:53 PM

---

Submitted on Sat, 03/08/2024 - 14:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

I object this proposal as it's implemented without proper infrastructure put in place.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 2:00:16 PM

---

Submitted on Sat, 03/08/2024 - 13:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I am against this development as this area is already struggling with lack of schools, day care centres, buses, hospitals, parking at metros stations etc and rezoning and making more houses will make this area more crowded. Any new houses should not be planned unless these things are addressed first.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 1:40:27 PM

---

Submitted on Sat, 03/08/2024 - 13:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Castle hill 2154

**Please provide your view on the project**

I object to it

**Submission**

Understand need for more housing

Infrastructure like schools, roads, hospitals must be in place first

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:50:51 PM

---

Submitted on Sat, 03/08/2024 - 12:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

Without infrastructure commitment like road expansions, parking, schools from the government, this project should not go ahead.

The roads should be expanded first before apartments are built not the other way round.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:31:09 AM

---

Submitted on Sat, 03/08/2024 - 07:30

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

Hi, I object the project as this will have heavy impact on traffic. It is already terrible today so with addiitonal housing and no proper infrastructure it will cause chaos and will make hills district area unattractive to stay.

Please if you can reconsider will be appreciated.

Thanks

Richard T

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:38:56 PM

---

Submitted on Sat, 03/08/2024 - 12:38

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

██

**Suburb/Town & Postcode**

2156

**Please provide your view on the project**

I object to it

### Submission

There is no car parking at any metro station after 7.30am! There are no buses that take me to the metro station from my house . I have to drive and park miles away from the station and walk home late at night where there are no street lights. As a female I don't feel safe ! I am so confused , why are we proposing all of these additional dwellings without basic infrastructure to support the growing population . Who job is it in town planning ? How can they sleep at night , as clearly they are not doing their job

Where is the infrastructure plan to support not only the proposed new population but the existing growing box hill / Schofield's . There is currently no infrastructure to support now , we are at a gridlock every morning and people are working from home

No public transport to support the area - the metro they say is the answer ? How the hell are we meant to get there when the car para are too small and there are no buses to take you to the metro

Takes over 10 minutes to turn left out of my driveway at 7.30. We cannot turn right as it is

not safe. I'm in my ps and get tailgated on Annangrove road almost daily - following the speed limit . The government does nothing about it now ! What are they going to do with the additional cars that will be on the roads !

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:32:16 PM

---

Submitted on Sat, 03/08/2024 - 12:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

NORTH KELLYVILLE

**Please provide your view on the project**

I object to it

### **Submission**

Please stop the madness !!

I moved to North Kellyville over 20 years ago because it offered a quality suburban lifestyle.

This lifestyle has surely and gradually been eroded over the past 20 years by population growth that has not been supported by any improvements in infrastructure and amenities. Vast increases in population will ruin our quality of life and cannot be justified just on the basis that we now have a Metro railway.

Whether you like or not the extra population will all need to use the existing inadequate roads, will all have to drive to shops, will all need schools, hospitals and amenities which are all sadly lacking.

Under the guise of "development" you are effectively creating the slums of the future. Please get your planning people to live out here for 6 months before they go and make plans that affect the existing residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:24:13 PM

---

Submitted on Sat, 03/08/2024 - 12:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

I am 100% against the rezoning of the properties of Angara circuit Glenwood

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:21:25 PM

---

Submitted on Sat, 03/08/2024 - 12:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2156

**Please provide your view on the project**

I object to it

### **Submission**

Currently there is no transport to a from the metro . There is minimal business a to take me to anywhere and I have to rely on a car!

To cross my road I have to wait up to 20 minutes before the traffic clears , there are no pathways, no crossings , no lights and the speed is 70 km .

There are multiple accidents on Annangrove road and the council does nothing to protect the community

These additional houses , there is no plan for infrastructure support. This used to be a fantastic place to live , we now cannot wait until schooling is over to live. Takes nearly an hour at 7.45 to get from Annangrove to Bella Vista on the morning . Quicker for me to live in the city or northern beaches

Greedy government that is looking at additional houses for revenue

Turned once a beautiful community into a profit centre

Shame on you

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 12:05:22 PM

---

Submitted on Sat, 03/08/2024 - 12:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Lewen

### **Last name**

Cheung

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2767

### **Please provide your view on the project**

I object to it

### **Submission**

I've already made a submission, but I'd like to really hammer in one of my points. It takes half an hour to walk about 2km to the Bella Vista metro, and 25 minutes to walk 3km Norwest. It takes that same amount of time for me to drive 10km to school every morning. Just because Glenwood is within 1200m of the station does NOT mean it is within convenient range. Like, there's Old Windsor road literally directly between here and there, and a single pedestrian footbridge crossing. So basically, either fix the connections, or don't rezone this area at all.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:49:27 AM

---

Submitted on Sat, 03/08/2024 - 11:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Vineyard 2765

**Please provide your view on the project**

I object to it

### **Submission**

Roads cannot cope with that capacity of homes. It should not take 45minutes to get from the old Windsor road m7 exit to boundary road at box hill, but sadly, it does. Doing this daily as my commute to work js already painful let alone adding 20k new homes. Will be crazy. Strongly against this unless major upgrades are done to Windsor road.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:09:25 AM

---

Submitted on Sat, 03/08/2024 - 11:09

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Donna

### **Last name**

Yates

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Stanhope Gardens NSW 2768

### **Please provide your view on the project**

I object to it

### **Submission**

As a resident of the fairholme community in Stanhope gardens I am against the rezoning of our specific area which includes our street Hayle Terrace and directly affects our Home.

We moved to the suburb of Stanhope gardens to feel safe and have a peaceful environment. If the full scale of the rezoning was to come to fruition that would take away that feeling. It is already crowded on the roads, surrounding streets, on the actual metro and the parking that is available at the kellyville metro station. Our schools are crowded along with the carpark of our local shopping centre.

We understand they were always going to build apartments at the actual metro station but we are opposing the tearing down of peoples homes on our side of Windsor Road to put additional apartments.

We have dogs and do not want to live in an apartment complex or have the chaos, noise and claustrophobic nature of apartments all around us. I believe we would not be compensated enough to cover the costs, stress and inconvenience of having to relocate to

another home (a house with back garden - not a unit) if the full re-zone was approved. Lastly we specifically left Seven Hills to come to an area that wasn't affected by 'affordable housing' we specifically spent more money to buy a house in our community to escape that.. to now be told that it is going to be inevitable with the rezoning. It's just not good enough.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 10:58:42 AM

---

Submitted on Sat, 03/08/2024 - 10:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Paul

### **Last name**

Yates

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Stanhope gardens 2768

### **Please provide your view on the project**

I object to it

### **Submission**

I don't agree, we don't want to move, we don't want more apartments and this is our home - it's not a house it's a home and we will fight for it to not be changed.

Additionally the traffic is already horrendous, do you look at this for all areas between Norwest boulevard to box hill for many many hours a day.

How can you add more houses / apartments with such crap infrastructure- we have had two lanes on Windsor rd for 20 years but somehow you think adding more people can work - are you crazy

How also can the metro cope with it - absolutely packed trains already but let's add more people

Against it all the way and will fight to stop it every day of the week

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 10:27:16 AM

---

Submitted on Sat, 03/08/2024 - 10:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

I am objecting there is no infrastructure to accommodate this and will not be affordable to the buy either in these suburbs

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 10:13:06 AM

---

Submitted on Sat, 03/08/2024 - 10:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

These areas are already crowded. Old Windsor Rd is already as bad as it is every hour of the day. More alternative roads are desperately needed.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:23:35 AM

---

Submitted on Sat, 03/08/2024 - 07:23

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I am just providing comments

### Submission

We need more commuter parking for residents. The current amount of parking at metro stations such as tallawong, kellyville & bella vista is not sustainable for the current community let alone 20k new houses & their families. Before building these houses, please ensure that we have the facilities & transport ready for them.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 10:03:17 AM

---

Submitted on Sat, 03/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

GLENWOOD 2768

**Please provide your view on the project**

I object to it

### Submission

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained. GLENWOOD is not designed to handle any more traffic going in and out especially during peak hours (Tue-Thu 7:30-8:45am) with only 4 exit points. It is also regularly used as a detour for motorists to avoid toll between Old Windor and Sunnyholt Road. Increasing the population density in this suburb will require a significant redesign of the traffic flow in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 9:31:56 AM

---

Submitted on Sat, 03/08/2024 - 09:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I support it

### **Submission**

We need a traffic light from Fairway drive into Old Windsor Road . A local library for Bella Vista & Kellyville will be needed too.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 9:22:11 AM

---

Submitted on Sat, 03/08/2024 - 09:22

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Mary

**Last name**

Halteh

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Quakers hill 2763

**Please provide your view on the project**

I object to it

**Submission**

I don't support it .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 9:08:36 AM

---

Submitted on Sat, 03/08/2024 - 09:08

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

████

**Last name**

████████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

Too much traffic

Too many people

Not enough infrastructure

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:32:31 AM

---

Submitted on Sat, 03/08/2024 - 08:32

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### Submission

To whom it may concern,

I would just like to bring to your attention, all of our concerns, of all the proposed apartments being built around the Kellyville Station area & of what benefit this will bring to the resident rate payers.

The area around Kellyville Station, is a nice quiet pocket of Kellyville, in which some have invested in millions of dollars for their homes. If the proposed apartments are approved, the valuation of our properties could be worth a lot less.

Kellyville has a postcode of 2155, which is shared with Beaumont Hills, Nth Kellyville, Rouse Hill, & Stanhope Gardens & is over a large area. The Hills area will be more populated & being near the station, may lead to have a higher crime rate, as the amount of crime in each area is monitored by the postcode. How would the developers, organizers & any other members involved in the approval & the development of the proposed apartments, like to have so many apartments built around the corner & looking over their

homes, pool areas & families.

Our nice quiet area & our suburb will not be as quiet anymore & will be worth a lot less.

It is also very concerning that the infrastructure will not be able to withhold all the thousands of people moving into these apartments. This area will not cope with the lack of parking, schools & the traffic along Windsor Road & Old Windsor roads is already at a standstill now, without the added cars that the units will bring to our area. Not everyone will want to travel on the Metro. If this was to go ahead, it will lead to a greater excess traffic situation. This will make The Hills area, no longer a nice area to live. Totally opposed to this development!

Please consider all of the residents' fears & requests & do not proceed with this development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:31:36 AM

---

Submitted on Sat, 03/08/2024 - 08:31

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Hitesh

### **Last name**

Shingadia

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

I object to it. Please first have enough infrastructure before bringing in so many people and houses. We are already suffering with traffic congestion on Windsor / Old Windsor road, showground road, fairway drive, there is not enough parking in Kellyville / Bellavista metro station, not enough schools around the area either.

Please I request you to reconsider this project.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:26:25 AM

---

Submitted on Sat, 03/08/2024 - 08:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

This would affect existing housing and lack of facilities in the area.

Very limited schools and childcare

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:20:03 AM

---

Submitted on Sat, 03/08/2024 - 07:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2769

**Please provide your view on the project**

I am just providing comments

### **Submission**

Before building 20k new homes make sure there is enough commuter parking & accessible transportation first!! There is not enough parking at metro stations like bella vista, kellyville & tallawong for current residents let alone 20k new families.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:18:39 AM

---

Submitted on Sat, 03/08/2024 - 07:18

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham hills 2153

**Please provide your view on the project**

I object to it

**Submission**

I object to this planning proposal. The roads are already clogged up with traffic and there are not enough schools or open natural spaces.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:14:09 AM

---

Submitted on Sat, 03/08/2024 - 07:13

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Raj

### **Last name**

V

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I object to it

### **Submission**

No infrastructure to support high density

traffic to norwest blvd will be heavy with no exists and proper underground or bridge

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:19:04 AM  
**Attachments:** [submissions.docx](#)

---

Submitted on Sat, 03/08/2024 - 08:13

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

[REDACTED]

**Suburb/Town & Postcode**

Beaumont Hills

**Please provide your view on the project**

I object to it

**Submission file**

[submissions.docx](#) (21.72 KB)

**Submission**

See attached submissions

**I agree to the above statement**

Yes

## Submissions

1. Emergency Servicers - The proposal is not tenable without an increase in emergency services including Police, Fire, Ambulance and a new hospital. In this regard, we note that the proposed Rouse Hill Hospital is not expected to be operational until at least 2029. These services all need to be expanded prior to building commencing.
2. Schools - Any proposed schools need to be built prior to commencement of development.
3. Lack of carparking - It is not realistic to expect that a two bedroom unit will only require 1 car parking space. One bedroom units require at least one car parking space and two bedroom units at least two spaces to alleviate congestion around the Metro stations as the Metro station carparks are already under pressure and at capacity most days.
4. Traffic congestion – traffic around Kellyville is already congested and even with the upgrades of Windsor and Memorial Roads this will only bring the roads up to a standard that is necessary for the current population not the future population.
5. Objection to the number of storeys - The 21 storeys proposed for the Kellyville Metro is excessive. The view over Kellyville of a morning looking at the sunrise from the Metro platform is quite lovely looking over the trees. If the 21 storeys is allowed the only view will be of the proposed units.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:49:30 PM

---

Submitted on Sat, 03/08/2024 - 23:49

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

At the outset I understand the need to increase housing.

However from what I can see in the attached proposal, there is no sufficient plans for school (catering to all ages), no public hospital plans and assumption that metro would solve all traffic issues.

Also I don't understand why all high density is planned on one side. This clearly is an unbalanced plan because there will be a lot of residences on one side of the road which will put a lot of stress on existing infrastructure.

This proposed plan with so many houses being planned just in such a small area with no additional infrastructure will only bring about reduction in quality of life for all involved.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:15:45 PM

---

Submitted on Sat, 03/08/2024 - 23:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

The

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:12:47 PM

---

Submitted on Sat, 03/08/2024 - 23:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Nicole

### **Last name**

Scott

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

Having reviewed the submission there isn't enough infrastructure proposed to support a development of this size. The schools, roads, hospitals, shopping and green fields are barely at capacity for the current population. The speed and timing of infrastructure in this region is extremely slow and unable to support a growth of this size in this timeframe. Affordable housing is important if planned correctly and dispersed more evenly over Sydney.

More focus should be in inhabiting empty dwellings and resolving half build unit buildings across Sydney & including cost effective housing in areas where infrastructure can support the proposed population growth.

The plan should be in line with the correct infrastructure capacity,

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 11:03:23 PM

---

Submitted on Sat, 03/08/2024 - 23:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Dominique

**Last name**

Gagarin

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2767

**Please provide your view on the project**

I object to it

**Submission**

I have low confidence that this plan to increase housing is complimented by upgrades to facilities and services like shopping centres, parks, and schools - and improvement to roads and access / parking at nearby metro stations.

It is already hard to get parking at Bella vista station. And the traffic coming out of Glenwood is backed up every morning. What are the supporting plans around this? Surely decisions can't be made without these.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:41:26 PM

---

Submitted on Sat, 03/08/2024 - 20:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

BELLA VISTA

**Please provide your view on the project**

I object to it

**Submission**

42,000 Homes.

12,000 - 28,000 People Per Square Kilometre.

Literally more dense than haymarket and rhodes

No Plans to Upgrade Roads.

Not Enough Schools.

Not Enough Playing Fields or Open Spaces.

and no plans to upgrade

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:29:15 PM

---

Submitted on Sat, 03/08/2024 - 20:28

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

RANE

**Last name**

VAISHALI

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2769

**Please provide your view on the project**

I object to it

**Submission**

Why you choose west side sydney only , there are more land in NORTH Sydney  
Move there

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:26:51 PM

---

Submitted on Sat, 03/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Samita

### **Last name**

Lama

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2768

### **Please provide your view on the project**

I object to it

### **Submission**

I'm concerned about the rezoning plan for Glenwood as it will have an impact on current residents in the area, including my husband and our 5-year-old daughter who just started kindergarten.

We chose our house specifically because it's close to Bella Vista station, the primary school, and the high school.

If we had known that the area would be rezoned just two years later, we might have chosen to live elsewhere.

This situation is causing me a lot of anxiety and panic because we moved here only 2 years ago and were looking for a nice, quiet suburb.

We expected this to be our forever home.

The rezoning will shatter the dreams of many residents in the area, putting at risk their hopes of having a forever home and raising their children in this lovely suburb.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:25:35 PM

---

Submitted on Sat, 03/08/2024 - 20:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Object it due to limited infrastructure like school, park etc to support in nearby areas.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 8:20:04 PM

---

Submitted on Sat, 03/08/2024 - 20:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Hello there,

My place is extremely close to Kellyville station and even now, (Without the development), the traffic on ALL the surrounding roads is awful.

At peak hours, Windsor Rd, Norwest Blvd Old Windsor Rd , Withers Rd and roads near these areas and leading to Kellyville is a car park already with the current population!

I strongly OBJECT to this development as this development is not supported by any other infrastructure plans.

Such as -

- Schools - The primary schools in this area are already at capacity. (Matthew Pearce, Norwest public, Castle hill schools)

- Roads - there's already congestion without the additional development as I've pointed out.
- High schools - we need a high school in this area even now. (Without accounting for the new development!). Castle hill high is already at capacity. Even independent non public Schools like William Clarke have closed applications for 2026!
- Hospitals- Where are the medical facilities to support the population? Even now, the wait time at emergency is over 5 hours for kids illnesses.
- Parks and reserves - Greenspace to support these populations is also a must! Including wilderness for wellbeing. (As covid has taught us). Including Parks to support kids activities.
- others supporting services like shops, libraries, etc are also needed and already running short in this area. E.g. there is no library in Kellyville.

You can't just suddenly increase the capacity of existing development plans without adequately adding infrastructure and other essential services too.

An alternative would be to go broad and spread the development across suburbs instead of targeting these ones near metro.

Going down this route I fear will force the current residents who have lived here for year's out of their homes because the area will become unbearable to navigate around and bring up their families.

It feels like the main people this will benefit is the state and will make life for the current residents very miserable!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:42:26 PM

---

Submitted on Sat, 03/08/2024 - 19:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Wenden avenue, Kellyville. I request to include properties in Wenden avenue in high density zone. My property is only 500m from Kellyville station and the properties in the next street are zoned as high/medium density. It is unfair to leave my area as low density when it is going to be surrounded by high rises from 3 sides as we may not even get enough sunlight.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:24:38 PM

---

Submitted on Sat, 03/08/2024 - 19:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista

**Please provide your view on the project**

I am just providing comments

**Submission**

I would like to make three comments

1 why is Pipersbrook cres Bella vista upgraded to medium density when it is surrounded by low density houses?

2 why is the land west of Bella vista metro station being proposed as business park. Surely it makes sense to make this for housing.

3 why is the land around parklea markets excluded from rezoning

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 7:15:48 PM

---

Submitted on Sat, 03/08/2024 - 19:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2156

**Please provide your view on the project**

I object to it

### **Submission**

Traffic in the Kellyville and Bella Vista area is already a problem and has been for many years without the Hills Council or the state improving the road infrastructure quickly. Roads sit unfinished, waiting for developers to pay for them, in some cases they are never finished. Roads sit half finished for long stretches of time.

With only a few exit points out of Kellyville, during peak times it can take more than 20 minutes to get out of Kellyville onto a major road. Additional high density housing will only add to this issue.

Schools are already at capacity without any obvious solutions in relation to the new high density housing proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:50:05 PM

---

Submitted on Sat, 03/08/2024 - 18:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge 2155

**Please provide your view on the project**

I object to it

### **Submission**

The increased population is a ridiculous idea without significant changes to roads and infrastructure like schools. Going to open days at some high schools the teachers are basically saying not to enroll new children and send them to private schools because they don't have space. Many, many roads in the area are so congested at peak time it can take 20 to 30 minutes to go only 2 or 3 kms.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:32:40 PM

---

Submitted on Sat, 03/08/2024 - 18:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

I believe it will overcrowd the suburb, and moreover it will create lot of congestion in the area.

Also, it will overcrowd the public amenities such as park, play area , reserve and grounds.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Saturday, 3 August 2024 6:14:48 PM

---

Submitted on Sat, 03/08/2024 - 18:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

Infrastructure is not there to support it.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:37:58 AM

---

Submitted on Sun, 04/08/2024 - 09:37

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Sydney

**Please provide your view on the project**

I object to it

**Submission**

I object it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 2:11:07 PM

---

Submitted on Sun, 04/08/2024 - 14:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Callan

### **Last name**

Eckert

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

Living near Rutherford Reserve, traffic is already a problem, even on weekends, with vehicles obstructing intersections and long wait times. I have already adjusted my work start hours from 8am to 6:15am just to get around traffic. This includes using public transport. I now leave home by 5:20am while years back I used to leave home closer to 7am.

This change was made because the busses along the T-Way would be so full that I would stand from Kellyville to Parramatta. Gradually moving my departure time earlier and earlier until I was catching busses as early as 6am, which too became overcrowded and pushed me back into using a car more regularly.

I still use public transport and make use of the metro from Bella Vista to Epping quite regularly. The metro is already fairly busy at 5:30am when I board at Bella Vista station.

The return trip in the afternoon is jam packed, often meaning you must stand from Epping to Bella Vista.

Are you planning on building more parallel metros? The metro doesn't only serve people who live 1200 meters from the station. People drive/bus down from Windsor direction, Dural and many more far-flung areas to use the metro. Those areas too are being developed massively which all add to the pressure on public transport in Kellyville and Bella Vista.

With the metro connecting to the city that pressure will greatly increase. An additional 20,000+ homes could easily be up to 80,000 additional people just around the stations.

None of the proposals add enough road access since all the plans simply create more traffic delays with 4-way intersections and traffic lights when to move traffic you actually need to not be so cheap and create glide unders, fly-overs and make use of well designed one way roads to reduce times sitting at lights as well as improving flow. Something I see better done in poor third world African countries than newly designed modern Australian growth points, WITHOUT introducing more TOLLS.

Watching the memorial road upgrade and the connection to Old Windsor Road, with competition at the intersection for T-Way busses too, is a master class on how to create a bottle neck, which will occur well before more new cars hit the roads as more people move to this area. In the third world African country I previously lived in, that intersection would have redirected, at minimum, Memorial to go under/over Old Windsor, just as what was done with Norwest Boulevard and Old Windsor.

The low levels of off-road parking do not help either. Simply, cars will park along the roads and narrow roads where a possibility could exist to use the very same road with more lanes and more traffic throughput even with lower speed limits, especially if it were one-way.

Roads and public transport are already often congested, and I am not aware of schools, hospitals, shops and business centres being eerily vacant. I do not see enough being done in these plans to address any of that.

If by 2040 there could be 80,000 more people in this area, assuming a very low 15% of those will need schools, where is the provision for those 12,000 scholars? I do not see any school fields or even purpose-built buildings being mentioned that could address anything near what would be required. I see 1 "possible" school.

Where are all the hospitals?

Where are extra police stations?

Where are shopping precincts that can actually handle that number?

Where do the funds come from?

Do my rates have to increase to build this cheaply designed hellscape of congestion and fund the infrastructure that will be needed? And if not my rates, will it be a stealth tax?

One of those where you give a tax break here but add a tax there?

What about those of us that specifically chose not to live in dense, congested suburbs with car lined streets and the frustration of taking 20 minutes to do 5km? Do we not get to move to an area that fits our lifestyles and enjoy it as it is? It is not like we are 10km from the Sydney CBD. We purposefully moved 40km away from the city to have this lifestyle. How far should we move to have that choice? 50km is not even far enough away, and in a few more years 60km won't be either. Go and create a brand new super dense hub that people know what they are getting when they make a purchase. Don't change the game for us that

chose differently. Must our choices in how we would like to live have no value, or should we take our wealth and skills to other states and cities that will allow our lifestyle, while crime infested ghettos are built in once peaceful and safe areas that will be forever changed in character and environment?

The roads are already congested. Development well west of Kellyville and Bella Vista are already having major impacts on this area and quality of life. Public Transport during the week, including the metro is already near capacity and will increase further with the city connection. Schools are near capacity, shops and shopping centers are packed already. Police are already in above their heads.

Tall buildings slowing wind and trapping heat will do way more to heat islands than your models suggest. The emphasis on walkways and cycle paths seems and low number of off-street parking seem to indicate that you think people and just going to walk/ride everywhere and won't add many thousands of cars to the road. Possibly up to 40,000 (2 per household is not unusual).

How many days a year of rain do you think occur? Do you think people are going to be walking around in the rain?

How often does hazard reduction smoke affect the air quality in this area in the dryer years? This is nothing new, it is well known in Australia and has been for centuries. Will people be walking around then?

How many days a year do you think it is unbearably hot out here in this area?

With the remaining days, which will be quite few, that is when you can expect SOME people to be pedestrians. Until of course they wait in lines to get on a bus or are sardines on the metro. Then they will join the queues of cars, at least they will not be in the heat, rain or smoke and breathing in viruses while being a sardine.

There are a lot of family's here with children that go to sports, ballet, swimming and all sorts of other things, where carrying gear and trying to get to those locations just does not work with public transport. Cars will always be in high use in this area.

Your plans create problems. I do not support that amount of density in this area. I do not want my tax money used for this purpose.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 2:10:51 PM

---

Submitted on Sun, 04/08/2024 - 14:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Sandipkumar

**Last name**

Chauhan

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

GLENWOOD

**Please provide your view on the project**

I object to it

**Submission**

I am not happy

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 2:04:57 PM

---

Submitted on Sun, 04/08/2024 - 14:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

Please do not destroy our community

Over populated. Infrastructure already at breaking point. There's plenty of other places needing this. Not ours. Knock down Parklea Markets it's an eyesaw for starters. The infrastructure and lights are already there. Leave us the alone

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 5:36:25 AM

---

Submitted on Sun, 04/08/2024 - 05:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Rebecca

### **Last name**

Sexton

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Stanhope Gardens 2768

### **Please provide your view on the project**

I object to it

### **Submission**

We purchased in the area 15 years ago as it was family friendly with no high rise. This immense increase in housing in our area will put extra pressure on our already congested roads. There are not enough facilities in the area to handle the proposed increase of housing in the area. The new plans do not include additional parks for the area or sufficient schools to handle the increase in children. With this increase in housing around the metro, this will increase crime and make our area unsafe. Currently my school age children catch the bus near the proposed flats and I am concerned for their safety, as we are for our own safety with such high density living proposed on our door step. This rezoning will not positively impact our family friendly community and the lack of advertisement of this proposed development to residents has been sub standard suggesting our opinion will not matter.

### **I agree to the above statement**



Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 2:01:53 PM

---

Submitted on Sun, 04/08/2024 - 14:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I don't think Kellyville has the required infrastructure and space to support this project

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:53:21 PM

---

Submitted on Sun, 04/08/2024 - 13:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Claire

**Last name**

Heslop

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2756

**Please provide your view on the project**

I object to it

**Submission**

Ridiculous the area already has huge traffic problems especially through Rouse Hill on Windsor Road. There are not enough schools & medical facilities already with the current density especially in adjoining areas like Box Hill. The parking is a joke at the metro stations - can't get one at Tallawong in the morning as is. Locals do not support this proposal - Hills Shire is meant to be the garden shire? Castle Hill is already destroyed - takes you 20 mins to drive to local shop and get milk!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:49:10 PM

---

Submitted on Sun, 04/08/2024 - 13:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

I object to this development as government has clearly not planned infrastructure to support this zoning change.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:48:58 PM

---

Submitted on Sun, 04/08/2024 - 13:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Yash

### **Last name**

Gupta

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2768

### **Please provide your view on the project**

I object to it

### **Submission**

I object to development proposed for Glenwood and partially to at Bella Vista station for the following reasons;

1. Absence of infrastructure including no six laning of Old Windsor Road ;
2. Too many high rise building at Bella Vista station may create wind tunneling effect resulting in possibly many roof of houses of Glenwood lifted off and often damaging.
3. There will be excessive traffic delays at traffic signals Especially, GLENWOOD with: at Hungry jack location, Sunnyholt Road junctions and M7.
4. Load on schools and internal roads of Glenwood.

5. All parks and green belts not to impacted.
6. Impact on Natural drainage
7. Flooding issues in Glenwood due to these proposed disturbances.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:41:44 PM

---

Submitted on Sun, 04/08/2024 - 13:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Arun

### **Last name**

Lobo

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2768

### **Please provide your view on the project**

I object to it

### **Submission**

\*I am writing to express my strong opposition to the government's unilateral decision, which they claim values our input but clearly does not. The lack of infrastructure and narrow exits from Glenwood will lead to overpopulation in the suburb, contradicting the peaceful environment I expected when I purchased my property. I am disillusioned with this Labor government, which seems determined to disrupt our tranquility. I fear that this submission process is merely a formality, as the decision has already been made and developers have been given the go-ahead, evidenced by their attempts to buy properties at inflated prices. I will not vote for this government in the future.\*

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:39:51 PM

---

Submitted on Sun, 04/08/2024 - 15:39

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I support it

**Submission**

I think it is a great idea to provide housing and grow the area.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:33:22 AM

---

Submitted on Sun, 04/08/2024 - 09:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

The area is already busy, schools are completely full. There needs to be adequate infrastructure and changes to roads before adding so many future residences.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:29:00 PM

---

Submitted on Sun, 04/08/2024 - 13:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Manish

### **Last name**

Rangani

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood & 2768

### **Please provide your view on the project**

I object to it

### **Submission**

I am writing to express my strong opposition to the government's unilateral decision, which they claim values our input but clearly does not. The lack of infrastructure and narrow exits from Glenwood will lead to overpopulation in the suburb, contradicting the peaceful environment I expected when I purchased my property. I am disillusioned with this Labor government, which seems determined to disrupt our tranquility. I fear that this submission process is merely a formality, as the decision has already been made and developers have been given the go-ahead, evidenced by their attempts to buy properties at inflated prices. I will not vote for this government in the future.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:18:11 PM

---

Submitted on Sun, 04/08/2024 - 13:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Maree

### **Last name**

McNeil

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2156

### **Please provide your view on the project**

I object to it

### **Submission**

Before any new developments are approved or new housing added to the area please please please sort out transport issues. Our current roads are not built for the volume of traffic on them. Stop playing games and fix the roads first then add the extra housing. Annangrove Rd, Glenhaven Rd and New Line Rd are all in desperate need of widening and resurfacing. It has become a safety issue just getting in and out of the Hills Shire Council area. It is really quite simple. You have a plan for an extra 42,000 dwellings. Now think about how all of those residents will get to and from work, school and healthcare. There are currently not enough schools for the residents currently residing in the area and healthcare has been forgotten. Better planning is what is required before any new homes should be built.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:12:20 PM

---

Submitted on Sun, 04/08/2024 - 13:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

As a resident and teacher in a school close by the proposed precinct, I am appalled at the lack of planning for infrastructure. We are already overcrowded in schools, on the roads and already cannot get a medical appointment within an appropriate timeframe. This proposal is planning on adding tens of thousands more dwellings, yet only one additional school and no upgrades to old Windsor Rd? It already takes me 30 mins to travel on OWR between Windsor Rd and Memorial Ave. This needs a serious rethink. Shame on the state and local governments for proposing this without the appropriate infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:10:22 PM

---

Submitted on Sun, 04/08/2024 - 13:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sona

### **Last name**

Bimwal

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

GLENWOOD (2768)

### **Please provide your view on the project**

I object to it

### **Submission**

We have chosen to buy and live in Glenwood because of the nature and demographics of the suburb. Bringing in high density housing changes the entire character of the suburb that I am opposed to. The suburb doesn't have the infrastructure to cope with the burst in population it will cause. The building of townhouses on Meurants Lane has already put pressure on the suburb. Both primary and the high school are already over full . The government should consider doing this in the North Sydney suburbs that already have more infrastructure than is required by the elitist population .

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 1:08:21 PM

---

Submitted on Sun, 04/08/2024 - 13:08

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I do not support this project as Kellyville and Bella Vista are already struggling with growing density. This will only add more stress on schools, public transportation, housing and infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:06:38 AM

---

Submitted on Sun, 04/08/2024 - 09:06

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kristy

### **Last name**

Diener

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

I have lived in the area for 20 years. I also teach at a school within the zone included in the proposal. There is absolutely no way the area can accommodate an increase at all. Please think beyond politics and providing houses. This isn't what the area needs. There is one main road in and out that is a permanent carpark on a daily basis. Whilst the metro is the main source of public transportation it isn't everyone's source. The roads are still required.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:57:03 PM

---

Submitted on Sun, 04/08/2024 - 12:56

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### **Submission**

We have seen firsthand the stress and chaos it creates.

We bought this house for the peace and quiet of the community and to move away from the chaos .

This will destroy the very mental peace and quiet and the standard of living we have enjoyed.

Putting more stress on school, infrastructure and hospitals and creating traffic jams and early morning chaos .

No matter what , we are against this development.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:54:24 PM

---

Submitted on Sun, 04/08/2024 - 12:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2763

**Please provide your view on the project**

I object to it

**Submission**

This will be short,

The roads are already grid locked most of the time, there are not enough schools, parks and amenities. This will impact all the locals and people who have to drive through these areas.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:50:20 PM

---

Submitted on Sun, 04/08/2024 - 12:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Mitul

### **Last name**

Dholakia

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Glenwood 2768

### **Please provide your view on the project**

I object to it

### **Submission**

This will put stress on existing infrastructure.

The peace and quiet of the community will be destroyed.

We have seen first hand the effect on Toongabbie and Westmead.

We will never agree to this.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:47:37 PM

---

Submitted on Sun, 04/08/2024 - 12:47

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

Infrastructure improvements need better planning

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:20:36 PM

---

Submitted on Sun, 04/08/2024 - 15:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Thi

### **Last name**

Ho

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2154

### **Please provide your view on the project**

I object to it

### **Submission**

Hello there,

My place is extremely close to Bella Vista and even now, (Without the development), it is a mess!

I have to regularly travel to Kellyville for kids sports, and the traffic is awful.

At peak hours, Windsor Rd, Norwest Blvd Old Windsor Rd , Withers Rd and roads near these areas and leading to Kellyville is a car park already!

I OBJECT to this development as this development is not supported by any other infrastructure plans.

Such as -

- Schools - The primary schools in this area are already at capacity. (Matthew Pearce, Norwest public, Castle hill schools)
- Roads - there's already congestion without the additional development as I've pointed out.
- High schools - we need a high school in this area even now. (Without accounting for the new development!). Castle hill high is already at capacity. Even independent non public Schools like William Clarke have closed applications for 2026!
- Hospitals- Where are the medical facilities to support the population? Even now, the wait time at emergency is over 5 hours for kids illnesses.
- Parks and reserves - Greenspace to support these populations is also a must! Including wilderness for wellbeing. (As covid has taught us). Including Parks to support kids activities.
- others supporting services like shops, libraries, etc are also needed and already running short in this area. E.g. there is no library in Kellyville.

Also what tends to happen with such rapid development is that corrupt builders rush in, and create structures that have problems and thus are unlivable. Look at Dyldam construction at the intersection of Old Northern and Windsor Rd. Look at the high rise buildings around Castle Hill that developer Nassif is involved with with cracks in the parking and is now absconding for. Investigate the issues with the apartments on Russell St due to which no one wants to buy them.

Don't get me wrong.. I am not opposed to vertical cities. In fact I think that's the way to go with the population pressures. But PLANNED vertical cities.

You can't just suddenly increase the capacity of existing development plans without adequately adding infrastructure and other essential services too.

An alternative would be to go broad and spread the development across suburbs instead of targeting these ones near metro lines. Get smart about it - pick up every wasted space and those with development issues like the Dyldam project on Old Northern Rd and redevelop it better!

Or create the visions of cities with targeted population and THEN extend transport like the metro to them.

Cheers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:38:44 PM

---

Submitted on Sun, 04/08/2024 - 15:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

I am concerned about the traffic congestions this might bring about in Meurants Lane.

Also concerned about the lack of community spaces that may be available and also on the limited space available in Glenwood Village

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:45:07 PM

---

Submitted on Sun, 04/08/2024 - 12:44

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

Baulkham Hills 2153

**Please provide your view on the project**

I object to it

### Submission

The current schools, daycares, hospitals, medical and roads are totally inadequate to support any further building in the area. We are at capacity and knocking down single dwellings to build highrise that will include young families, elderly and plenty of people who will still use cars to get around, as public transport only goes in one direction and doesn't take most people in this region to the area they actually work in, will inundate an area that has been poorly serviced for decades. The train line was built after 20 years of proposals as it was needed for the community that already lived in the area. Nothing has actually been built for future planning. Westmead hospital and Napean and Hawkesbury are not able to keep up with demand for the current people living in the region. The schools are already at capacity. Seeing as women NEED to work as cost of living is so bad, it's no longer a want or desire to work but a necessity, kids need to go into daycare and there aren't enough of those either. Build the hospitals, build the schools and daycares, upgrade the roads to dual carriage in all areas and then build highrise. Oh and before you

build highrise....make sure the building code changes to ensure any dodgy building that has repairs needed within the first 10years up being built goes back to the directors of the companies that are doing the dodgy work. Hold them responsible rather than stuffing over the already stressed young families and elderly who are living in these complexes.Fix the building sector, then build.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:44:24 PM

---

Submitted on Sun, 04/08/2024 - 12:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

Need better considerations for infrastructure expansion to support the additional population.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:40:45 PM

---

Submitted on Sun, 04/08/2024 - 12:40

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Gables 2765

**Please provide your view on the project**

I object to it

### Submission

Infrastructure at this present time cannot cope with the current influx of growth in the area. Supporting this insane increase in population to add to the stress of traffic, the lack of schools, lack of preserving reserves for local wildlife and lack of basic facilities is complete madness.

The only people that are achieving any positive outcomes from such a proposal are the developers, councils and government.

Go and build this monstrosity somewhere that has the space and infrastructure for the population.

Let's make every person that's working on this project live in these areas for at least five years after completion to get a real world perspective of what they are creating.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:27:32 PM

---

Submitted on Sun, 04/08/2024 - 12:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

No

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

I object it

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:09:26 PM

---

Submitted on Sun, 04/08/2024 - 12:09

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Loris

### **Last name**

Treccosti

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I object to this plan, it will greatly affect the people living here, due to a lack of infrastructure to support the current situation,

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:06:38 PM

---

Submitted on Sun, 04/08/2024 - 12:06

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### **Submission**

I understand the need for more homes, especially near transport. However, before I agree, I would like more information on how all this will affect me as an individual home owner. Many of us are of the same thoughts.

Relocating to another place is not easy when I have no intention of moving out of this area. The cost factor to relocate elsewhere is costly and I simply cannot afford it. That's the bottom line.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:16:03 AM

---

Submitted on Sun, 04/08/2024 - 00:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

Infrastructure does not support it nor the amenities and it will cause more issues and suburb decline

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 12:04:21 PM

---

Submitted on Sun, 04/08/2024 - 12:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Prashanth

### **Last name**

Varadaraja

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville

### **Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Glenrowan Avenue in Kellyville. My family and I are already suffering huge wait times during peak hours to go to schools, music/sports classes, offices and return. There is absolutely no traffic improvement plan for the eastern part of Windsor road. We already bear all the traffic that goes between castle hill and Memorial avenue as people try to bypass the Windsor road junction and access the Green Rd directly. Also, there is no right turn on Wrights Rd Windsor Rd junction towards Memorial Avenue, which directs all the traffic on Glenrowan. This whole planning is a disaster and it is only residents like us who have to suffer. I object and reject this totally unacceptable plan of increasing the density of the suburb multi-fold when it is not able to handle it.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:49:30 AM

---

Submitted on Sun, 04/08/2024 - 08:49

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Lauren

**Last name**

Playle

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Maraylya 2765

**Please provide your view on the project**

I object to it

**Submission**

The suburbs in the hills district can't cope with the volume of people on our roads as it is without the added amount people you are planning on increasing to.

We lived in Stanhope gardens for 12 years and in that time 3 parcels of land that were earmarked as school were sold off as housing and the area had no high school up until a few years ago and when it opened it was already over capacity. The roads are not up to carrying the traffic they have. Some roads with huge residential growth are still rural roads or incomplete! If you want to increase housing you need to have the infrastructure first to support what you propose.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:20:54 AM

---

Submitted on Sun, 04/08/2024 - 09:20

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

The amount of residential living proposed is absolutely absurd. We are already overpopulated and this will cause an increase in population that will put significant pressure on all infrastructure and resources in the area.

My children are attending Bella Vista Public School and the intake of students for the last 3 years for kindergarten has been between 190-210 children with only 40-50 students leaving for high school. It is already at capacity with nowhere to go.

Traffic in the area is a nightmare with it taking me up to 20mins to drive 7km in peak times to get to my mother's house. This is unacceptable in times where she needs urgent assistance. There are way too many cars on the road with the lack of public transport out this way and the proposed development and rezoning will only compound this issue.

No thought has been put into this development for the stretch on resources and infrastructure. Why not build another public school around the metro or other suitable development earmarked for residential. Take some of the pressure off our already overflowing schools in the area. A high school for Bella Vista would be a great start too. But why let our children's education and adequate infrastructure/resources get in the way of making as much money as you can hey?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:46:24 AM

---

Submitted on Sun, 04/08/2024 - 08:45

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kenthurst

**Please provide your view on the project**

I object to it

### Submission

This new plan to add more housing to this already over populated area, is terrible as there has been no proper planning for how people are to move about. The roads in the hills area are already busy as it is. Even though I am in Kenthurst it has a flow on effect as of now living on Annangrove Rd it can take 5 mins just to pull out of my driveway. Now adding more housing no school, and assuming that Rouse Hill Hospital still won't be done this new plan will only hurt the existing people, but all the new residents new plan to have moved in. As they will have nowhere to send their children, no where to go and play a game outside. The government needs to stop and plan properly the infrastructure first and how this many people will be able to live. Without having to try and get out of the area to send their child to school, or go to play in a park. I object to this terrible planning.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:37:17 PM

---

Submitted on Sun, 04/08/2024 - 15:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

Concerned about the traffic congestions this might bring about in Meurants Lane

Concerned about the lack of community spaces that may be available

Concerned about the limited space available in Glenwood Village

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:42:27 AM

---

Submitted on Sun, 04/08/2024 - 08:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenhaven

**Please provide your view on the project**

I object to it

### **Submission**

The lack of infrastructure in the Hills district is a disgrace and to add additional housing will just choke this area even more to the point it will be unliveable. Traffic is ridiculous and dangerous. There are not enough schools, hospitals or services.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:41:44 AM

---

Submitted on Sun, 04/08/2024 - 08:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2763

**Please provide your view on the project**

I object to it

### **Submission**

We will be greatly impacted by this rezoning as this new project leads to more traffic and more chaos .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:13:44 AM

---

Submitted on Sun, 04/08/2024 - 09:13

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Tara

### **Last name**

Gleig

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

This proposal is absolutely ridiculous and has been given NO thought to infrastructure. In particular the main roads surrounding it, playing fields and SCHOOLS! With thousands of people this proposal accommodates there is absolutely NO consideration of the intrastate it needs. I object this proposal strongly and hope that it never goes a head.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:41:33 AM

---

Submitted on Sun, 04/08/2024 - 08:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Winston hills 2153

**Please provide your view on the project**

I object to it

### **Submission**

This proposal will make the area very dense wont account for increases in traffic and the infrastructure required to facilitate such a populated area. Road traffic will significantly increase and I don't believe the proper precautions to prevent backlog have been considered. Not everyone will use the metro line

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:39:15 AM

---

Submitted on Sun, 04/08/2024 - 08:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Castle Hill 2154

**Please provide your view on the project**

I object to it

**Submission**

I strongly reject this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:29:37 AM

---

Submitted on Sun, 04/08/2024 - 08:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenorie 2157

**Please provide your view on the project**

I object to it

### **Submission**

This proposal is poorly planned with the lack of infrastructure such as roads, schools, hospitals, parks etc to support such an expansion in this area. The roads are already gridlocked, the schools non existent (such as box hill!) and a hospital that is planned but that would likely not support this planned growth. People move to the suburbs to get away from high density living areas, this is not what the people of the hills want.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:16:04 AM

---

Submitted on Sun, 04/08/2024 - 09:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ashweta

### **Last name**

Shrestha

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

QUAKERS HILL

### **Please provide your view on the project**

I object to it

### **Submission**

There is not enough facilities to support the rapid growth as it is.

Lack of basic facilities like schools, swim centres, playgrounds, childcare centres or just simply open spaces. The existing malls are bursting out of capacity. The roads are bursting out of capacity and schools are not able to cope with the influx of migration.

The suburbs cannot simply deal with the growth without the infrastructures being in place now.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:55:39 AM  
**Attachments:** [tod-feedback-submission.pdf](#)

---

Submitted on Sun, 04/08/2024 - 11:52

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood & 2768

**Please provide your view on the project**

I object to it

**Submission file**

[tod-feedback-submission.pdf](#) (74.66 KB)

**Submission**

To Whom It May Concern,

We have attached our feedback in relation to the Kellyville/Bella Vista TOD Rezoning Proposal.

Regards

[REDACTED]

**I agree to the above statement**

Yes

# TOD Rezoning Proposal Feedback

## RE: Kellyville / Bella Vista TOD Rezoning Proposal

We refer to the Submission Rezoning Proposal for the Kellyville / Bella Vista TOD, with specificity for the **Glenwood inclusion** to the proposal under the modification of the Blacktown LEP.

### Current Residential Zoning

As one of the more mature suburbs in the recent North West corridor growth explosion, the position of the small suburb sharing postcode with Parklea and Stanhope Gardens is instrumental in maintaining flow from surrounding arterial roads Old Windsor, Sunnyholt, M7 to Norwest Blvd. The original residential design functioned to maintain segregation and flow around the intersection of these major thoroughfares.

Over the years as the population has grown both organically and inorganically stresses in the liveability have started to show particularly around peak traffic times, but also the availability of services including but not limited to telecommunications, access to child care and child related activities, schooling (despite there being 4 schools in a suburb that in itself doesn't require them), efficient means of transport (until Metro delivery), natural green space just to name a few.

### Impacts Proposed by High Density Zoning

Most critically we will discuss the following key issues/implications that the proposal poses;

1. Impacts to existing property values and cost
2. Impacts to traffic congestion
3. Impacts to crime levels
4. Impacts to green space and the environment including clean air
5. Impacts to child related educational activities
6. Impacts to Healthcare
7. Impacts to things like Free to Air TV and mobile phone coverage
8. Impacts to Rezoned Residents

## 1. Impacts to existing Property Values

With the introduction of high-volume, low-cost dwellings the liveability of Glenwood as a suburb will disappear, whilst part of the suburb's attraction is the location, the community as a whole will be displaced. In addition, the introduction of Community Housing is directly associated with a reduction in property values. For the Australian Citizens who have worked hard for their entire lives to build their life in a low-rise residential suburb this will be destroyed, and value depreciated to make room for the governments quick fix solution of under planned high-rise high-density housing. Furthermore, the increased density will bring increased costs to Land Rates; but most of all our lost time as a result of the increased congestion in everything (transport, education facilities, healthcare etc).

## 2. Impacts to Traffic Congestion

A recent report has shown that the traffic congestion in the North West of Sydney has surpassed that of our central Sydney area. In the past 12 months alone a journey that used to take 17 minutes now takes more than 30 minutes. With major high-rise constructions underway in Tallowong station it is already an absolute mess and very few of the high rises are populated or even completed. Insufficient planning and traffic projections based on population growth have not been conducted by the government. It is foolish to think that people living in these proposed high rises will not have cars; (albeit a lower rate than those further from the metro, but much more significant than a few low-rise houses would have). There is a lack of understanding as to why people travel from place to place. This lack of understanding has and will continue to create unliveable environments that eventually will turn to slum.

What will make it worse around Glenwood is the blockages will impact major arterial roads that then flow onto the likes of the M7/M2, Norwest Blvd, Seven Hills Road, Sunnyholt Road. Recent expansion of Memorial Ave will only slightly move the traffic further down to Windsor Road increasing the already congested Rouse Hill Interchange.

As a Bus Driver I see so many poorly planned infrastructure every day with investments having limited to no effect as the root cause is never addressed.

## 3. Impacts to crime levels

As with any high-density areas, by default crime levels are higher as these generally attract households with lower income levels and socio-economic backgrounds. In addition, the 3-8% community housing will also add to this demographic. This also plays into the reduction in property value despite the increase of the land's utility. Who will fund the greater ongoing police presence required to maintain status quo crime levels?



## 4. Impacts to Green Space and the Environment Including Clean Air

With the increase in congestion both noise and air pollution, this is becoming an issue. It is not infrequent that heading into the backyard exhaust emissions can be smelled. With the increase in density and high building the air flow through the suburb will be impacted likely created by unnatural wind tunnels along the rim. In terms of noise the increases in traffic flow within the suburb will result in more noise around the clock even after constructions are completed. These all go to raising stress, anxiety and reduce liveability of the area. All of this is further fuelled by limited green spaces in the Glenwood suburb with even less as a result of the proposed changes. This further increases the need to travel to green spaces and starts to become a circular problem.

## 5. Impacts to Child Related Educational Activities

Limited spaces in the 4 schools within Glenwood already exist whereby these schools are largely populated by students from outside of the suburb. Childcare centres are at capacity in Glenwood and families are already using centres outside of Glenwood. This in itself is a demonstration of poor planning, creating an unnatural increase in need for people to travel. The potential of taking away the soccer field in Valentine Park is an example of displacement. Where will the swimming school students go? Most of the other swim schools are full already including the council swim schools. Again, people will have to travel further and outside of the suburb creating more unnecessary congestion as a result of poor planning. This also extends to facilities such as green spaces, and playgrounds.

## 6. Impacts to Healthcare

Significantly stressed healthcare facilities are already a major issue, there are very limited local GP's available let alone, medical centres and hospital bedding. The proposed Rouse Hill Hospital will hardly make a difference especially given the ever-decreasing capacity proposed and will likely only be able to service the immediate surrounding area. If the proposed 20+thousand homes go ahead, how will the healthcare ratio be increased to as a minimum maintain the current levels of healthcare? Where will this be put?

## 7. Impacts to things like Free to Air TV

Living in Glenwood for over 20 years we have seen some dramatic changes despite it being a fairly young suburb, none however as significant as this proposal. Over this period, we have had to modify our Free to Air Antenna 3 times due to the largely buildings on the Bella Vista side blocking signal into Glenwood. This will of course be much worse once the proposal is approved, once again taking away a given right for Australian Citizens to receive FTA TV. We have had countless issues with Telecommunications and Mobiles signals continue to be an issue, NBN also an issue until most recently allowing for upgrade to fibre.

Street Parking is currently a minor issue as most of the streets are narrow in Glenwood and only pose a problem during garbage pickup days. Often people have missed pickups as trucks can't get into to collect. Increasing density will certainly not solve the problem.

## 8. Impacts to rezoned residents

Where are the individuals in the rezoned area supposed to go? Glenwood is a young residential area with solid homes, not vacant open land. To make room for this high-density housing, a significant number of homes need to be demolished. Most residential houses in Glenwood are populated by multi-generational families. They are part of a wider community to bring up their family. As a result of the rezoning, they will have to deal with the stresses of developers knocking at their door, the value of their home being less than market value, the worry of where to move and the reality of not being able to afford to move to a similar home in a similar area with their family. And why should they move?

## Conclusion

In conclusion the proposed density changes to the Glenwood LEP should not proceed. Notwithstanding that some sites such as land held by Parklea Markets, Baptists church and fast food outlets near Miami street could benefit from a redevelopment. Where core established residential houses exist no change should be made to ensure that longer term there can remain sufficient flow through the area and reduce the increase impacts of congestion around arterial roads. The Australian Government must not displace Australian Citizens to make way for housing for immigration and instead adjust immigration policy to suit if it cannot cope, particularly as we are NOT creating multicultural areas.

The Metro whilst it has alleviated some of the transport issues, is not the answer to appropriate housing. There are currently about 24,000 inactive houses in NSW; Why are these not being addressed?

Lets be sensible about rezoning particularly in areas that don't have the space for improvements to infrastructure and green space.

We look forward to hearing from you addressing the points raised.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:20:03 AM

---

Submitted on Sun, 04/08/2024 - 09:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Winston hills 2153

**Please provide your view on the project**

I object to it

**Submission**

Unless infrastructure is upgraded accordingly this will cause so many dramas!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:50:29 AM

---

Submitted on Sun, 04/08/2024 - 11:50

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

I do not support this proposal. It will increase the traffic in the area, burden on schools and local facilities.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:49:06 AM

---

Submitted on Sun, 04/08/2024 - 11:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

KELLYVILLE (NSW)

**Please provide your view on the project**

I object to it

### **Submission**

i have not seen an infrastructure upgrade plan....so i assume there is no plan/s.

Infrastructure needs to be upgraded before the housing plan commences.

Roads are already badly clogged & need to be widened or added to.

Parking around T Way & Train Stations are currently always full..There is a need for more parking

more schools are needed to cater for the influx of school children

Small housing blocks & apartments need great amounts of parks & green space for people to go play in.

new shopping facilities need to be built to ease the pressure on already crowded shopping precents.

Why designate & approve increased housing & population without an infrastructure upgrade plan?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 3:34:36 PM

---

Submitted on Sun, 04/08/2024 - 15:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Joanne

### **Last name**

Sikorski

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2154

### **Please provide your view on the project**

I object to it

### **Submission**

I doorknocked quiet residential streets in the vicinity of Kellyville Station to  
The changes will mean the precinct will have a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be comparable to Haymarket or Green Square.

This proposed increase in density has not come with an appropriate increase in infrastructure. The plan locates just one primary school and no high schools within the 43,000 dwelling precinct. No extra playing fields have been allocated for the additional 21,000 dwellings. Old Windsor Road is proposed to remain as a two lane road instead of being upgraded to three lanes.

### **I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:48:29 AM

---

Submitted on Sun, 04/08/2024 - 11:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I object to it

### **Submission**

I'm strongly against it. This will disrupt the community and a very negative way. It will cause traffic, disrupt peace, and there just too many concerns that I believe has not been considered or planned for. By doing this will ruin the beauty of affected suburbs and reason why people have bought their homes here and drive the community away.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:35:28 AM

---

Submitted on Sun, 04/08/2024 - 11:35

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

proposed changes are not aligned with infrastructure in place, glenwood doesn't have enough infrastructure to support additional development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:27:52 AM

---

Submitted on Sun, 04/08/2024 - 11:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Jessie

### **Last name**

Treccosti

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Kellyville 2155

### **Please provide your view on the project**

I object to it

### **Submission**

I do not believe this project is in the best interest for the hills district, our infrastructure cannot handle the population as it is and this will be deeply affect the residents already living here.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 8:02:30 AM

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Submitted on Sun, 04/08/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

So far the hills has so many infrastructural issues due to the increases in housing in the area. These plans contain little thought and appear to be a greedy chance for developers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:26:59 AM

---

Submitted on Sun, 04/08/2024 - 11:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

There is already a lack of planning, education and sporting. Traffic is already congested and this plan is Not supported

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:25:14 AM

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Submitted on Sun, 04/08/2024 - 11:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

I object amend the blacktown LEP in Stanhope Gardens. Community land should not be used for housing instead please provide high school

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 11:22:56 AM

---

Submitted on Sun, 04/08/2024 - 11:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

The traffic congestion in the area is horrendous as it is. This will make it next to impossible to get on any of the roads in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Sunday, 4 August 2024 9:16:34 AM

---

Submitted on Sun, 04/08/2024 - 09:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Mark

### **Last name**

Brown

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2155

### **Please provide your view on the project**

I object to it

### **Submission**

There is not enough infrastructure in place to deal with this amount of new units. No proposals in place for parks and sporting facilities. Old Windsor Road is a car park most days not matter what the time of day and there are no plans in place to make Old Windsor Road have more lanes. The area simply cannot accommodate this and us Hills residents have had enough of new units and homes being built with the infrastructure not fixed first

### **I agree to the above statement**

Yes