

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:29:20 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

2155

Please provide your view on the project

I object to it

Submission

Lack of infrastructure to support the proposal. Build infrastructure first for existing residents. It takes over 15 minutes to get out of the Hills 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 11:06:42 AM

Submitted on Sun, 04/08/2024 - 11:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amanda

Last name

McLeod

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 area can not accommodate this type of growth. Stop focusing on the money that will be obtained by this infrastructure and focus on the overwhelmingly NEGATIVE impact that this growth will have on 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 10:57:14 AM

Submitted on Sun, 04/08/2024 - 10:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

preshita

Last name

chinchwadkar

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

I would like to object against this rezoning as a member of Stanhope gardens as this will ruin the peace and the sanctity of 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: Sunday, 4 August 2024 3:30:41 PM

Submitted on Sun, 04/08/2024 - 15:30

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

2768

Please provide your view on the project

I object to it

Submission

I don't support the proposal, we struggle with traffic with the current number of residents & there's not enough being done on easing traffic & public 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: Sunday, 4 August 2024 10:57:03 AM

Submitted on Sun, 04/08/2024 - 10:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rachael

Last name

Byrnes

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 this planning proposal as it doesn't have any clear infrastructure (roads, green spaces , schools and 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: Sunday, 4 August 2024 10:51:13 AM

Submitted on Sun, 04/08/2024 - 10:50

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

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

It's too crowded in Hills area, especially for Bella Vista and Norwest. The traffic is extremely bad always. The infrastructure and transportation here cannot support so many 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 10:50:31 AM
Attachments: [emma-whiting---7-consolo-avenue-glenwood---rezoning-submission.pdf](#)

Submitted on Sun, 04/08/2024 - 10:38

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

2768

Please provide your view on the project

I object to it

Submission file

[emma-whiting---7-consolo-avenue-glenwood---rezoning-submission.pdf](#) (352.07 KB)

Submission

Resident

Glenwood NSW 2768

Re: Kellyville and Bella Vista Transport Oriented Development (TOD) rezoning proposal

I am writing to propose the inclusion of Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) within the rezoning boundary as R4 High Density Residential (R4). My property, located within this area, is within 1200

meters of both Bella Vista and Kellyville Stations. However, it is currently not included in the proposed rezoning boundary and has been identified as a potential playing field instead.

I support the TOD Accelerated Program and its goals to create vibrant, well-connected, and sustainable communities. However, I do object to the proposed structure plan, and believe that rezoning my property and the surrounding area to R4 would better align with the overall objectives of the program and offer several benefits to the community.

Item 1: Rezoning the area in close proximity to public transport to R4 supports the principles of the TOD program

The NSW Government has identified a shortage of diverse and affordable homes in well-located areas close to transport and amenities. The TOD principles emphasize high-density residential development around transport hubs to maximize the use of public transport and reduce car dependency.

My property in Consolo Avenue, Glenwood is within walking distance (1200 metres) of both Bella Vista and Kellyville Stations, but it is currently not included in the proposed rezoning boundary. Instead, it has been identified as a possible potential playing field. This also applies to the adjoining locations including Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area).

Rezoning this area to R4 would contribute to addressing this shortage by providing additional high-density housing options, in a central location which would significantly uplift the impact of this program. These central locations are not traditionally connected to the Glenwood Suburb and may have been accidentally overlooked and/or included within the Parklea Markets, in developing the proposed boundaries and should be rezoned in line with the TOD principles.

Item 2: The proposed structure plan identifies this area erroneously as being within the Parklea Markets

The proposed structure plan (refer image 1) identifies Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as a potential playing field.

In the Open Space Needs Assessment (Page 87, Figure 31, refer image 2). "Identifies opportunities for open spaces within and in close proximity of the Precincts.... It identifies two potential sites for a new playing fields within the Precinct and one playing field outside the Precinct within the Parklea Markets, which could be provided as part of the master planning being undertaken for that site."

Therefore, I wish to bring to your attention the following:

- The potential playing field cannot be provided as part of the master planning being undertaken for the Parklea Markets site, as the location identified as a potential playing field is not within the Parklea Markets site boundary, and instead is located above existing residential properties (the area).
- The correct boundary of the Parklea Markets Precinct (also known as 601 Sunnyholt Road, Glenwood) boundary provided by SIX Maps (Spatial Information Exchange), NSW Government (refer image 3).
- The commitment was made (18 July 2024, TOD online community session) there would be no compulsory acquisition of residential properties, therefore the location should be moved, or as part of the master planning being undertaken for the Parklea Markets.

I request that the Kellyville and Bella Vista Transport Oriented Development (TOD) rezoning reconsider the rezoning boundaries in the structure plan and include Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as R4 High Density Residential (R4). Thank you for your consideration.

Sincerely,
Resident, Consolo Avenue Glenwod

Image 1: Structure Plan

Image 2: Open Space Needs Assessment (Page 87, Figure 31)

Image 3: Parklea Markets Precinct (also known as 601 Sunnyholt Road, Parklea Glenwood) boundary provided by SIX Maps (Spatial Information Exchange), NSW Government.

Overlay of proposed structure plan (refer image 1) identifying Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as a potential playing field.

I agree to the above statement
Yes

Re: Kellyville and Bella Vista Transport Oriented Development (TOD) rezoning proposal

I am writing to propose the inclusion of Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) within the rezoning boundary as R4 High Density Residential (R4). My property, located within this area, is within 1200 meters of both Bella Vista and Kellyville Stations. However, it is currently not included in the proposed rezoning boundary and has been identified as a potential playing field instead.

I support the TOD Accelerated Program and its goals to create vibrant, well-connected, and sustainable communities. However, I do object to the proposed structure plan, and believe that rezoning my property and the surrounding area to R4 would better align with the overall objectives of the program and offer several benefits to the community.

Item 1: Rezoning the area in close proximity to public transport to R4 supports the principles of the TOD program

The NSW Government has identified a shortage of diverse and affordable homes in well-located areas close to transport and amenities. The TOD principles emphasize high-density residential development around transport hubs to maximize the use of public transport and reduce car dependency.

My property in Consolo Avenue, Glenwood is within walking distance (1200 metres) of both Bella Vista and Kellyville Stations, but it is currently not included in the proposed rezoning boundary. Instead, it has been identified as a possible potential playing field. This also applies to the adjoining locations including Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area).

Rezoning this area to R4 would contribute to addressing this shortage by providing additional high-density housing options, in a central location which would significantly uplift the impact of this program. These central locations are not traditionally connected to the Glenwood Suburb and may have been accidentally overlooked and/or included within the Parklea Markets, in developing the proposed boundaries and should be rezoned in line with the TOD principles.

Item 2: The proposed structure plan identifies this area erroneously as being within the Parklea Markets

The proposed structure plan (refer image 1) identifies Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as a potential playing field.

In the Open Space Needs Assessment (Page 87, Figure 31, refer image 2). "Identifies opportunities for open spaces within and in close proximity of the Precincts.... It identifies two potential sites for a new playing fields within the Precinct and *one playing field outside the Precinct within the Parklea Markets*, which could be provided as part of the master planning being undertaken for that site."

Therefore, I wish to bring to your attention the following:

- The potential playing field cannot be provided as part of the master planning being undertaken for the Parklea Markets site, as the location identified as a potential playing field is not within the Parklea Markets site boundary, and instead is located above existing residential properties (the area).
- The correct boundary of the Parklea Markets Precinct (also known as 601 Sunnyholt Road, Glenwood) boundary provided by SIX Maps (Spatial Information Exchange), NSW Government (refer image 3).
- The commitment was made (18 July 2024, TOD online community session) there would be no compulsory acquisition of residential properties, therefore the location should be moved, or as part of the master planning being undertaken for the Parklea Markets.

I request that the Kellyville and Bella Vista Transport Oriented Development (TOD) rezoning reconsider the rezoning boundaries in the structure plan and include Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as R4 High Density Residential (R4). Thank you for your consideration.

Sincerely,

Resident, Consolo Avenue Glenwod

Image 1: Structure Plan

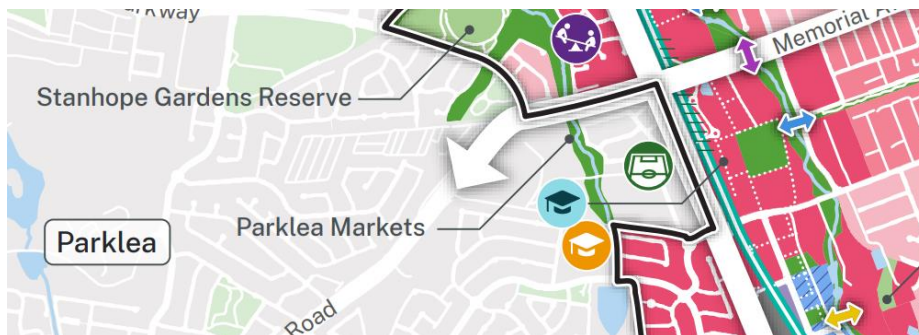


Image 2: Open Space Needs Assessment (Page 87, Figure 31)

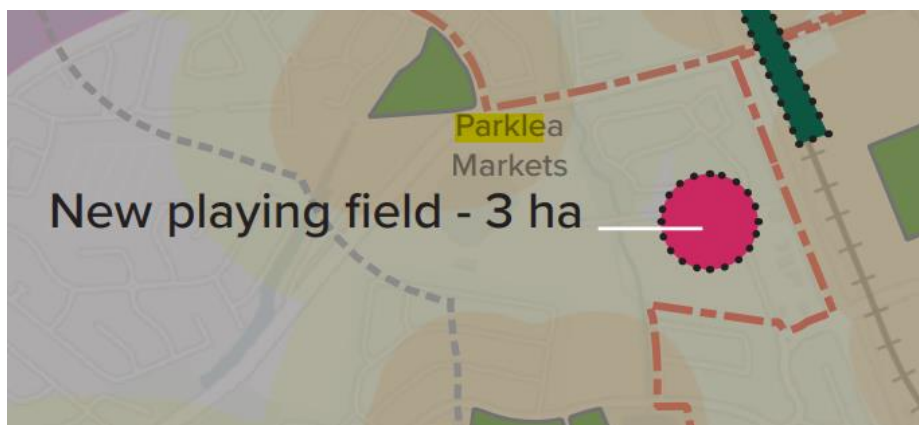


Image 3: Parklea Markets Precinct (also known as 601 Sunnyholt Road, Parklea Glenwood) boundary provided by SIX Maps (Spatial Information Exchange), NSW Government.



Overlay of proposed structure plan (refer image 1) identifying Consolo Avenue, Rothwell Circuit, Rory Court, Jakob Way, and Carolyn Court in Glenwood (the area) as a potential playing field.



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:47:40 AM

Submitted on Sun, 04/08/2024 - 10:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jackie

Last name

Guo

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

What do you think the traffic will become if such 20000 accommodations are completed? Even now the traffic is horrible every day even Saturday and Sunday including school holidays! No change at all! We as residents are suffered by the terrible traffic everyday and we cannot image what it would be if more and more plp move in. And think about public service like hospitals, schools, community service centres. You talk about using public traffic to go to work. The parking spots are always lack for all the metro stations. How do you think plp can find a parking spot to park and take the metro. If no, they would definitely drive own car instead. The terrible circle continues. I have no idea why this plan has been established.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:56:54 AM

Submitted on Sun, 04/08/2024 - 07:56

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

2155

Please provide your view on the project

I am just providing comments

Submission

While the idea of increasing affordable housing is supported, the current plan does not clearly highlight the improvement in infrastructure to support the increase in housing. while memorial avenue upgrade is very much appreciated, that alone cannot handle the increased traffic that would arise due to the increase in housing. It would be better if the infrastructure around the precinct is improved before the housing is done.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:44:31 AM

Submitted on Sun, 04/08/2024 - 10:44

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

2763

Please provide your view on the project

I object to it

Submission

I do not support this because there is limited infrastructure 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: Sunday, 4 August 2024 8:14:24 AM

Submitted on Sun, 04/08/2024 - 08:14

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

2153

Please provide your view on the project

I object to it

Submission

This is a ridiculous proposal. The roads around the area are already overloaded, not to mention public transport. The area is already becoming overpopulated!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:38:02 AM

Submitted on Sun, 04/08/2024 - 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

Kellyville

Please provide your view on the project

I support it

Submission

I request rezoning Elizabeth Macarthur Estate to R4

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:32:57 AM

Submitted on Sun, 04/08/2024 - 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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I strongly object the rezoning in my suburb Glenwood and nearby areas of Bella Vista & Kellyville. I have been living in Glenwood for the last 22 years. My time here has been wonderful, peaceful and tranquil. There is excellent public transport that is easily accessible for me to go to work and back. However, with the introduction of the rezoning and building of multi storey apartments, our beautiful and peaceful suburb is going to transform into an extremely busy and congested area. Our public transport will also be overflowing and congested. There will be too many cars on the road and traffic will cause chaos. Our schools will be extremely full, causing issues for our future children. Please stop this idea for rezoning and causing stress for our current residence. If you wish to develop our lands, please use empty lands further out, which can be planned and properly established to accommodate the increase of people looking for rental and new home properties to settle down in. Please do not ruin and destroy what is already a beautiful and humble suburb of Glenwood & nearby suburbs which is filled with many kind and caring

residents who enjoy the peaceful and neighborly environment we currently are living 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: Sunday, 4 August 2024 10:27:11 AM

Submitted on Sun, 04/08/2024 - 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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

We do not have enough infrastructure to take on all these new houses/swellings. Having moved into Kellyville from Castle Hill 3.5 years ago and after 3 months of the move the Memorial Drive project started and is still going 3.5 years later. The disruption in the hills area, the roads are not equipped, nobody in council listens to requests, lights at fairway drive onto Windsor road, making it the worse and dangerous street, traffic wise and now to put new houses in Bella Vista with no additional schools, roads and again a huge interruption to everyone. I strongly disagree, move the infrastructure somewhere else that can cope with new housing. It will be a disaster and the council needs to be responsible in this decision

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:26:43 AM

Submitted on Sun, 04/08/2024 - 08:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kirsty

Last name

Surr

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

Roads are not equipped for additional travel, traffic is bad enough as it is. Schools in the area are at capacity at present.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:28:46 PM

Submitted on Sun, 04/08/2024 - 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 current road infrastructure cannot handle the amount traffic as a result of the residents currently in kellyville / bella vista.

The amount of space available to widen the roads wont resolve the issue as it will just bottleneck further along and still cause traffic.

It's absolutely ridiculous to even consider 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 10:26:53 AM

Submitted on Sun, 04/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

Dear Sir/Madam,

The Hills council area is currently experiencing extreme traffic issues where a short trip from rouse hill to Bella vista can take well over 30 minutes by car, increasing the density without drastically increasing the road infrastructure is ludicrous. The population density planning cannot be done in isolation, currently our schools are full our sports clubs are full and we cannot accomodate the current sporting needs of all children with the lack of sporting fields. Perhaps this project needs to be reviewed and either consider knocking down houses to build extra lanes on Windsor and old Windsor road, Showgrounds road, green road, Norwest blvd, and knocking down houses to provide enough green space and parks for children to play sports and attend schools or alternatively take this density population increase to a greenfield site where proper planning of infrastructure can occur prior to density surplus. Kind 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: Sunday, 4 August 2024 10:24:01 AM

Submitted on Sun, 04/08/2024 - 10:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dilpreet

Last name

Kang

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood NSW 2768

Please provide your view on the project

I object to it

Submission

The overall infrastructure including roads, schools, parks and open spaces is not adequately equipped to handle the proposed rise in population that will come as part of these new 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: Sunday, 4 August 2024 10:22:27 AM

Submitted on Sun, 04/08/2024 - 10:22

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

2758

Please provide your view on the project

I object to it

Submission

The roads in the area already can't cope with the amount of traffic. I work in Norwest and my parents live in Rouse Hill. Traffic is already terrible on a good day.

Adding all these units will turn a once lovely area into an awful place where everyone will try and get away from. Disgusting.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:21:42 AM

Submitted on Sun, 04/08/2024 - 10:21

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

Against the proposal as this will make traffic more chaotic. Traffic near bella vista station is really bad.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:21:24 AM

Submitted on Sun, 04/08/2024 - 10:21

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 lived in the area, even with the current situation, we as the residents have been deeply affected with the current infrastructure. Traffic jam everywhere around the area everyday. Traffic accidents have been increasing significantly. Road are not planned properly. It's hard to enjoy living in this beautiful area with the 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: Sunday, 4 August 2024 8:06:15 AM

Submitted on Sun, 04/08/2024 - 08:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sanjiv

Last name

Sabharwal

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

It is unsustainable and will create more traffic bottle neck issues. I strongly object.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:56:11 AM

Submitted on Sun, 04/08/2024 - 07:55

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

Pitt town 2756

Please provide your view on the project

I object to it

Submission

This is the most ridiculous thing I've seen in a minute! More cars, poor infrastructure already.

More people less school support, medical

You really are a poor example of common sense if this happens!

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: Sunday, 4 August 2024 10:20:30 AM

Submitted on Sun, 04/08/2024 - 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

Glenwood

Please provide your view on the project

I object to it

Submission

I strongly object.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:17:39 AM

Submitted on Sun, 04/08/2024 - 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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

With the proposed plan there is going to be huge influx of people leading to poor infrastructure across roads, transportation, schools, health care, facilities at least in Glenwood. Glenwood was meant to be low density area and that is the only reason we moved into Glenwood recently paying a premium price for the property. This will jeopardise our plan. There is no thought given whatsoever.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:16:26 AM

Submitted on Sun, 04/08/2024 - 10:16

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

Glenwood, 2768

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: Sunday, 4 August 2024 10:15:15 AM

Submitted on Sun, 04/08/2024 - 10:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amanda

Last name

Hewa

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 area currently is already experiencing a huge increase in traffic congestion and suffering from a lack of infrastructure. This proposal dramatically increases this load on the community and will ensure the area deteriorates rapidly in terms of appeal and quality of life. Current residents did not make the decision to live in an area of high density, with associated implications across all areas of life with the increased population.

Local residents will suffer all at the hands of corporate and government greed.

The lack of proposed infrastructure to assist in managing the increased population is grossly underestimated and does little to support such a huge increase in population. The area already lacks sufficient schools, road lanes and sporting facilities. The impact on the overall feel of the suburbs will change forever with such high density buildings. If this is a proposal to begin setting up 15 minute cities as is the case in areas of Europe, then I unequivocally oppose, as would any resident who fully understands the concept.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:03:29 AM

Submitted on Sun, 04/08/2024 - 08:03

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

Gables 2765

Please provide your view on the project

I object to it

Submission

The government should up the infrastructure like making old windsor road 3 lane and using flyovers to bypass 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: Sunday, 4 August 2024 9:57:11 PM

Submitted on Sun, 04/08/2024 - 21:56

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

2155

Please provide your view on the project

I object to it

Submission

There is inadequate infrastructure for such high density apartments.

The traffic along Windsor and Old Windsor Rd is terrible, not enough positions at daycare, schools are overcrowded, need another hospital.

Sort out public transport, infrastructure to standards of Singapore, Japan then you consider increasing population density in high rises

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:57:01 PM

Submitted on Sun, 04/08/2024 - 21:56

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

2768

Please provide your view on the project

I object to it

Submission

There is not enough infrastructure to handle this. Already we have big school intakes. Buses are full. Parking are full. Glenwood is not planned for high zone.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:56:56 PM

Submitted on Sun, 04/08/2024 - 21:56

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

2077

Please provide your view on the project

I object to it

Submission

The roads in and around Glenwood do not have capacity for more cars. The area is already congested with cars.

The metro is already at its Max capacity when it reaches Bella Vista at peak hours in the morning.

The schools do not have more capacity. There is no shopping center in Glenwood that can accommodate adding these many new homes

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:53:09 PM

Submitted on Sun, 04/08/2024 - 21:52

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

2768

Please provide your view on the project

I object to it

Submission

Bad proposal. Not sure how dense can u make this 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: Sunday, 4 August 2024 8:06:08 AM

Submitted on Sun, 04/08/2024 - 08:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lina

Last name

Terlikar

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 already a lot of traffic along old Windsor rd, there are not enough schools for the population, no extra parks

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:49:31 PM

Submitted on Sun, 04/08/2024 - 21:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

L

Last name

Sewell

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

20.600 apartments is a no

15 minutes walk to stations, over congest the suburb, effect other apartments prices and rental income

Going effect old Windsor road with traffic.

Going effect investors who own apartments with 100mm

It's crazy and never going to work

People already travel by car bring 20600 people into the area is going to cause more traffic more crime

Many years ago the government wanted to do the same in merriville road Kellyville ridge

and the community refused by signing petitions. Send them to my Drutt it's going effect
the sale price around the boundary properties

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:42:35 PM

Submitted on Sun, 04/08/2024 - 21:42

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

2768

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 9:42:05 PM

Submitted on Sun, 04/08/2024 - 21:41

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

2153

Please provide your view on the project

I object to it

Submission

The hills area is crazy enough. Schools are at a peak, traffic is beyond a joke, and it will cause many issues.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:38:39 PM

Submitted on Sun, 04/08/2024 - 21:38

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

2768

Please provide your view on the project

I object to it

Submission

I'm a fellow resident of Glenwood suburb. This peaceful and friendly suburb a very desired one to live in for young families will soon become a thing of past with this rezoning and redevelopment activities.

It will displace not only 900 odd houses but the entire suburb, and destroy a fully thriving multi cultural community.

This expansion plan will have impact on the everyone especially the children (4 schools 3 primary +1 high) who will be devastated with being naturally forced to relocate or move out of the suburb.

This future focussed development will have a strong regressive impact on the current community which will impact current and future generations.

This is just unthinkable that one fine day some authority makes a decision and that results in days weeks and months and years of agony and stress for others (100s of families n children) thinking about its impacts and how to deal with it and then finally being displaced - this is the worst form of displacement for any citizen, takes me back to world war times. To face something like this in 2024 in a country like ours was unthinkable !

I'm sad, worried and upset. I hope better senses will prevail and this will be stopped. Glenwood suburb will not be rezoned to high 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 9:37:00 PM

Submitted on Sun, 04/08/2024 - 21:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Shaun

Last name

Sewell

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kelly ville ridge

Please provide your view on the project

I object to it

Submission

I have an investment on the corner on old Windsor and merriville rd and having low income apartments is going to effect my rental income. I will be out of pocket thousands because rental will be cheaper and it's going effect my sale price. No no no Pay us out for our apartments before you build for low income.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:36:03 PM

Submitted on Sun, 04/08/2024 - 21:35

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

I would strongly oppose this rezoning. We are particularly concerned about the traffic, chaos overpopulation of a suburb which is not exponentially expanding to meet the demands of such a surge in residents.

I strongly oppose the move

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:31:27 PM

Submitted on Sun, 04/08/2024 - 21:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sekar

Last name

Sambandam

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 to the rezoning proposal for Glenwood considering narrow roads, current traffic to get in/out of Glenwood and most importantly no lack of funding and concrete plans for schools, childcare, sports, health care and other amenities. The current proposal will severely impact the living standards of the residents. I believe this is an ill-conceived proposal and failed addressing the existing and future residents housing needs and living standards.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:29:57 PM

Submitted on Sun, 04/08/2024 - 21:29

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

I hope this email finds you well. I am writing to express my deep concern and objection to the proposed re-zoning of Kellyville suburb precincts. While I understand the need for development, I believe that the current proposal poses significant challenges and risks to the community, and I urge you to reconsider the decision for the following reasons.

Firstly, the proposed re-zoning is likely to lead to excessive traffic congestion in an already heavily burdened area. As a resident of Kellyville, I have witnessed the growing traffic congestion firsthand, especially during peak hours. The current infrastructure is already struggling to cope with the existing traffic, and an increase in residential density will only exacerbate this issue. This will not only impact travel times for residents but also pose safety concerns for pedestrians and cyclists.

Furthermore, the increased housing density will undoubtedly put additional pressure on the

parking facilities at Kellyville and Bella Vista metro stations. As it stands, parking at these stations is already a challenge for commuters, and the influx of new residents will only aggravate the situation, leading to further frustration and inconvenience for those who rely on public transportation.

In addition to the practical concerns, I am deeply worried about the impact of the proposed re-zoning on the natural beauty of the hills suburbs. The lush greenery and scenic landscapes are an integral part of the charm of this area, and any development that compromises this would be a great loss to the community.

Finally, the strain on local schools due to an increase in population cannot be overlooked. Existing schools are already operating at or near capacity, and the influx of new families will undoubtedly strain the resources and quality of education provided to our children.

Given these concerns, I strongly urge you to reconsider the re-zoning and propose that it be planned further away in the west or south-west, where infrastructure and amenities may be more readily available to support such development.

Moreover, I am puzzled by the apparent discrepancy in targeting only the western suburbs for re-zoning. It raises questions as to why similar actions are not being taken in the more affluent northern shores of Mosman, Manly, and other areas. It seems unjust to burden one section of the city while seemingly sparing others from similar changes.

I believe that a fair and equitable approach to urban development should be adopted, one that takes into account the impact on all communities, regardless of their economic status or political influence.

I appreciate your attention to these concerns and sincerely hope that you will give them due consideration. I am more than willing to discuss these matters further and would welcome the opportunity to provide additional input.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:21:00 PM

Submitted on Sun, 04/08/2024 - 21:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vikram

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

I am writing to express my deep concern about the proposed re-zoning of Kellyville and Bella Vista suburb precincts. While I understand the need for development, I believe that the current proposal raises significant issues that must be carefully considered before any decisions are made.

First and foremost, the excessive traffic that would result from this re-zoning is a major concern. As a resident of the area, I have witnessed the growing congestion on our roads, and I fear that the proposed development would only exacerbate this problem. The increased pressure on Kellyville and Bella Vista metro station parking facilities is another worry, as it would further inconvenience commuters and residents alike.

Furthermore, the beauty of the hills suburbs is at risk of being impacted by this proposed re-zoning. The natural landscape and scenic beauty of our area are part of what makes it so

special, and we must take great care to preserve this for future generations. Additionally, the strain on local schools due to an influx of new residents is a genuine worry. Our schools are already at capacity, and adding more students without adequate planning and resources would be detrimental to the quality of education in the area.

Specifically, the current parking situation at Kellyville and Bella Vista metro stations is already strained during peak hours, and the proposed re-zoning would only exacerbate this issue. Traffic congestion along major routes such as Windsor Road and Old Windsor Road has become a daily frustration for residents, and the proposed development would undoubtedly lead to longer travel times and increased frustration for commuters.

In light of these concerns, I strongly urge you to reconsider the proposed re-zoning and explore alternative options. It seems unfair and unbalanced that only the western suburbs are being targeted for re-zoning, while other affluent areas such as the northern shores of Mosman and Manly seem to be exempt from such actions. It raises questions about the equity and fairness of the re-zoning process and why certain areas are seemingly excluded from such developments.

I propose that the re-zoning be planned further away in the west or south-west, where the impact on existing infrastructure and natural landscapes may be less severe. It is essential that we take a more comprehensive and equitable approach to development that considers the well-being of all communities, not just those in certain areas.

I appreciate your attention to these concerns and hope that you will give careful consideration to the objections raised. I am more than willing to engage in further discussions on this matter and provide any additional information that may be helpful in addressing these concerns.

Thank you for your time and 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: Sunday, 4 August 2024 9:14:16 PM
Attachments: [2structureplan.pdf](#)

Submitted on Sun, 04/08/2024 - 20:44

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

Stanhope Gardens, NSW , 2768

Please provide your view on the project

I object to it

Submission file

[2structureplan.pdf](#) (1.01 MB)

Submission

Hi There, The Entire area between Rothbury Terrace, Newbury Ave, Perfection Ave, and Helstone Street is marked as a Potential local park as part of the rezoning and proposal. I've attached the file to the Submission.

Approximately 50 houses are between Rothbury Terrace, Newbury Ave, Perfection Ave, and Helstone Street, and their current market values are 100+ million.

The proposal to turn this entire area into a potential local park is not just surprising; it's shocking. Especially since we already have a significant park between Perfection Ave,

Tilbury Ave, Yarrandel St, and Edgewood Dr.

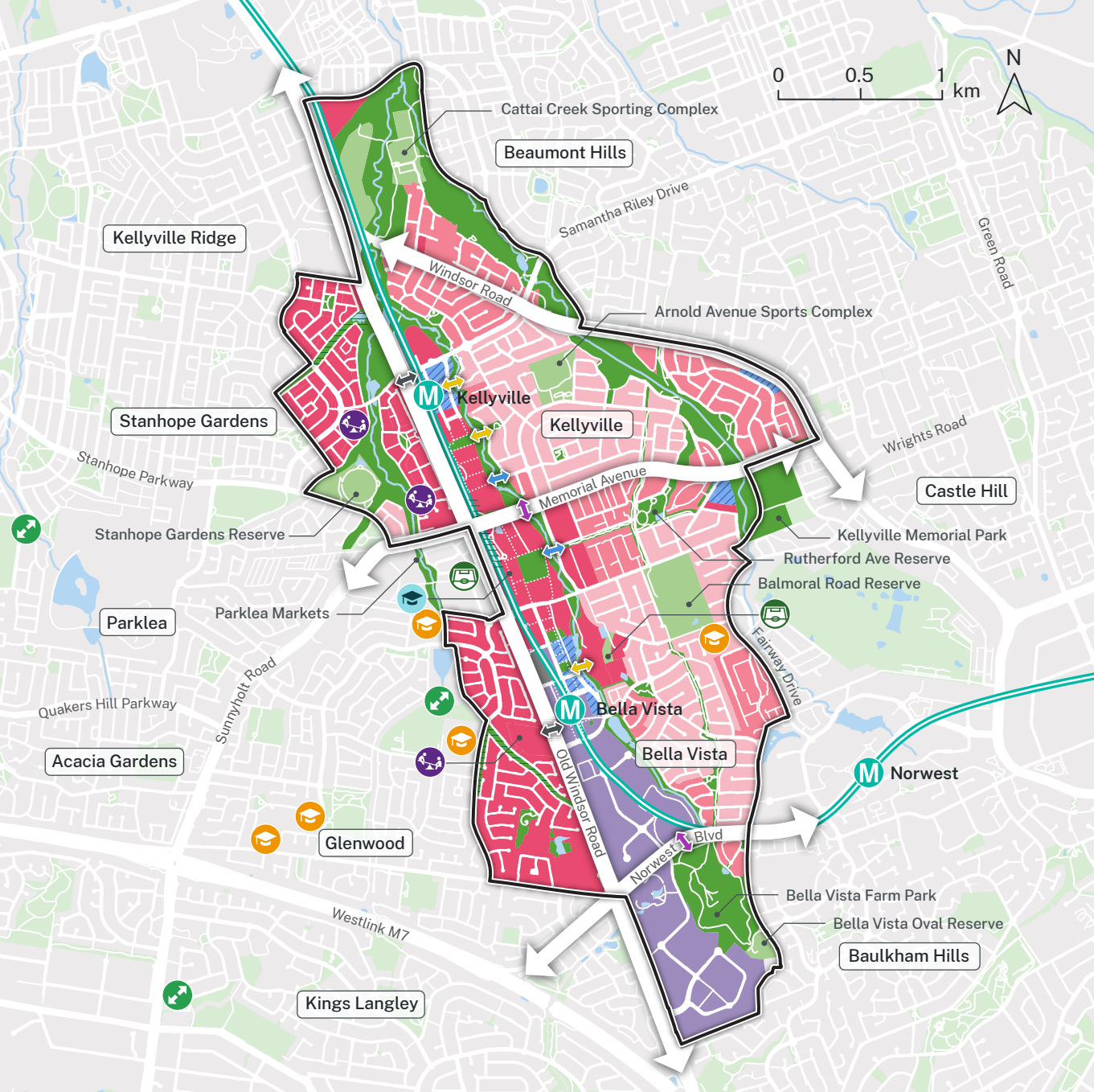
I am not objecting to High-Density Residential, but all 50 houses object to Potential Local Park.

I am OK if a Potential local park is proposed only between Leyburn Street and Wigan Street, where Fairhome East private community club is. Still, Newbury Fairhome estate residences need to compensate as they are currently paying the levies.

If a potential local park is proposed only between Leyburn Street and Wigan Street, please update the map correctly to ensure all information is present.

I agree to the above statement

Yes



- | | | |
|---------------------------------------|----------------------------------|-------------------------|
| Precinct boundary | Metro | Medium density |
| Metro station | Major transport connection | High density |
| Existing school | Existing pedestrian bridge | Future local centre |
| Potential school | Future pedestrian bridge | Business park |
| Potential expansion of existing field | Future crossing (pedestrian) | Commuter parking |
| Potential local park | Future crossing (vehicular) | Open space |
| Potential playing field | Road | Active open space |
| | Planned road | Open space (recreation) |
| | Embellishing existing open space | Water body |
| | Low density | |

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:14:57 AM

Submitted on Sun, 04/08/2024 - 09:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lyndal

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

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:10:11 PM

Submitted on Sun, 04/08/2024 - 21:09

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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Kellyville and Bella Vista are prime suburbs within the hills district where people come to enjoy a suburban lifestyle and the proposed development is a huge threat to that changing the look and feel of the area not to mention the infrastructure ie. roads, schools, car parks etc of the wider area is not equipped for this kind of development. Strongly object to this proposal and do not want to see our suburb be ruined

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:03:31 PM

Submitted on Sun, 04/08/2024 - 21:02

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

The infra is definitely not ready for a high-density plan.

1. Have you ever tried to drive on the Windsor road on a rush hour? It's not a road, it's a parking lot, unable to move.
2. Need a better solution to access the metro, no enough parking right now. Even you consider foot bridge.
3. When more ppl move in, there is safety concerns, we need more police to ensure the residents' safety.

The downside is way more than the benefits. Please re-consider the plan. Or at least solve those problems before starting the 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 8:56:54 PM

Submitted on Sun, 04/08/2024 - 20:56

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

Please provide your view on the project

I object to it

Submission

The government only build more apartments here but the traffic for now is really bad!!! If more people move here which will make the living environment even worse!

The government should build more public traffic, schools, shopping mall first and the rezone the living area to build the high apartment!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:52:43 PM

Submitted on Sun, 04/08/2024 - 20:52

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

2155

Please provide your view on the project

I object to it

Submission

A Plan Full of Contradictions and Misinformation

The recent planning decisions surrounding the Kellyville Precinct appear riddled with contradictions and misinformation.

The draft Transport Oriented Development Rezoning recommendations for the Kellyville Accelerated Precinct directly contradict the findings and recommendations of the Urban Design report, disregarding the practical realities on the ground.

The Urban Design report highlights significant constraints in investigation areas K4 and K5, such as community titles, narrow road networks, and limited crossing opportunities across Old Windsor Road. Despite these challenges, these areas have been identified for potential rezoning, while more suitable and viable investigation blocks have been

overlooked.

The most appropriate site for high-density residential development is investigation site K3 – Elizabeth Macarthur Park. This site is a clearly demarcated residential area with well-defined boundaries: Elizabeth Macarthur Creek and open green space to the west and north, Samantha Riley Drive to the south, and Windsor Road to the east. These established boundaries present a prime opportunity to develop K3 into a high-density residential zone with minimal disruption to the surrounding residents.

High-rise construction in areas K5, K6, or even K10, would significantly disrupt the lives of nearby residents, raising ongoing concerns about privacy and the quality of peaceful living. In contrast, K3, with its natural and constructed boundaries of four-lane roads on two sides and green space on the other two, provides a buffer that minimizes long-term neighborhood disruption.

Elizabeth Macarthur Park also benefits from a well-established and well-connected street network, which is not constrained by community titles, making the development pathway relatively straightforward. Additionally, this area offers superior accessibility to Kellyville Metro Station and T-Way. Unlike K5 and K6, which demand additional road crossings over Old Windsor Road, K3 already features multiple walkways to the Metro Station and T-Way bus stand. This existing infrastructure facilitates the creation of walking and cycling opportunities for the increased number of households, making it far more convenient than the options presented by blocks K5 and K6.

Moreover, according to the Urban Design Report (page 109), the K3 site has the capacity to accommodate a minimum of 5,034 homes. This substantial potential should not be ignored in favour of less suitable areas. Developing K3 into a high-density residential zone aligns with the principles of transport-oriented development, enhancing connectivity and livability while respecting the established community structure.

Misinformation or Misguided Planning?

During the online community information session organized by the Department of Planning on July 18th, Mr. William Oxley, representing the department, stated that "planning control changes were not recommended on the east side of Old Windsor Road due to the recency of the dwellings being completed, as opposed to the west of Old Windsor Road where the housing stock is a little bit older and has the potential for redevelopment."

This statement is factually inaccurate when it comes to the Kellyville Precinct, suggesting that the department either misled the community about the rationale behind selecting certain areas over others or relied on incorrect information. A cursory review of property histories around Kellyville Metro Station reveals that most residential buildings on the west side of the station (specifically K5, K6, and K8 areas) are actually four to five years newer than those in K3. Buildings in K3 were generally constructed around the year 2000, whereas most houses in K5, K6, and K8 were built in 2004 or later.

This discrepancy calls into question the validity of the department's decision-making process and raises concerns about its transparency and accuracy.

In summary, the recommendation to rezone K5 and K6 overlooks the significant constraints identified in the Urban Design report and fails to consider the ground realities. Elizabeth Macarthur Park (K3) stands out as the most suitable area for high-density residential development, offering minimal disruption, established infrastructure, and

superior accessibility and should be included in the final 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: Sunday, 4 August 2024 8:47:19 PM

Submitted on Sun, 04/08/2024 - 20:46

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

Dear Rezoning Committee,

I am against rezoning in Glenwood as there is already high traffic volumes in and out of Glenwood, sometimes taking up to 20 minutes to travel 1km on Glenwood Park Drive. Glenwood currently has 1 high school, 3 primary schools, 6+ daycares and all are at capacity. To allow rezoning to 29m high buildings I feel is irresponsible. Also if vacant land is also built on, this will increase flooding, I'm lucky I have only needed to deal with flooding in my garage, I'd hate to think about the damage if flooding levels became higher. Help with affordable housing by repurposing vacant high rises as businesses have reduced office space requirements. If you care about our environment this rezoning should not happen.

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: Sunday, 4 August 2024 8:45:44 PM

Submitted on Sun, 04/08/2024 - 20:45

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

2768

Please provide your view on the project

I object to it

Submission

Already congested suburb lanes. Will lead to traffic chaos due go high density 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: Sunday, 4 August 2024 8:45:37 PM

Submitted on Sun, 04/08/2024 - 20:45

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I would like to object the rezoning of Glenwood's Bella Vista Precinct area into High Density Residential Area for the following reasons:

1. The houses in these area are more than 20 years old and many have been gradually renovated or knock down rebuilt. This is partly based on the year 2017 precinct plan which designated the area to remain as R2 for a foreseeable future.
Rezoning this are in high density residential area would have major financial and personal impacts for those who have just renovated or rebuild their houses recently. We would need to endure the stresses to move possibly very soon, in addition to the uncertainties of financial loss.

2. Every morning, the road leading out from Glenwood via Tarwin Avenue, which is directly opposite Balmoral Road is jammed. The traffic would snake around into

Glenwood Park Drive which is few hundred meters from Old Windsor Road's traffic light, near the Hungry Jacks.

If the proposed high density apartments would have been built, the worst ever possible traffic nightmare would realise in this part of the road during peak hours.

In the existing plan, there is no plan to address the traffic issue. We would not need to address traffic jam issue if everyone would take public transport during peak hours but this is simply not practical at all, in Greater Sydney area like Glenwood. Many people just do not work near a metro, train or bus locations and we still need cars, not to mention sending the kids for after school activities.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:26:54 PM

Submitted on Sun, 04/08/2024 - 20:26

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

Dural 2158

Please provide your view on the project

I object to it

Submission

I object to this rezoning proposal as the area in the past few years has already grown much larger than the infrastructure and roads in the area can handle which has led to huge delays in traffic adding to the commute time to and from work. This greatly impacts the quality of life for citizens in the region who are afforded less time for post work commitments and family. The new streets in the area are too small not allowing any parking space for the residents, yet alone residents/families with multiple cars.

Regards,
John

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:26:18 PM

Submitted on Sun, 04/08/2024 - 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

Glenwood

Please provide your view on the project

I support it

Submission

I support 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 8:21:22 PM

Submitted on Sun, 04/08/2024 - 20:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Prue

Last name

Prue Myers

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2147

Please provide your view on the project

I object to it

Submission

Looks great, but it's too many dwellings when the area lacks infrastructure. Poorly managed road, and no 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: Sunday, 4 August 2024 10:09:50 AM

Submitted on Sun, 04/08/2024 - 10:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anoop Nair

Last name

Kulambil Velliyyatte

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

It will creat too much rush 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 7:54:42 AM

Submitted on Sun, 04/08/2024 - 07:54

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

2155

Please provide your view on the project

I object to it

Submission

The Hills does not have the necessary infrastructure such as roads and schools to keep up with all the new builds. I OBJECT to this redevelopment. Traffic is already an issue

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:14:00 PM

Submitted on Sun, 04/08/2024 - 20:13

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

Glenwood

Please provide your view on the project

I object to it

Submission

High density development and number of apartments should be evenly distributed across all metro stations and not lopsided to stack it in 1 or 2 stations. Also, the transport infrastructure should come before the development is approved. All other public amenities like parks, schools, widening of roads should be earmarked in similar proportion to existing 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 8:13:51 PM

Submitted on Sun, 04/08/2024 - 20:13

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 support it

Submission

I am in support of 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: Sunday, 4 August 2024 8:13:14 PM

Submitted on Sun, 04/08/2024 - 20:12

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

2765

Please provide your view on the project

I object to it

Submission

Where are all the cars that are going to be attached to each apartment going to go? Roads are already clogged and shopping centres impossible to park after 10. The assumption that everyone who lives there will use the metro is bollocks. The metro will also be like sardines.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:06:07 PM

Submitted on Sun, 04/08/2024 - 20:05

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

2155

Please provide your view on the project

I object to it

Submission

This is crazy. Traffic and over crowded schools are already a problem in the Hills area, takes so long to get in and out and about, shopping areas are always so busy. The area is already population dense let alone adding so much more accommodation in our once beautiful area. It's going to be slum city if this goes ahead. 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: Sunday, 4 August 2024 8:04:08 PM

Submitted on Sun, 04/08/2024 - 20:03

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

Against this proposal pls.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:02:45 PM

Submitted on Sun, 04/08/2024 - 20:02

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, 2768

Please provide your view on the project

I object to it

Submission

Please don't include Glenwood into this plan as it will worsen our suburb condition further

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:17:55 PM

Submitted on Sun, 04/08/2024 - 18:17

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

Beumont hills 2155

Please provide your view on the project

I object to it

Submission

Infrastructure schools ect. and roads not capable of handling intended projects that will bring more people into 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 6:14:38 PM

Submitted on Sun, 04/08/2024 - 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

2765

Please provide your view on the project

I object to it

Submission

I am concerned how congested old Windsor road will be if these developments do go ahead. It's already very busy most days with the current dwellings 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 8:35:10 AM

Submitted on Sun, 04/08/2024 - 08:34

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

2765

Please provide your view on the project

I object to it

Submission

I object to the re zoning and dwellings of this ridiculous amount. We live and stay in the area for the big backyards ease of parking and lack of traffic. Already now in only 5 years its like a car park on old Windsor Road. If this re zoning goes ahead it will add extra 30 min to anyone's trip that adds up over time to many hours wasted , time is money!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:14:00 PM

Submitted on Sun, 04/08/2024 - 18:13

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

2155

Please provide your view on the project

I object to it

Submission

The area will be too densely populated without the required infrastructure, schools, services, and space to support the growth 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: Sunday, 4 August 2024 6:04:24 PM

Submitted on Sun, 04/08/2024 - 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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

No

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:01:07 PM
Attachments: [planning-proposal-objection.docx](#)

Submitted on Sun, 04/08/2024 - 17:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Allison

Last name

Batten

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 file

[planning-proposal-objection.docx](#) (13.86 KB)

Submission

Please see the attached document with my reasons for objecting to this planning proposal.

I agree to the above statement

Yes

I object to the Kellyville and Bella Vista draft rezoning proposal.

This proposal will change the total makeup of the area and turn Kellyville in to an overcrowded high rise jungle.

Traffic is already a nightmare around this area, with traffic at a standstill on Old Windsor Road and long queues trying to get out on to Old Windsor Road from side streets. Travelling anywhere needs extra time to be added to journey planning to allow for traffic.

Our schools are already bursting at the seams. I work in public education in the hills district and see firsthand the issues for all schools in the Hills. The lack of forward planning by the government has caused overcrowding in schools, demountable buildings filling up grounds and limited playing space. Schools are having to split recess and lunch times to try to cope. Adding more housing on this scale is ludicrous.

The Hills District used to be well known as the garden shire but not anymore. The government is ruining what was a lovely place to live. They need to move their planning proposals further out in to areas that can be developed properly with the right infrastructure in place. Not overcrowding established areas without the infrastructure to cope.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:00:25 PM

Submitted on Sun, 04/08/2024 - 18:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mervyn

Last name

Baily

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 in favour of the needed development within Metro station walking distances. I would like more resources to advise property owners on the best way to group together to make development areas more viable 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 5:52:45 PM

Submitted on Sun, 04/08/2024 - 17:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Dickinson

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

To begin in this proposed rezoning if implemented will spell the destruction of an established community and comfortable lifestyle.

Being seniors and speaking for many others such a proposed rezoning would lead to our undeserved disturbance of a secure lifestyle. Further, and in addition:

LACK OF AMENITY

All existing homes in the area affected by the proposed rezoning already have very small back yards much smaller than the traditional quarter acre block. Without an allocation of additional parkland, it is submitted that our home will suffer from reduced amenity.

INCREASED TRAFFIC CONGESTION

The amount of congestion on this street is already severe causing much trouble in leaving the property by car. The proposal will lead to further congestion and will only increase the difficulty experienced by us.

LACK OF SCHOOLS

The existing high school will have to be upgraded to take into account the increased numbers of students needing education which the rezoning proposal will add.

ACCESS TO METRO

Already the Metro is a considerable distance away and is not readily accessible by us. If approved, the proposal will not result in improved access to the Metro.



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:48:10 PM

Submitted on Sun, 04/08/2024 - 17:47

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

2768

Please provide your view on the project

I object to it

Submission

It is one of the worst proposal which will make the community life miserable. No planning and just wake up with new proposal. I strongly object to it. No vote for "Labour" for rest of the life.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:23:39 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Janna

Last name

Xerri

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 proposed density changes to Kellyville and Bella Vista not only significantly impact those areas, but surrounding areas with a flow on of traffic and pressure on infrastructure. The plans do not adequately provide for schools, parks nor address traffic concerns. The entire North Western Sydney region is already seeing substantial development. Infrastructure in areas like Riverstone haven't even been properly addressed yet. Accessing public transport between Box Hill and The Hawkesbury is near impossible. Adding more people in the region without properly assessing the impact of current expansion and addressing the issues already highlighted is concerning and not in the best interest of current and future 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: Sunday, 4 August 2024 5:37:46 PM

Submitted on Sun, 04/08/2024 - 17:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dennis

Last name

Lockwood

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

This will exacerbate the already horrendous traffic conditions on Old Windsor Rd, Windsor Rd, Norwest Bvde and M2. We will have over crowded schools and over stretched services. Absolutely no great though in this proposal just a grab for dollars, pure greed

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:27:12 PM

Submitted on Sun, 04/08/2024 - 17:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tarana

Last name

Khunger

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 support it

Submission

I believe the region needs to be expanded to include the streets near the entrance of Glenwood from Norwest and Bella Vista. Green Hill Drive upto Highclaire 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: Sunday, 4 August 2024 7:49:24 AM

Submitted on Sun, 04/08/2024 - 07:49

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I object this proposal because planning department has to first lookat support infrastructure with respect road, hospitals and schools. This isn't in place to accommodate high density zoning.

We are facing traffic jam on internal roads approaching Windsor Rd in peak hours. First this needs to be taken care before approving high density zoning.

Same situation prevails for medical care(waiting times) and school (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: Sunday, 4 August 2024 5:23:57 PM

Submitted on Sun, 04/08/2024 - 17:23

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

CASTLE HILL

Please provide your view on the project

I support it

Submission

We definitely need more affordable housing and student accomodation along the metro rail corridor... go ahead and develop more affordable housing stock

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:55:09 PM

Submitted on Sun, 04/08/2024 - 14:54

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

2768

Please provide your view on the project

I object to it

Submission

Very disappointed on such a proposal. Obviously without a plan. School, hospital, traffic, is impossible to accommodate the population in the proposal.

Also, there is a habitat for lots of birds in the lake in glenwood. The proposed zone is too close to the lake and will damage the ecosystem to these precious species.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:23:38 PM

Submitted on Sun, 04/08/2024 - 17:23

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 support it

Submission

[REDACTED] (my wife) and I are the owners of [REDACTED], Stanhope Gardens, NSW 2768 , which falls in the R4 zone area of Kellyville precinct We support the above Project and happy to participate.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:17:47 PM

Submitted on Sun, 04/08/2024 - 17:17

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

2768

Please provide your view on the project

I object to it

Submission

As the land owner I totally object the proposal to re-zone the Glenwood area as the information and objective provided serves no purpose or benefit towards the community and will only create further congestion and devalue remaining home owner properties.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:16:13 PM

Submitted on Sun, 04/08/2024 - 17:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Peta

Last name

Dimech

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 this proposal. We are already crowded enough. Our current infrastructure doesn't support the people that currently live here. Our schools are over crowded and roads are totally congested 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: Sunday, 4 August 2024 5:16:03 PM

Submitted on Sun, 04/08/2024 - 17:15

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 2768

Please provide your view on the project

I object to it

Submission

Infrastructure is almost not existing we already have trouble leaving and entering the suburb. Education facilities will need to be added as existing schools as they are already over full making a mental health issue for the children attending them. The limited medical facilities are also a problem as adding extra people to this area will be place under strain until the Rouse HILL Hospital is built. Green space needs to be added and Shopping centres. We as a community are very worried the effect this proposal will have on our estates and area and the many home owns that will be effected but the construction. This proposal has already cause stress on members of the community and is cause division of our community

Regards GR

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:13:04 PM

Submitted on Sun, 04/08/2024 - 17:12

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 object to this development as it will have further negative impacts upon an already over developed and over populated area in which I live.

The current infrastructure such as roads, schools, shopping centres is already unable to cope with the number of people living in this area. The roads are an absolute nightmare no matter what time you are driving on them due to the number of people who are living in the area. Adding even more housing will exacerbate the situation even more.

The Garden Shire I once knew has been destroyed by over development. It is sad to see from the busy Windsor Road little children playing under the tall metro pylons at Rouse Hill where some parks have been recently established. There needs to be more parks in appropriate areas, gardens, trees and fresh air to breathe!

The rural nature of what is left of the Hills District and beyond should be preserved and not rezoned for 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 10:03:31 AM

Submitted on Sun, 04/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

I disagree very strongly 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: Sunday, 4 August 2024 5:10:25 PM

Submitted on Sun, 04/08/2024 - 17:10

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 am just providing comments

Submission

I will support r4 zoning of stanhope gardens in the community title under one condition. That condition would be the removal of the potential park being built on and or around leyburn street stanhope gardens, unless that park would not impact the properties on that street being developed as a high rise building/buildings. Can this be confirmed?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:07:55 PM

Submitted on Sun, 04/08/2024 - 17:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lizell

Last name

Sewell

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville ridge

Please provide your view on the project

I object to it

Submission

I've bought an apartment on the corner of Merriville road and old Windsor next to ettamogh. I paid \$600 000k in 2017 and have made no money on this property. It's currently below the purchase price. Apartments for low low income earners is going affect mine and other owners in the area. When time to sell.

I object to this proposal because it's going to affect my property sales price. I've invested into this apartment for 7 years and already lost a lot of money. Go build in Riverstone there's enough land. You offering 3-8 percentage in Kellyville and Bella vista what about us owners who invested in apartments years ago. Compensate us too for our appartments that we paid high prices for..

My address

[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: Sunday, 4 August 2024 5:07:02 PM

Submitted on Sun, 04/08/2024 - 17:06

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

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

The current roads and infrastructure around Kellyville and Bella Vista simply cannot support the proposed rezoning, development and increased population. I attended the online community information session and as a local resident already experience extreme traffic delays in daily work commute, congestion at local shopping centres and lack of parking facilities, including at metro stations. Traffic congestion will worsen considerably given no corresponding adjustments to arterial roads or expanded car parking at metro stations. The assumption that the multi-storey (up to 20-30 storeys) will attract buyers/families that will use the metro alone and not cars is simply wrong and misguided. In my view, this proposal does not constitute effective planning and rather, will have the effect of crippling the local 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: Sunday, 4 August 2024 5:06:26 PM

Submitted on Sun, 04/08/2024 - 17:06

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

2158

Please provide your view on the project

I object to it

Submission

As it is with the extra new homes added to kellyville in recent years the roads have become incredibly full and congested making getting anywhere, especially to and from work each morning and evening very difficult.

Parking on streets has become very difficult, with homes and street becoming very small. Families with more than one car (which is majority of the families in our area) struggle to find parking near to our homes. It feels like the government do not care about the citizens living in our suburbs and are only looking to make a profit. Please consider the living situation in our 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 7:45:05 AM

Submitted on Sun, 04/08/2024 - 07:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rohit

Last name

Suri

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

Hills district is already too crowded. We just do not have the infrastructure to support so many builds. Over development will destroy the fabric of the hills shire. I strongly object to 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 2:52:55 PM

Submitted on Sun, 04/08/2024 - 14:52

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

CASTLE HILL

Please provide your view on the project

I object to it

Submission

I object to this on the following basis:

1 - STUDY AREA

The study area does not consider a wide enough area. Within 2 kms there are major state roads and regional/collector roads including Showground Road, Victoria Ave and Green Road which are already in need of capacity and intersection improvements. There is also significant incoming residential uplift and development around the Showground Metro and Castle Hill Metro stations. Parking is oversubscribed every day. Significant congestion is experienced across wide areas there. The loss of public green space at Showground is detrimental to community health and recreation. This new proposal will only make everything worse. All of this must be factored into this proposal.

2-TRAFFIC

The traffic around the Hills is already over capacity - the tables showing car trips at 70-90% prove this, however local residents already know this experiencing difficulty exiting or entering local streets every day. Windsor Road, Old Windsor Rd, Norwest Boulevard and other regional and collector roads are at a standstill for hours across each peak and across Saturdays in particular.

There needs to be improvements prioritised - one location is the intersection of Windsor Road / Showground and the adjacent Showground / Green / Victoria intersection as well as the length in between.

There is too much parking proposed for these developments. This is all located on or next to Metro stations. Remove at least half the proposed parking, mandate selling resident properties without a dedicated space, and predicate widespread building specific or street specific car-pool implementation schemes instead.

3 - SERVICES

There are no schools, shops or police stations in the study area. The nearest current hospitals are Baulkham Hills and Norwest Private which are either small or private. These all need to be addressed and committed to prior to any decisions, along with accelerated delivery prior to large uptake of residents moving in.

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: Sunday, 4 August 2024 5:04:15 PM

Submitted on Sun, 04/08/2024 - 17:04

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

Glenwood, 2768

Please provide your view on the project

I object to it

Submission

The current infrastructure does not support this development. It will lead to heavy 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: Sunday, 4 August 2024 4:59:55 PM

Submitted on Sun, 04/08/2024 - 16:59

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

Hi TOD Planning Team,

Glenwood is already struggling to keep up with traffic congestion, schools with the existing population. With the proposed rezoning, it will further aggravate the current situation. Therefore I strongly object the current rezoning proposal.

However, if the planning teams moves ahead with the rezoning following to be considered:

- the rezoned area to be limited to available open spaces rather including the existing housing to minimise the rezoning area.
- no more than three stories should be permitted.
- more entry and exit to be added towards Old Windsor Rd and Sunnyholt road.
- add more shopping, medical, childcare, and open spaces in the rezoned area to cater for additional increases in population.

- special attention to uplift the aesthetic of the rezoned area to blend in the existing 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 4:52:32 PM

Submitted on Sun, 04/08/2024 - 16:52

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 Ridge 2155

Please provide your view on the project

I object to it

Submission

There is no infrastructure to support the amount of high density housing proposed for 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 4:51:18 PM

Submitted on Sun, 04/08/2024 - 16:51

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

2768

Please provide your view on the project

I object to it

Submission

The idea of rezoning Glenwood is clearly harm to the residents. Not only the safety issues but also the traffic problems. These problems will make local residents move to other 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 9:58:07 AM

Submitted on Sun, 04/08/2024 - 09:57

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

Even for current no. of residents in and around that area, Old Windsor Road and Windsor Road are already a nightmare, schools are running over their capacities and we hesitate to attend a hospital even when needed because of wait times. All the new development in North West has put so much pressure on infrastructure that it doesn't even feel like we are living in Australia.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:44:21 PM

Submitted on Sun, 04/08/2024 - 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 support it

Submission

I am open to the rezoning. My decision depends on the offer I can get 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 4:41:11 PM

Submitted on Sun, 04/08/2024 - 16:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Franklin

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

WE DO NOT NEED OR WANT high density housing in our area... the roads won't cope and traffic will be horrendous!! Greedy on behalf of developers & government

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:39:30 PM

Submitted on Sun, 04/08/2024 - 16:39

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

2768

Please provide your view on the project

I support it

Submission

I support rezoning to have affordable 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: Sunday, 4 August 2024 4:28:46 PM

Submitted on Sun, 04/08/2024 - 16:28

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

Beaumont Hills

Please provide your view on the project

I object to it

Submission

I am stunned that there is a proposal to increase dwellings from 22,000 to 43,000 in the Bella Vista and Kellyville Precinct.

The scale of the plans will make the area have a population density comparable to the city. There has been no increase for infrastructure in the area. There has been no high schools recently for all the high rise apartments being built. You only need to look at how oversubscribed Rouse Hill High and Pond High School are. How can there be one primary school allocated for this increase (and again no high schools).

The traffic on Old Windsor Road is awful as it is. Whoever is proposing this, can you please drive around the proposed dwelling increase at commute time. How can Old Windsor Road not even be upgraded to three lanes? Also Rouse Hill Hospital has been put back each time but conveniently gets brought up as investment/going through around election time? Plans are being made to make this one of the population dense areas in

Sydney but yet no infrastructure/schooling thought behind this. Totally 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: Sunday, 4 August 2024 4:04:52 PM

Submitted on Sun, 04/08/2024 - 16:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Steve

Last name

Parker

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

As a Glenwood resident that lives 30m outside of the proposed re-zoning area I anticipate that the this proposal will significantly increase the traffic in my area, reduce access to community facilities due to increased demand, adversely affect the value of my property, and increase crime in the local area. Glenwood will become a slum only rivalled by the likes of Mt Druitt and adjacent areas. Clearly this proposal is only interested in population density and has no consideration for 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: Sunday, 4 August 2024 3:58:16 PM

Submitted on Sun, 04/08/2024 - 15:58

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

Glenwood

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 2:52:06 PM

Submitted on Sun, 04/08/2024 - 14:51

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

2155

Please provide your view on the project

I object to it

Submission

Bella vista already has traffic issues

The school is overcrowded

Property values will be impacted by traffic and pollution

Forced sale of properties

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:37:09 AM

Submitted on Sun, 04/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

The roads, schools and facilities cannot cope now with the amount of dwellings being added in the last 2 years. The hills is already turning what was once a beautiful part of Sydney into a congested carpark

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:02:37 PM

Submitted on Sun, 04/08/2024 - 20:01

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

Glenwood

Please provide your view on the project

I support it

Submission

The need for more housing in Sydney is well known and having this close to public transport makes sense.

Whilst there has been a lot of noise around this it was foreshadowed many years ago before the metro was built.

Whilst I support it consideration should be given to other infrastructure especially roads into and out of Glenwood, considering school requirements and other areas such as parks and shops which have been mentioned but plans need to be clear.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:02:16 PM

Submitted on Sun, 04/08/2024 - 20:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hajrah

Last name

Wasif

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

With no road expansion and no plans of expanding the shopping centres or adding high schools this is an absolutely terrible idea. We don't want thousands of people descending on an already crowded 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: Sunday, 4 August 2024 9:53:31 AM

Submitted on Sun, 04/08/2024 - 09:53

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

Quakers Hill 2763

Please provide your view on the project

I object to it

Submission

In the past 4 years we have lived in Quakers Hill, Stanhope Gardens & Norwest. My daughter attends primary school in Glenwood, and has been at this school for 5 years. I drive her to and from school everyday. The traffic and parking around this Glenwood school is already a nightmare. I am often stuck in school traffic and can never find parking near the school, having to park at least 3-4 blocks away. Having lived in Stanhope Gardens and Norwest, these areas are congested with traffic. There is already a lack of primary and high schools in these areas. This proposal is absolutely ridiculous. The local traffic in these areas is already a nightmare. The lack of schools is a problem. This proposal will cause more chaos on the roads, and the education system in these areas will collapse. These areas just had their school areas rezoned last year. We were advised they were rezoned so that less cars would need to be on the road. The reality is that school rezoning made the situation much worse for my daughters school. Imagine once this proposal happens?! It's always great to come up with new ideas to help solve housing issues, but a half assed

solution just isn't 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: Sunday, 4 August 2024 7:56:49 PM

Submitted on Sun, 04/08/2024 - 19:56

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

Kellyville Ridge, 2155

Please provide your view on the project

I object to it

Submission

I object to this proposal.

Currently locals living in the area have immense difficulty navigating the existing traffic, particularly in peak periods. The traffic is not limited to those driving out of the area, but also those attempting to drive to Kellyville or Bella Vista metro stations to take a train or bus to work. In peak periods a simple 10min drive in the Kellyville and Bella Vista areas can take closer to 45min. Personally I'm most affected by the two intersections at Sunnyholt Rd/Old Windsor Rd/Memorial Ave, and Stanhope Pkwy/Sunnyholt Rd.

Current traffic loads in the area during peak hours are already well past capacity and have a significant impact to locals living in the area. The analysis within the proposal around vehicular movement is inaccurate and false. This is proven by the statement "The Precinct is also an 11-minute drive via Old Windsor Road to the Westlink Motorway (M7)" within

the Urban Design Report, which does not consider peak hours (where this drive will be multiples longer) and therefore does not reflect reality.

Hence, this proposal is inadequate as the roads and traffic simply cannot support the higher density of population proposed in those 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 7:51:55 PM

Submitted on Sun, 04/08/2024 - 19:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Abhishek

Last name

Sood

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 support it

Submission

I am local resident and I am supportive of 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 7:46:44 PM

Submitted on Sun, 04/08/2024 - 19:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amitesh

Last name

Jain

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

Writing this in strong opposition to the proposal as there is clearly lack of planning to handle the infrastructure, schools, parks, recreation activities like swimming pools in the area. With the current population of the area roads are jam packed during the peak hours, schools are over the capacity.

This government is clearly lacking on Australia's spirit and trying to impose hasty decisions which are not clearly thought through.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:46:14 PM

Submitted on Sun, 04/08/2024 - 19:46

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

This is an ill-conceived political stunt. Planning does not consider appropriate levels of supporting infrastructure nor impact to existing residents. The public transport is insufficient for the proposed scale of development, but is apparently the cause for the development. There are insufficient jobs for the '15 min' concept in the immediate area. There are insufficient tradespeople available to support the proposed development. This will end up an expensive white elephant which will result in unaffordable 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: Sunday, 4 August 2024 7:45:29 PM

Submitted on Sun, 04/08/2024 - 19:45

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

2154

Please provide your view on the project

I object to it

Submission

Please, our local schools are bursting at the seams, there is no infrastructure with to our roads to support the increased population. Traffic is a nightmare, crime is rising. The Hills district is becoming a place nobody wants to live. It is a mess. Please Please just no!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:42:02 PM

Submitted on Sun, 04/08/2024 - 19:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Girish

Last name

Patel

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 am resident from Waddell Road, Bell Vista and I am surprised to see a development of rezoning of land in front of our house. High rise building in front of our street will completely make houses to be in the shadow.

I can expect high rise buildings near the station and surrounding area.

There should be some buffer zone between individual houses and high rise(R4 zone) with recreational area like 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: Sunday, 4 August 2024 7:39:48 PM

Submitted on Sun, 04/08/2024 - 19:39

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

Beaumont Hills

Please provide your view on the project

I object to it

Submission

I object to this rezoning proposal as the area in the past few years has already grown much larger than the infrastructure and roads in the area can handle which has led to huge delays in traffic adding to the commute time to and from work. This greatly impacts the quality of life for citizens in the region who are afforded less time for post work commitments and family. The new streets in the area are too small not allowing any parking space for the residents, yet alone residents/families with multiple cars.

Regards,
Vik

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:51:07 PM

Submitted on Sun, 04/08/2024 - 14:50

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

Objection to the plan of 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: Sunday, 4 August 2024 7:39:13 PM

Submitted on Sun, 04/08/2024 - 19:38

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

This area is not equipped with the infrastructure to cope with the proposed increase in density and population. Driving in these areas currently can be nightmare, with major traffic delays and congestion. Many schools are at capacity, shopping centres are congested and metro car parks overflowing. Today (Sunday) it took over 20 minutes to drive from Bella Vista Farm to the Powerhouse Museum (Green Rd). I cannot imagine what this area would be like should the proposed changes take 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: Sunday, 4 August 2024 7:38:17 PM

Submitted on Sun, 04/08/2024 - 19:38

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 2768

Please provide your view on the project

I object to it

Submission

As a current resident of Glenwood my concern is the potential lack of adequate infrastructure that the rezoning will require. The entry and exit roads out of Glenwood are limited and during peak hours are difficult to navigate. The schools are already overcrowded and struggling with the amount of children on site, especially in the local government high school. The road safety and transportation options need to be thought through to how it affects the whole suburb, not just the streets that are near the Metro stations. It has not been clearly shown that the infrastructure needed has been well considered and will be available or improved in time for any high density buildings being built. If any improvements will be made 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: Sunday, 4 August 2024 9:48:52 AM

Submitted on Sun, 04/08/2024 - 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

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

This is to over populated with no infrastructure to support it. It will head to very frustrated residents. Please stop this nonsense 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 7:36:50 PM

Submitted on Sun, 04/08/2024 - 19:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

rajesh

Last name

datla

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

it will become too crowded. already roads have become too crowded and traffic has become a big mess during peak hours

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:26:43 PM

Submitted on Sun, 04/08/2024 - 19:26

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

2765

Please provide your view on the project

I object to it

Submission

I do not support the proposal as no infrastructure upgrade is being made along with this increase in number of dwellings.

- 1.New schools , parks are needed
2. Parking at Kellyville metro station is getting difficult day by day
3. Old Windsor road traffic is unmanageable during peak hours and no plans to expand it can be seen

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:26:23 PM

Submitted on Sun, 04/08/2024 - 19:26

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

Glenwood

Please provide your view on the project

I object to it

Submission

I object to rampant loading existing houses with new houses without considering the impact to traffic, infrastructure , and 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: Sunday, 4 August 2024 7:26:09 PM

Submitted on Sun, 04/08/2024 - 19:25

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

Please provide your view on the project

I object to it

Submission

I object to rampant loading existing houses with new houses without considering the impact to traffic, infrastructure , and 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: Sunday, 4 August 2024 7:25:25 PM

Submitted on Sun, 04/08/2024 - 19:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

P

Last name

Kalra

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 against the 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 7:17:01 PM

Submitted on Sun, 04/08/2024 - 19:16

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

Dural

Please provide your view on the project

I object to it

Submission

I object to this rezoning proposal as the area in the past few years has already grown much larger than the infrastructure and roads in the area can handle which has led to huge delays in traffic adding to the commute time to and from work. This greatly impacts the quality of life for citizens in the region who are afforded less time for post work commitments and family. The new streets in the area are too small not allowing any parking space for the residents, yet alone residents/families with multiple cars.

Regards,
Jason

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:13:42 PM

Submitted on Sun, 04/08/2024 - 19:13

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

I am not in support of the proposed plan for 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: Sunday, 4 August 2024 7:04:55 PM

Submitted on Sun, 04/08/2024 - 19:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Pradeep

Last name

Sadashiv

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2148

Please provide your view on the project

I support it

Submission

Good plan. High density residential area must be planned near public 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: Sunday, 4 August 2024 2:49:54 PM

Submitted on Sun, 04/08/2024 - 14:49

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

Infrastructure cannot cope with extra dwellings

Community title properties in Stanhope Gardens cannot be sold without 100% owners to consent

Concern for forced sale to government

House values impacted negatively

Noise, traffic and loss of green 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: Sunday, 4 August 2024 7:04:06 PM

Submitted on Sun, 04/08/2024 - 19:03

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Gables 2765

Please provide your view on the project

I object to it

Submission

The roads and infrastructure are already congested and will not cope with any increase to this level. Please reconsider this before making a decision.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:55:33 AM

Submitted on Sun, 04/08/2024 - 07:54

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 ridge

Please provide your view on the project

I object to it

Submission

Without additional road expansion it will be chaos and old Windsor road will get chocked.
Which is already super busy during the peak hours.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:52:26 PM

Submitted on Sun, 04/08/2024 - 18:52

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

2768

Please provide your view on the project

I object to it

Submission

N/A

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:46:19 PM

Submitted on Sun, 04/08/2024 - 18:45

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

Macquarie park 2113

Please provide your view on the project

I object to it

Submission

I oppose due to lack of schools, adequate roads & ability to gain access to the metro

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:44:55 PM

Submitted on Sun, 04/08/2024 - 18:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

John

Last name

Jenkinson

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 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 6:32:24 PM

Submitted on Sun, 04/08/2024 - 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

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. It takes us sometime 20 mins just to exit Glenwood and with this proposal, it will get worse. I am strongly against 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 6:26:37 PM

Submitted on Sun, 04/08/2024 - 18:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Bhimsen

Last name

Namdar

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

On existing road infrastructure, the concern stretch is all ready over loaded with running traffic and traffic jam all round the week.

Any additional population proposed within this area will make this vicinity unbearable to commute and impart of all aspect of development and life style and quality of liveable spaces.

I sincerely reject this proposed addition load on existing development 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 2:49:41 PM

Submitted on Sun, 04/08/2024 - 14:49

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

Objection to the plan of 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: Sunday, 4 August 2024 2:43:29 PM

Submitted on Sun, 04/08/2024 - 14:43

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

I am a resident of Kellyville living near Balmoral Road. The roads are already congested to join either Windsor Rd, Old Windsor Rd, Memorial Drive at most times of the day. Having thousands more residents in the area would only lead to making the congestion and burden on infrastructure much worse. The schools are already overflowing and there is not much in terms of public healthcare nearby. Hence I strongly oppose 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: Sunday, 4 August 2024 3:58:03 PM

Submitted on Sun, 04/08/2024 - 15:57

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 object to it

Submission

The lack of infrastructure and narrow exits from Glenwood will lead to overpopulation in the suburb. Also, this will increase traffic congestion, will increase student/class ratio, will result in crowded metro stations. All these will impact daily life. Requesting to please reconsider . 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: Sunday, 4 August 2024 2:37:06 PM

Submitted on Sun, 04/08/2024 - 14:36

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I am against 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: Sunday, 4 August 2024 2:31:47 PM

Submitted on Sun, 04/08/2024 - 14:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Naresh

Last name

Sood

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 support it

Submission

I support this proposal. We need more houses close to business centre and railway 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: Sunday, 4 August 2024 9:41:03 AM

Submitted on Sun, 04/08/2024 - 09:40

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

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

I object to this project because the impact this mega density type of housing will have on the current residents. The infrastructure is not in place to support this proposal and I don't expect it to be in the long term. This is not the Australian dream to live like 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 2:28:30 PM

Submitted on Sun, 04/08/2024 - 14:28

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I have privacy concerns due to the fact the buildings may have a view into my backyard and others backyards around me.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:41:42 AM

Submitted on Sun, 04/08/2024 - 06:41

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

There has not been enough awareness of impact to my house and my family.

I fall within a red zone.. what does that mean?

What I do know is adding extra housing means my house value will fall.

But are you plans to build over my house?

If so, I am not planning on selling my house?

This is my forever home... so if think you are doing something to my house you need to think again. And you need to communicate better!!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:28:24 PM

Submitted on Sun, 04/08/2024 - 14:28

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

2153

Please provide your view on the project

I object to it

Submission

I give my objection to this proposal for the following reasons: the state government has no clear plans as to how the infrastructure, transport and community facilities will be upgraded required to support the influx of new residents, the impact of estimated population density on existing residents and their quality of life etc. The current infrastructure, transport systems, community centres and environment cannot accommodate these many new homes without significantly degrading the standards of living of current Hills 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: Sunday, 4 August 2024 2:22:16 PM

Submitted on Sun, 04/08/2024 - 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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I object to the proposed 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 2:16:54 PM

Submitted on Sun, 04/08/2024 - 14:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Minal

Last name

Dahiya

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

27)8

Please provide your view on the project

I object to it

Submission

The proposal is going to increase the area conjunction in the area. There is no infrastructure 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: Sunday, 4 August 2024 2:15:52 PM

Submitted on Sun, 04/08/2024 - 14:15

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

2768

Please provide your view on the project

I object to it

Submission

Object in full. Our suburb will suffer from no adequate infrastructure. Its 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: Sunday, 4 August 2024 2:13:08 PM

Submitted on Sun, 04/08/2024 - 14:12

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

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 2:12:00 PM

Submitted on Sun, 04/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

Without any plans for increased infrastructure in our area, this rezoning to high density dwelling plan is going to be an absolute nightmare for all of us residents in Stanhope Gardens and surrounds.

It is already hard as it is with significantly increased traffic and hard-to-find car parking with many of the Box Hill/Marsden Park etc. residents coming to Kellyville to park and catch the train.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:50:07 PM

Submitted on Sun, 04/08/2024 - 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

CASTLE HILL

Please provide your view on the project

I object to it

Submission

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 2:11:10 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

Bradley

Last name

Horsburgh

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

Glenwood does not have the infrastructure to support this proposal. Schools are already at capacity and the streets are already blocked with traffic during peak hour. Buses are overflowing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:03:08 AM

Submitted on Sun, 04/08/2024 - 07:02

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

Stanhope Gardens, 2768

Please provide your view on the project

I object to it

Submission

I live in a property directly impacted by the rezoning proposal. When I purchased the property it was a low cost housing option designed to be affordable built by Mirvac. Now I find my property is not appropriate for the area. The traffic on Newbury Ave each work day means it takes me 15 mins to get out of my street, Rothbury Terrace and to get to Old Windsor as people drive from the ponds to avoid Sunnyside road traffic jam rd. I don't have the luxury of using public transport for work. Increasing the number of dwelling in the area will only make it worse. Additionally I can no longer park in my own street due to parking restrictions put in place by the council caused by people parking all day in the narrow street and walking to the metro and buses. these cars come from the Ponds area. This means that they will not stop doing this even if you increase the density. When I moved in we didn't have the great infrastructure we have now with the metro and so I am astonished that now you want me to move as I waited nearly 20 years for it. We already have community spaces for children to play and by the looks of the plans you will be

reducing the number of these open spaces. The local shopping centre is crowded and the medical facilities are inadequate now increasing the number of people in the area will make this worse. I only have a 1.5 garage for my vehicles for a 4 bed property and a shared driveway that cannot be parked on or street parking and yet you allow more space for units. How is this an improvement?

As part of the Community title I will not agree to a sale unless I am properly compensated for my property, my share of the community title and stamp duty as I had no intention of moving for some years and any move will cost me greatly in emotional and financial ways. P.S where am I supposed to move to that is affordable now !!! without having to drive even further to work, which I can ill afford as I still pay a mortgage and will need to work beyond 70 to pay off.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:35:35 PM

Submitted on Sun, 04/08/2024 - 23:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Manisha

Last name

Bajaj

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 object to it

Submission

The traffic situation is already problematic, with long waits for vehicles attempting to enter Old Windsor Road from nearby suburbs. Further residential development without prior investment in road infrastructure will worsen the quality of life for both existing and new residents.

Additionally, current public facilities, such as swimming pools, are inadequate, with residents struggling to secure slots and lessons. More investment in these amenities is necessary before adding more 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: Sunday, 4 August 2024 11:33:15 PM

Submitted on Sun, 04/08/2024 - 23:32

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 Ridge 2155

Please provide your view on the project

I object to it

Submission

The traffic situation is already bad with long waits for vehicles trying to enter Old Windsor Road from adjoining suburbs. Additional residential development without appropriate, beforehand investment in roads will degrade quality of life for both existing and new residents.

The current public facilities like swimming pools are already inadequate with residents not being able to secure slots, lessons etc. More investment is needed on those before adding 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: Sunday, 4 August 2024 11:31:15 PM

Submitted on Sun, 04/08/2024 - 23:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jatinder

Last name

Gulati

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

This will make this whole area very messy..I strongly object to this proposal of rezoning. Authorities should solve the housing crises issues in a better way and not at the cost of the existing residents' mental well being.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:27:30 PM

Submitted on Sun, 04/08/2024 - 23:27

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

2768

Please provide your view on the project

I object to it

Submission

I'm a landowner who is possibly affected by this redevelopment proposal. This proposal is not in favour of current dwellers of Stanhope Gardens as the area currently has a lack of basic amenities like School, Medical Centres, Child Care Centres and Hospital.

The key roads like perfection Avenue, old Windsor, Sunny holt which provide a passage in/out of Stanhope Gardens are choked up in the morning peak hours already causing delays to work / school drops and other commitments.

I as an owner in the community strongly object this proposal and stand 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: Sunday, 4 August 2024 11:08:52 PM

Submitted on Sun, 04/08/2024 - 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 object to it

Submission

I am not in favour of rezoning the Glenwood and Stanhope 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 10:57:15 PM

Submitted on Sun, 04/08/2024 - 22:57

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 support it

Submission

Fully Support development and Rezoning of land close to the station. Government action should be taken to find a solution for community title in Stanhope Gardens as most owners support it, however community title requires 100% owners to accept.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:51:38 PM

Submitted on Sun, 04/08/2024 - 22:51

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

2768

Please provide your view on the project

I support it

Submission

Happy to leave our home as long as we are paid way more to make up for a huge move.
Moving your entire life needs to be beneficial to us too as it will be for future families
moving into the units possibly 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: Sunday, 4 August 2024 10:45:59 PM
Attachments: [20240804---rezoning-submission-feedback-for-glenwood-v1.1.pdf](#)

Submitted on Sun, 04/08/2024 - 22:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Matthew

Last name

Gaff

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 file

[20240804---rezoning-submission-feedback-for-glenwood-v1.1.pdf](#) (75.69 KB)

Submission

Summary:

- Rezoning not supported in its current form, due to lack of infrastructure and the harm it will cause the suburb.
- The traffic issues in its current proposal may cause another Rozelle Interchange size of failure.
- The size of the rezone area is excessive and over 1.7Km walking distance from the station for a considerable amount of premises in the proposed rezoning area. It should be reduced for Glenwood.

Detailed feedback included in the attached submission file.

I agree to the above statement

Yes

Sunday, 4 August 2024

Items of Feedback for Rezoning of Glenwood and Bella Vista

In general, we would only support this rezoning if adequate action (not fake promises) are committed by law/legislation to ensure the suburb and surrounding areas are built up and ready, prior to large amounts of units being built.

My Feedback from my family and I is below.

- I support a level of rezoning, though the precinct and the distance of the zoning is too far from the Bella Vista station for some Glenwood locations earmarked for rezoning. We may be 1200m crows fly, though in my instance, I'm 2.1Km shortest walking distance. Why would you rezone this far away from the station?
- The boundary of rezoning is excessive for Glenwood. The increase in the proposed dwellings is excessive and the suburb infrastructure would not be able to handle it.
- I recommend the reduction in the size of the rezoning for Glenwood. The streets mentioned should be excluded from rezoning due to the sheer distance away from the station. Applebox Avenue, Mahogany Close, Silvertop Close, Yellowgum Grove, Silkyoak Close, Bluegum Grove, Angara Circuit and Tallow Place, houses 297 to 345 Glenwood Park Drive and houses 187 – 233 Meurants Lane should be excluded.
- Concerns about traffic management within Glenwood.
 - On a weekday it can take 30 mins to get out of Glenwood. If we have a large increase in dwellings, this will make it unbearable. Potentially another Rozelle interchange type of failure for the people of Glenwood.
 - Glenwood would require additional access points to Old Windsor Road. Improved traffic management and traffic light phasing at existing intersections, including Greenhill Drive Glenwood and Miami Street Glenwood to support additional traffic leaving and returning to Glenwood.
 - Glenwood Park Drive would likely need to be upgraded and widened to be able to handle a large increase in vehicular movement, including public transport.
 - Meurants Lane (Eastern End) towards and including Greenhill Drive would need upgrading for extra traffic
 - Traffic snarls can be at least 1km from the intersections onto main roads during peak times. This can take 30 minutes to get out of the suburb.
 - At present, the 730 bus route gets caught up in excessive traffic near Caddies Creek and Parklea Public school, sometimes taking it ~40

minutes to get through Glenwood during morning peak, instead of the normal 5 – 10 minutes.

- How do we get better access to Bella Vista station? We live within the proposed rezoning at the edge of the boundary, near Glenwood Park Drive and Meurants Lane. It is 2.1Km in distance and approximately 30 minutes in walking time to get from the station to our premises. There's nothing on the plans to make it better or closer for us? What new direct transport routes will be introduced to the station, that will bypass already existing traffic jams / snarls? Will there be an internal bus route which drops station users in Sharrock Avenue Glenwood?
- Will the on-demand bus return to Glenwood to the Bella Vista Station or Sharrock Avenue? If yes, will it run more operating hours and not just the morning and afternoon peaks?
- In relation to Norwest Boulevard and Lexington Parade Bella Vista – all directions, will this intersection be fully transformed with full traffic lights? The traffic is excessive during week day peaks and causes congestion leaving Glenwood.
- Would Lexington Parade be made dual lane for the whole strip of road?
- What would happen to street parking if Lexington Parade was made into dual lane?
- How will public transport be prioritised to get in and out of Glenwood?
- Is there an option for buses to enter the T-way from Glenwood to avoid having to travel onto the main road then onto the T-way. During peak times, it can add 30 mins to travel time just to get out of Glenwood. Potentially options for buses to get on the Tway at the end of Shaun Street and/or Arnold Place in Glenwood.
- Additional waterway pedestrian crossings, that can be used after a rain period, that is, some additional bridges, between Essington and Murel Ways and Shaun Street. Also, Kidman Street and Glenwood Park Drive would likely be required with the pedestrian increase.
- Water pressure in Glenwood is not great at present. Would the mains water pressure remain the same pressure than it is now, compared to when 10,000 additional dwellings are introduced?
- Schools – Are the schools going to be upgraded? Like Parklea Public to handle a large increase in children moving into the suburb? How will the traffic be managed and mitigated – additional parking and drop-off zones?
- Support and guidance for home owners who are being rezoned. Will the nsw government provide legal assistance / guidance and proper FAQ on how to deal with developers and real estate agents, to ensure they don't take advantage of the people in the rezoned area. Is there guidelines or FAQ for people to consider when talking to legal assistance?

- Will our Council rates reduce in cost as more people in the suburb will be paying rates and the level of facilities won't necessarily change.
- What consultation and financial grants will the NSW and federal governments provide both Blacktown council and Hills council – both seem under-engaged and quite concerned about the proposals.
- Why isn't the government focusing primarily on the vacant land on top and immediately adjacent to the stations? Rezoning to this large size seems to be very premature without building the necessary infrastructure required first. Old Windsor Road, Sunnyholt Road and Memorial Avenue can't handle the traffic as it is now. Granted, the Memorial Avenue upgrade is about to complete, though really, its just providing the infrastructure that should have been there 20 years ago.

Happy to discuss any of these topics in greater detail where required. Appreciate the approach, how it is being shared and the ability to be a part of the consultation.

Thanks

[REDACTED]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:41:49 PM

Submitted on Sun, 04/08/2024 - 22:41

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

Cattai

Please provide your view on the project

I object to it

Submission

Please fix the current infrastructure before you build more houses. Windsor road and old Windsor road are a disgrace!

They need to be 3 or 4 lanes each way at all times

New house 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: Sunday, 4 August 2024 10:41:47 PM

Submitted on Sun, 04/08/2024 - 22:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sumeet Singh

Last name

Oberoi

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

Glenwood suburb the traffic is already is very major concern and with this restructuring we have the following impacts on this suburb

- Huge traffic for incoming /outgoing to Glenwood as limited exit points have already have huge traffic
- Valentine's park is a great asset for the Glenwoodians , local Swimming and sports options for young kids.
- currently it is a pure residential property area with independent houses, this change would increase the population density and given the topology of the suburb. It is a major concern for 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: Sunday, 4 August 2024 10:27:21 PM

Submitted on Sun, 04/08/2024 - 22:27

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

Stanhope Gardens/2768

Please provide your view on the project

I object to it

Submission

I object to the proposal as the proposal does not provide the affected owners any timeline, compensation and relocation information, These are important issues facing us as we are now facing retirement years and to move out of the area we will not be able to take out another mortgage nor do we want to be burdened with another mortgage in these advance years of life. We had settled our life here based on the current facilities and surroundings which under your proposal we will have to give up and more than likely not be able to get into a similar situation again considering our advance age.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:26:17 PM

Submitted on Sun, 04/08/2024 - 22:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Naman

Last name

Shah

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

Please rezone Almona Street and Parklea Market.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:21:56 PM

Submitted on Sun, 04/08/2024 - 22:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Domenic

Last name

Tallaridi

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

Not enough infrastructure 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: Sunday, 4 August 2024 10:17:09 PM

Submitted on Sun, 04/08/2024 - 22:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jane

Last name

Lee

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2763

Please provide your view on the project

I object to it

Submission

Please do not approve these rezoning! The development is out of character with the local area, but more importantly, the local area does not have the infrastructure to cope with current demands, let alone such a huge huge increase. The roads surrounding the areas are a nightmare in peak times, schools in these catchment areas are packed well over their capacity with demountable buildings as it is, even doctors are hard to find immediate appointments for. Packing thousands more dwellings into these areas without significant upgrades of all of the above would see quality of living 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 10:15:26 PM

Submitted on Sun, 04/08/2024 - 22:15

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

This is completely unfair for all the residence that bought in Stanhope gardens and Kellyville all those years ago before the metro. It has already begun to ruin the community lifestyle (which we were sold when buying 20 years ago) with the introduction of the metro and now with this type of housing.

Newbury Avenue is already a road block every morning, afternoon and weekend. This will only get worse.

If you have any dignity for human life and family life you will not go ahead with the planned 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: Sunday, 4 August 2024 10:15:24 PM

Submitted on Sun, 04/08/2024 - 22:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sunitha

Last name

Job

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 traffic congestion is so bad already and more housing means impossible to navigate 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: Sunday, 4 August 2024 10:14:19 PM

Submitted on Sun, 04/08/2024 - 22:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Maria

Last name

Estasy Boules

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

The Hills is already a traffic and infrastructural nightmare. This is an absurd proposal that will all but destroy 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 10:11:07 PM

Submitted on Sun, 04/08/2024 - 22:10

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

Glenwood 2768

Please provide your view on the project

I am just providing comments

Submission

I don't have an issue with rezoning areas near the metro but we also need to see infrastructure upgrades to factor in the extra people. This needs to include roads, schools, shopping areas and public health availability.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:10:29 PM

Submitted on Sun, 04/08/2024 - 22:10

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

Beaumont Hills

Please provide your view on the project

I object to it

Submission

Kellyville and BellaVista are already bursting at the seams. The current infrastructure will not support so many extra apartment blocks. There's traffic chaos all the time. Please don't destroy good suburbs to fill up the council coffers

It's an absolute No

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:09:55 PM

Submitted on Sun, 04/08/2024 - 22:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

DEBASIS

Last name

KARANJAI

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 strongly oppose the plan for rezoning and building so many new homes in this area. This would create enormous pressure on existing infrastructure, cause overcrowding, traffic delays, lack of open spaces 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: Sunday, 4 August 2024 10:09:15 PM

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

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

Due to a lack of planning at both federal and state level governments for housing, this is only a knee jerk reaction to appease election promises with out well thought considerations and consequences. This is confirmed by trying to rush the proposal through, it was never a consideration some two years ago. The traffic is already congested in and around the area, shops are full and over flowing, the council is unable to maintain the area sufficiently as it is, schools are to capacity, we live here to avoid congestion which due to already over development government have achieved this congestion and over populated suburbs. The infrastructure is at capacity. You have plenty of land to the west, north and south that can be capitalized on for units where infrastructure can be built fit for purpose. We paid top dollar for our houses in this area to live in a decent area without multi unit living only to be disadvantaged by ill planning governments of the past. I am totally opposed to the development. The prime minister had considerably increased immigration at a time when a housing crisis was already on foot and now this is the outcome that we all have to suffer.

We shouldn't even have to be put in this position to object to a proposal that is evidently going to ruin our area and quality of life.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:07:23 PM

Submitted on Sun, 04/08/2024 - 22:07

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

Schools and roads are already congested. What is the plan to accommodate this massive increase in population in terms of schools, public spaces, 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: Monday, 5 August 2024 4:25:43 PM

Submitted on Mon, 05/08/2024 - 16:25

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

Please provide your view on the project

I object to it

Submission

I object to the Kellyville/Bella Vista rezoning because there is not enough infrastructure to meet the demands of the increased number of dwellings. The four entry/exit points (Malvern Rd, Sorrento Rd, Miami St, Greenhill Dr) are already gridlocked and Old Windsor Rd is no better. Primary schools and 1 High School is at full capacity.

Overall the proposal is a step in the right direction to help the housing shortages but it does not consider or plan the required infrastructure and essentials needed to support this proposal. There needs to be a significant revision to this proposal to include project plans for infrastructure and upgrades and improvements to any rezoning proposed within these areas. And these needs to be a priority before such rezoning occurs.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:51:05 PM

Submitted on Mon, 05/08/2024 - 13:50

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

Bella Vista

Please provide your view on the project

I object to it

Submission

Hello, We are residents in Bella Vista.

We want to raise our concerns about the Bella Vista Plan.

We have already built Apartments north of us, and soon to have more apartments West of our neighbourhood.

Our neighbourhood on the streets between: Balmoral Road, Hovell way, Sandstock Ave, New Holland Drive and Cedar Cutters Way are all very close to the metro station and future shopping complex.

We are closer than many of the properties in Glenwood.

We propose that we be included in the re-zoning. We want to be rezoned R4 with an FSR of at least 2.5:1 due to our location.

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: Monday, 5 August 2024 1:43:41 PM

Submitted on Mon, 05/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I have previously made a submission with feedback only. I now wish to lodge my strong objection to the proposal. For these reasons:

The proposed number of new dwellings is excessive on the size of land.

There is grossly insufficient infrastructure proposed to support the scale of development - schools, shops, parklands.

There is no proposal to increase the roads in and near the precinct to support the current residents, let alone the tens of thousands of new residents.

There is no consideration given to the significant emotional and financial investment that current residents in Stanhope Gardens and Glenwood have put into their homes and community.

There will be significant environmental harm caused to the native wildlife and many waterways in the development zone.

I stongly urge the rezoning and redevelopment proposal be significantly reduced in scale, limited to The Hills Shire only, or postponed for at least another decade.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:35:18 PM
Attachments: [representation-against-tod-glenwood.docx](#)

Submitted on Mon, 05/08/2024 - 13:32

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

Glenwood, 2768

Please provide your view on the project

I object to it

Submission file

[representation-against-tod-glenwood.docx](#) (26.01 KB)

Submission

Kindly accept my objection and representation -No to these proposals

I agree to the above statement

Yes

OBJECTION REPRESENTATION ON THE PROPOSED HIGH-DENSITY REZONING OF GLENWOOD, STANHOPE GARDENS, KELLYVILLE AND BELLA VISTA TOD REZONING

Recently during the last 10 days, I have learnt from my neighbours that there is a proposal to redevelop the area of Glenwood in and around Meurants Lane, especially adjacent to Valentine Sports Park. This was never in consideration when premier Chris Minns chose to announce new planning rules to fast track mid-rise housing and TOD in 2023.

That something so major is taking shape which will have a direct and substantial negative impact on me and my neighbour's quality of life, is an unwelcome development.

The proposed plans involve transforming our local neighbourhood community into a high-density housing area with abject disregard for engagement with neighbourhood communities.

As a directly impacted resident, I categorically **object** to the plans put forward in the said proposal.

I suggest a total rethink including –

- I. Changing the definition "Near" transport hubs be changed to within 500 meters (which is walking distance of trains) and not 1200 meters as suggested for Glenwood/Stanhope*
- II. No high-density development
- III. No R3 and R4 Rezoning
- IV. Consider already vacant areas for development rather than dislodging en masse people
- V. Taking a compass and just drawing concentric circles around the railway station and saying, 'it can all go'
- VI. The blanket nature of the reforms

*Under the Transport Oriented Development (TOD) program, land within a 400-metre radius

This proposal from the NSW Planning Department is a balcony view of development and a knee jerk reaction to the demands placed by the State Government to come up with a solution to fix quickly the housing crisis and the accords signed with the Federal Government.

These plans to address the housing crisis in NSW are myopic and ill thought out. As housing development to create capacity for new homes should not be withing Sydney Metro which is already bursting at the seams, but accelerated to new satellite towns around Sydney Region.

For me the inclusion of additional 22,000 to 43,000 residences earmarked for the specific area will place significant and extraordinary burden not only on the existing infrastructure, resource allocations, roads and transport, services and utilities and considerable increased financial burden, mental stress and social impacts on each and every resident within the area.

I urge NSW Government to work along with one of the largest local government areas, Blacktown City Council, to rethink and explore alternate options or to devise a better strategy to uplift Blacktown as a whole by pushing this development towards the trisection of Seven Hills, Blacktown and Marayong Stations which holds more than 20-year-old weatherboard houses / dwellings. This uplift will influence better liveability and quality of life in those areas. They are also cheaper land holdings.

Let us be sensible about rezoning particular areas that don't have vacant lots for improvements and green spaces.

Key Issues and Implications

50 to 60 households got together on 3rd August 2024 at Angara Circuit, Glenwood to demonstrate, a consensus to voice opposition to the proposed rezoning and discuss impacts on Glenwood residents that live adjacent to Valentine Sports Park on Meurants Lane.

- 1) Residents met with the Mayor of Blacktown City Council on lack of transparency and time frames for consultation including extending unified objections to the planned proposal.
- 2) Residents met with **Shadow Minister for Planning and Public Spaces, Shadow Minister for Housing, Shadow Minister for Cities-** The Hon Scott Farlow to express thoughts on the ill-conceived planned proposal for Glenwood. It means an extra 10,000 dwellings and additionally 8,000 dwellings in Stanhope. This is 18,000 new dwellings under R3 / R4 in the smaller suburbs of LGA Blacktown.
- 3) The present state of the infrastructure in and around Glenwood and surrounding areas is already not coping with traffic and pedestrian; the Metro is too far, Old Windsor Road daily congestions and packed T-Way buses are current impacts. With delayed commutes to work and back daily.
- 4) Lack of consideration for social impact on existing residents who purchased dwellings in the last 10 years in a R2 zone under the criteria that there will be no development other than R2.
- 5) Glenwood residents also paid premium property value in comparison to other suburbs in LGA Blacktown with the intention of retiring here or having a family home to be passed onto the next generation.
- 6) The residents considered their retirement plans with R2 in mind. The rezoning places an impost financially and socially. These negative impacts due to rates increments were never factored by the residents as part of their long-term retirement plans. Additionally, the cost-of-living crisis.
- 7) Residents must be protected from unsustainable and rampant over development that leads to overcrowding.
- 8) Negative environmental impact with increased foot and vehicular traffic, increased population density, contribute to rise in pollution, rise in heat index, significant displacement of fauna and flora that is already at thin margins. These will have implications on the health of the residents in the years to come.

- 9) Reduction in quality of life as residents will be left alone to jostle with all negative impacts as detailed above is “Un-Australian”.
- 10) Changes in social and economic demography of Glenwood leading to potential increased crime.
- 11) Negative impacts on health and longevity. Negative impact on health care services already under pressure.

Questions and Concerns/views

- 1) Why older suburbs such as Marayong, Lalor Park and Seven Hills that are already built using hazardous materials not being considered for redevelopment as they already offer better proximity and connectivity in and around Blacktown and Seven Hills Train Hubs.
- 2) Alternatively other more suitable area for development would be Parklea and other lands under government control (Landcom); why these areas have been excluded from the planned proposal.
- 3) The TOD has sneakily included Glenwood whilst proclaiming the development being loudly advertised for Bella Vista and Kellyville. It seems LGA Blacktown council being a Labour local government chosen to surrender to the NSW State Government and the development whimsical plans.
- 4) There has been complete lack of public consultation and lack of transparency with the residents of Glenwood.
- 5) Blacktown council has always purported to uphold sustainability, green energy, and engaging with local community stakeholders to understand needs and aspirations of the residents. This development is in stark contrast to its vision and mission to be involved, be informed and be heard.
- 6) Development should be sympathetic to the character of our neighbourhoods.
- 7) A value creation workshop with engagement of local communities to assist with the housing crisis plans should have been considered. This lack of citizen engagement, community design and innovative ideas demonstrates that the government is attempting to road roll an ill thought Planning solution.
- 8) Should residents stop paying rates to City Council in protest.

Look forward to hearing back and request your reconsideration on the planned proposal.

Categorically the residents have decided to come together to protest against the high density, mid-rise development- **Not in My Back Yard.**

Don't throw me out because you want to put a seven-block unit here, or three block unit- I am a citizen too.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:12:52 PM

Submitted on Mon, 05/08/2024 - 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

Kellyville Ridge, 2155

Please provide your view on the project

I object to it

Submission

The scale of growth does not match the current available infrastructure nor the timelines and commitments to future infrastructures. The current population density is already struggling with the lack of roads, hospitals, schools and other relevant infrastructure. The metro train line despite not being connected to the CBD yet already has very full parking 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: Monday, 5 August 2024 4:56:45 AM

Submitted on Mon, 05/08/2024 - 04:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Bhajanjit

Last name

Kaur

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

There is not enough infrastructure to accommodate high density residential in stanhope and Glenwood area.

Schools are already struggling and teaching children from demountable.

Traffic is taking too long for resident to move around.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:07:32 PM

Submitted on Mon, 05/08/2024 - 13:07

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

Stanhope Gardens, NSW 2768

Please provide your view on the project

I object to it

Submission

I am not interested in this rezoning as I would like to continue owning my house.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:03:48 PM

Submitted on Mon, 05/08/2024 - 13:03

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I object 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: Monday, 5 August 2024 8:00:30 AM

Submitted on Mon, 05/08/2024 - 08:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Aashma

Last name

Sabharwal

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

This will create huge traffic issues and effect quality of living in a suburb. I 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: Monday, 5 August 2024 1:02:23 PM

Submitted on Mon, 05/08/2024 - 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

Kellyville

Please provide your view on the project

I object to it

Submission

This idea is crazy and stupid. just because the govt cant control house prices they want to devalue good suburbs like ours. As the traffic is a nightmare getting all these apt made is going to have bad effect on the daily life of ppl in the area.

Govt doesnt want to spend money on new infrastructures but want to leverage it off existing suburbs. The recent quality of building apt is also bad which means the Hills council will have bad rep. as in case of castle hill towers been made. This idea should be stopped on its track

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:58:55 PM

Submitted on Mon, 05/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

Do not support this project. Have worked really hard to afford my property. Won't let it go for any reason

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:22:25 PM

Submitted on Mon, 05/08/2024 - 16:22

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

Glenwood

Please provide your view on the project

I object to it

Submission

not in my backyard! we don't want this disturbance in our area. Glenwood has never had apartment buildings and this kind of plan will create chaos in our quiet, leafy suburb.

We understand the government needs to deliver more housing. We suggest the apartment towers should be placed in Bella Vista instead. It is already a commercial area with big buildings and wider 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: Monday, 5 August 2024 12:51:43 PM

Submitted on Mon, 05/08/2024 - 12:51

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

2768

Please provide your view on the project

I object to it

Submission

I am objecting this 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: Monday, 5 August 2024 12:47:01 PM

Submitted on Mon, 05/08/2024 - 12:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rudy

Last name

Kosasih

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

No

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 rezoning 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: Monday, 5 August 2024 12:43:06 PM

Submitted on Mon, 05/08/2024 - 12:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vinu

Last name

Gopinath

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 against this plan. NSW planning commission is bunch of idiots , who has no vision. This is hardly a planning department . Where will we move , it's too expensive buy house in NSW . This is seriously ridiculous planning. Infrastructure is poor, we find it hard to get secondary school. No good public hospitals near by. What are you guys planning ? Stop this re-zoning process immediately.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:42:54 PM

Submitted on Mon, 05/08/2024 - 12:42

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

Please provide your view on the project

I object to it

Submission

While I endorse hubs around public transport, the need for green spaces and schools must also be addressed. The fact of already congested roads in this area combined with no adequate social infrastructure planned means this would be a disaster and would make conditions for current and future population ridiculous. Please plan better, especially for liveability when increasing housing densities.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:40:46 PM

Submitted on Mon, 05/08/2024 - 12:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ebru

Last name

Husnu

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

The infrastructure in Stanhope Gardens will not handle the R4 Zoning proposal and proposed high rise units.

The roads, the schools and the shops are working to their maximum capacity as it is. Adding more homes will congest and ruin the area.

Engineers and professionals need to conduct further investigations and studies. They will see that this will not work well in Stanhope Gardens. What allowances will be made for the flood zone areas.

Stanhope Gardens was a masterplan built area built about 25 years ago and is at its capacity already.

I understand that additional housing is required however a master plan community area is not the place to do this when the average age of the building would be less than 20 years old

Further thought and investigate needs to done on 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: Monday, 5 August 2024 12:37:34 PM

Submitted on Mon, 05/08/2024 - 12:37

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

2155

Please provide your view on the project

I object to it

Submission

In an already densely populated area which has a lot traffic congestion it makes no sense at all to add to the congestion. What was once a leafy area is now house upon house upon unit block and so on.

Please consider the current residents and how adding to the density and congestion will impact their lives.

As a society we are wanting families to be united but this was mean more travel time and increased financial pressure on families who are already struggling.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:25:09 AM

Submitted on Mon, 05/08/2024 - 03:24

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

Glenwood

Please provide your view on the project

I support it

Submission

The proposed rezoning of Glenwood to high density is a welcome project. This initiative presents a unique opportunity to transform our suburb into a more vibrant, connected, and sustainable community.

I hope this project can offer a wider range of amenities, creating a more city-like town center. Improving walkability and connectivity within the suburb is essential. Despite our proximity to the metro and tway buses, much of Glenwood (even within rezoned areas) has to rely on cars to reach the station.

It is crucial that this development is accompanied by significant infrastructure upgrades, including improved access to Old Windsor Road, more parking at the metro, more pathways to the metro, additional daycare and school capacity. To ensure a well-planned outcome, a comprehensive master plan must be developed and adhered to. Uncoordinated development by multiple developers could lead to chaotic construction and negative

impacts on 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: Monday, 5 August 2024 12:36:09 PM

Submitted on Mon, 05/08/2024 - 12:35

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I cannot believe this is even being considered as an option. Not only will it completely ruin the way the area looks but the traffic around perfection avenue is already ridiculous. This will make it impossible to get out of our suburb. I work in Parramatta and what should be a 30 minute trip is a minimum of 50. Most of this is trying to get from perfection avenue to Newbury avenue. The idea of blocking nice parklands AND an influx of even more people shows that financial gain is the only thing being considered 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: Monday, 5 August 2024 7:54:35 AM

Submitted on Mon, 05/08/2024 - 07:54

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

2768

Please provide your view on the project

I object to it

Submission

I am against the proposal as it will increase the traffic and population without adequate 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: Monday, 5 August 2024 7:39:19 AM

Submitted on Mon, 05/08/2024 - 07:39

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

2769

Please provide your view on the project

I object to it

Submission

I object to this. The area is already growing too rapidly with roads that have the worst traffic in Sydney and no school systems or childcare to support 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: Monday, 5 August 2024 8:56:27 AM

Submitted on Mon, 05/08/2024 - 08:56

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

2155

Please provide your view on the project

I object to it

Submission

I 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: Monday, 5 August 2024 6:22:33 PM

Submitted on Mon, 05/08/2024 - 18:22

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I OBJECT to the NSW Government's Kellyville and Bella Vista state-led rezoning 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: Monday, 5 August 2024 6:16:44 PM

Submitted on Mon, 05/08/2024 - 18:16

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

Please provide your view on the project

I am just providing comments

Submission

I support developemnt for my childrens' sake. And we should progress while considering the emotional and mental wellbeing of everyone affected.

Uncertainty is already causing tension and anxiety. It is best to address issues with stanhope gardens community title asap. Otherwise, leave it in the too-hard basket and bypass these areas.

If it does continue ... i understand there is no precedent to extinguishing community title for redevelopment and relying on strata associations to drive this effort will be a source of stress and conflict within the community. The process of gaining agreement to dissolving community title and selling out to the best developer should be overseen by the NSW government.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:12:54 PM

Submitted on Mon, 05/08/2024 - 18:12

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

STANHOPE GARDENS

Please provide your view on the project

I object to it

Submission

I am objecting to the Kellyville Metro area. this area has already been spoilt with amount of dwellings in the area. Facilities like hospitals, medical centres and schools are already over crowded in this area, with the amount of people already in the area, therefore the area will need more of these facilities. Roads are not coping with the traffic. So hard to exit out or into Stanhope Gardens. You will be spoiling the look of The Hills area and making it too crowded to live in. Don't understand why we still allowing so many people into our country. You cant the government expand the building of house where there is land available.

If people are still coming into the country they should be advise city and surround suburbs are full and they have to live out further. Why does Australia have to have high rising buildings like the rest of the world, when we have plenty of land available.

If the government keeps going this way it wont be long before we will be like the 3rd world countries, very poor and over 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: Monday, 5 August 2024 6:08:50 PM

Submitted on Mon, 05/08/2024 - 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

Glenwood

Please provide your view on the project

I support it

Submission

I support rezoning and building high story housing but only on case if rezoning will come with development offer. It would be hard to justify support if rezoning happen but developers wont come in. In this case all of rezoned properties will have to pay high council rates for the land they have, compare to those that are not in rezoned area. That will be unfair for those living in rezoned 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: Monday, 5 August 2024 5:55:34 PM

Submitted on Mon, 05/08/2024 - 17:55

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

Greystanes 2145

Please provide your view on the project

I object to it

Submission

I travel regularly on the roads surrounding the proposed new rezoning area to visit family at Stanhope Gardens. Old Windsor Road, Sunnyholt Rd and Windsor Rd are always clogged with traffic. Many accidents occur on these roads due to the congestion and this causes a hazard, specially to me as an elderly community member.

I am also concerned for the safety of my grandchildren as they catch buses from the metro and this huge increase in numbers will increase crime around the metro area. There is already stabbing and robbing around the metro.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:53:58 PM

Submitted on Mon, 05/08/2024 - 17:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jon

Last name

Stack

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

Norwest Boulevard and Old Windsor Rd and Windsor Rd are already at breaking point with traffic. My business is in Lexington Dr and it is often quicker for me to walk home from the office than drive. It often takes 20 mins just to drive 750m. The metro was supposed to take 12,000 cars a day off Old Windsor Rd but then the Govt added Box Hill and the Gables estates which has already added at least 20,000 more cars daily to Old Windsor rd so there has been no reduction of traffic. It takes many of my staff over a hour to get home each night to the Hawkesbury because the road is so choked and the Metro doesn't go anywhere near where it should have. Rouse Hill Hospital has still not started meaning everyone along a 20 km corridor have to either go to Windsor or Norwest Hospital. Bad planning by people who do not even live in the area. Let Council make the decision as they at least live here and know what the challenges are. We cannot take another 42,000 homes in such an already cramped and under-serviced location.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:53:36 PM

Submitted on Mon, 05/08/2024 - 17:53

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

Beaumont Hills

Please provide your view on the project

I object to it

Submission

I object to this rezoning proposal as the area in the past few years has already grown much larger than the infrastructure and roads in the area can handle which has led to huge delays in traffic adding to the commute time to and from work. This greatly impacts the quality of life for citizens in the region who are afforded less time for post work commitments and family. The new streets in the area are too small not allowing any parking space for the residents, yet alone residents/families with multiple cars.

Regards,
Shahana

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:51:42 PM

Submitted on Mon, 05/08/2024 - 17:51

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans.

Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:36:06 PM

Submitted on Mon, 05/08/2024 - 17:35

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

Glenmore Park

Please provide your view on the project

I object to it

Submission

I object to the rezoning of 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: Monday, 5 August 2024 6:12:20 AM

Submitted on Mon, 05/08/2024 - 06:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hemant

Last name

Rathod

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

It's not 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: Monday, 5 August 2024 4:19:31 PM

Submitted on Mon, 05/08/2024 - 16:19

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

2768

Please provide your view on the project

I object to it

Submission

I strongly object this planning as it will pose serious negative concerns for the already dense stanhope gardens 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: Monday, 5 August 2024 9:22:07 PM

Submitted on Mon, 05/08/2024 - 21:21

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

The Ponds 2769

Please provide your view on the project

I object to it

Submission

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam,

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood,

Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. I personally have direct relatives who would be impacted by this notion. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:18:52 PM

Submitted on Mon, 05/08/2024 - 21:18

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

2765

Please provide your view on the project

I object to it

Submission

I do not agree with the 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: Monday, 5 August 2024 9:17:30 PM

Submitted on Mon, 05/08/2024 - 21:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sanjit

Last name

Shingadia

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

There is not enough, road, school, hospitals services in the area to deal with that many more 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: Monday, 5 August 2024 9:17:30 PM

Submitted on Mon, 05/08/2024 - 21:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Logan

Last name

Hazzard

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

Problems with this proposal include lack of infrastructure to support proposed population, inadequate educational facilities, no plans to reduce traffic and a variety of other issues that are readily available on Facebook. Just a poor idea

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:17:20 PM

Submitted on Mon, 05/08/2024 - 21:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Maria

Last name

Adidjaja

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 whole idea is not great, our area is already dense enough. Adding more apartments will be chaos for parking around metro, traffic in Norwest, Old Windsor rd and Windsor rd are crazy & frustrating.

Please provide better solution first than just building and building. There are so many dodgy builders out there that making use this opportunity. Their quality are not good due to pressure to create more houses/ apartments.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:16:42 PM

Submitted on Mon, 05/08/2024 - 21:16

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

Please provide your view on the project

I object to it

Submission

Voting NO to the proposal rezoning.

My family strongly object to this rezoning proposal due to the current traffic situation and lack of sufficient infrastructure to take on such a massive intake of 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: Monday, 5 August 2024 8:53:42 PM

Submitted on Mon, 05/08/2024 - 20:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Linda

Last name

Fitzgerald

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 is not sufficient to accommodate the community/area at present let alone support this development. 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: Monday, 5 August 2024 8:51:54 PM

Submitted on Mon, 05/08/2024 - 20:51

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

1. With current lack of infrastructure (Roads, transport, shopping centre, schools, daycare, etc) adding new housing will only create issue in our life.

In plan we didn't find anything concrete as what and when will be provided.

2. In current traffic situation it takes 15 min in peak hours to pass old windsor road traffic light. Also way back from metro station in evening.

Adding thousands of new cars will create more issue.

We don't have enough space on roads to add that many vehicles on road.

3. As we have house in Stanhope Gardens which comes under community title.

In plan there is no clear communication as what will happen with houses which are under community titles and eventhough R4 will happen how it will be possible for 100% employee to agree on a single plan.

I think it will create more problem at personal and professional level.

4. At last, its our houses which will be demolished and new apartments will be created. Did govt consider what will happen to us? Where all of us will go and how we will able to buy new property with current inflation rate.

Also, its not mentioned anywhere how developer will buy land from us and how much compensation will be get. There are so many uncertainty in the plan and we are not sure what will happen with us.

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: Monday, 5 August 2024 8:38:10 PM

Submitted on Mon, 05/08/2024 - 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

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission

I object to it as the local areas are already overcrowded, especially public services such as schools, public transport and medical facilities. I don't think it's a sustainable project, serving the local 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: Monday, 5 August 2024 8:34:12 PM

Submitted on Mon, 05/08/2024 - 20:33

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

Glenwood NSW 2768

Please provide your view on the project

I object to it

Submission

The roads around the proposed area are at full stretch even with road works that are now almost completed.

20000 new residential apartments equate to at least 20000 more vehicles in the given area. There has been no straight-up information provided to the public on where all the vehicles will be housed which concerns me a great deal. I'm not fooled by the nice pretty pictures that the government is trying to sell us on.

I am also not fooled that new residents will not need a vehicle when living in the proposed area because of the public transport facilities.

I can't see this proposal being sustainable. The information provided for public viewing is inadequate. To me, Glenwood, Kellyville, and Bella Vista will have a population like

China. Can you imagine, At least 20000 new apartments, At least 40000 more people, and at least 20000 more vehicles(I Can)

So in light of all this, It's a BIG FAT NO from me.

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: Monday, 5 August 2024 4:16:17 PM
Attachments: [my-voice---kv-rezoning-proposal.pdf](#)

Submitted on Mon, 05/08/2024 - 16:15

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

Kellyville

Please provide your view on the project

I object to it

Submission file

[my-voice---kv-rezoning-proposal.pdf](#) (423.11 KB)

Submission

To Whom It May Concern,

I am writing to express my concerns and suggestions regarding the Kellyville and Bella Vista draft rezoning proposal currently on exhibition.

Traffic Concerns

Peak Traffic Issues: Has there been a thorough investigation into the current traffic conditions during peak hours? It is often extremely congested in the morning, with traffic jams extending from the train station to Windsor Road. Samantha Riley Drive is

particularly problematic, with roundabouts and all side roads heavily clogged.

Infrastructure Deficiencies

Current Infrastructure Challenges: The existing infrastructure is already inadequate. We lack essential facilities such as large public parks, shopping centers, police stations, patrol security, hospitals, and parking lots. This has led to situations where urgent issues cannot be promptly addressed due to the absence of nearby police stations and security patrols. Moreover, the parking lot at the train station is already full most of the time, making it difficult for residents to find parking spaces. How will the influx of new residents address these parking issues?

Community Safety and Construction Concerns

Community Safety: With the proposed increase in housing, how will the safety of our community be ensured? Additionally, during the construction phase, there are concerns about environmental impact, noise, and other potential issues that might exacerbate existing problems. What measures will be taken to handle these appropriately?

Utilization of Elizabeth Macarthur Estate

Alternative Zoning Proposal for Elizabeth Macarthur Estate:

We, the undersigned, oppose the current R3 zoning proposal for our property. We support R4 zoning or higher density for the following reasons:

Proximity to Kellyville Train Station: Being within 800 meters walking distance and close proximity to the Kellyville train station, it makes good planning sense to zone our property R4 or higher, rather than R3-medium density.

Viability Concerns: Relocating would not be viable due to the associated costs if our property is only zoned R3.

Accessibility: There is direct pedestrian access to Kellyville Metro station via existing pathways, creek crossings, and underpasses.

Development Opportunities: There is no community title land that would delay or hinder development opportunities.

Traffic Dispersion: The estate has convenient access to major arterial roads, ensuring easy dispersion of traffic.

Green Space Access: The Elizabeth Macarthur Creek corridor provides direct access to green space.

I agree to the above statement

Yes

To Whom It May Concern,

I am writing to express my concerns and suggestions regarding the Kellyville and Bella Vista draft rezoning proposal currently on exhibition.

Traffic Concerns

1. **Peak Traffic Issues:** Has there been a thorough investigation into the current traffic conditions during peak hours? It is often extremely congested in the morning, with traffic jams extending from the train station to Windsor Road. Samantha Riley Drive is particularly problematic, with roundabouts and all side roads heavily clogged.

Infrastructure Deficiencies

2. **Current Infrastructure Challenges:** The existing infrastructure is already inadequate. We lack essential facilities such as large public parks, shopping centers, police stations, patrol security, hospitals, and parking lots. This has led to situations where urgent issues cannot be promptly addressed due to the absence of nearby police stations and security patrols. Moreover, the parking lot at the train station is already full most of the time, making it difficult for residents to find parking spaces. How will the influx of new residents address these parking issues?

Community Safety and Construction Concerns

3. **Community Safety:** With the proposed increase in housing, how will the safety of our community be ensured? Additionally, during the construction phase, there are concerns about environmental impact, noise, and other potential issues that might exacerbate existing problems. What measures will be taken to handle these appropriately?

Utilization of Elizabeth Macarthur Estate

4. **Proposal for Elizabeth Macarthur Estate:**
 - We, the undersigned, oppose the current R3 zoning proposal for our property. We support R4 zoning or higher density for the following reasons:
 - **Proximity to Kellyville Train Station:** Being within 800 meters walking distance and close proximity to the Kellyville train station, it makes good planning sense to zone our property R4 or higher, rather than R3-medium density.
 - **Viability Concerns:** Relocating would not be viable due to the associated costs if our property is only zoned R3.
 - **Accessibility:** There is direct pedestrian access to Kellyville Metro station via existing pathways, creek crossings, and underpasses.
 - **Development Opportunities:** There is no community title land that would delay or hinder development opportunities.
 - **Traffic Dispersion:** The estate has convenient access to major arterial roads, ensuring easy dispersion of traffic.

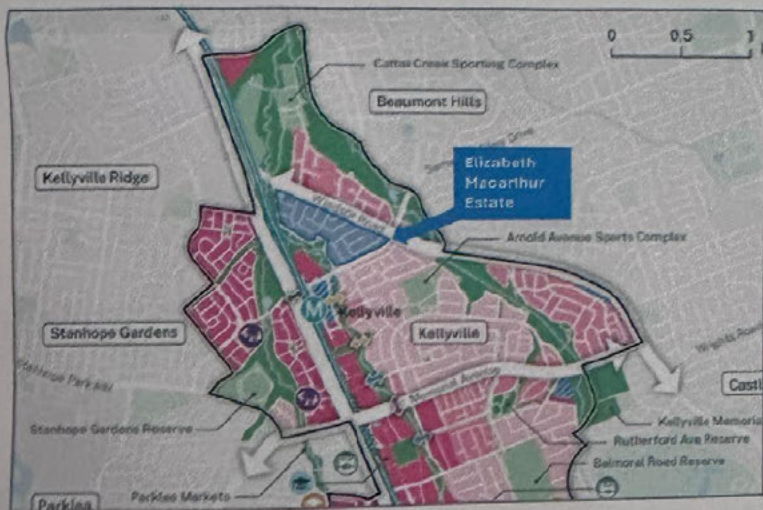
- **Green Space Access:** The Elizabeth Macarthur Creek corridor provides direct access to green space.

ZONING SUBMISSION TO NSW STATE GOVERNMENT FOR ELIZABETH MACARTHUR ESTATE
Online: via website, www.planning.nsw.gov.au/kellyville

I/we request the rezoning of Elizabeth Macarthur Estate to R4 zoning.

Reasons

- This land is located within the 400-800 metres optimal range from Kellyville Metro station.
- There is currently direct pedestrian access to the Kellyville Metro station via existing pathways, creek crossings and underpass.
- There is no community title land to delay or hinder development opportunities
- This estate has convenient access to major arterial roads ensuring easy dispersion of traffic
- The Elizabeth Macarthur Creek corridor provides direct access to green space



Elizabeth Macarthur Estate - the land bound by Windsor Rd, Samantha Riley Dr and Elizabeth Macarthur Creek

I/we the undersigned strongly urge that the State Government support an uplift in zoning for the Elizabeth Macarthur Estate to ensure the transition to higher density is achievable in the short timeframe available to meet the State Government housing targets.

Address	Signature

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:28:01 PM

Submitted on Mon, 05/08/2024 - 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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

Norwest suburb is already getting overcrowded with the upcoming 10+ apartments along Spurway Drive itself, and the small roads will not be able to handle the traffic. Please dont destroy Kellyville and Bella Vista area as well. Improve the roads along Old Windsor and Windsor first, the Metro trains are not cheap either and its cheaper for a family of 4 to drive rather than each paying for the expensive train.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:19:42 PM

Submitted on Mon, 05/08/2024 - 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

Kellyville NSW, Australia

Please provide your view on the project

I object to it

Submission

I have just read through the proposal. My first comment is the maps are unreadable and vague and have very little detail about road names and extent of the proposal.

The second comment I would make is I cannot believe you would consider building so much high density housing in such a small area.!

I have lived in the Hills area or nearby all of my life and can tell you this area is already overcrowded and current schools, shopping areas and even parks are often extremely busy and often overcrowded. The current carpark for the Metro are full by 7.30am, Norwest doesn't even have any car parking! The roads in the area are often chocked and it can take 30 minutes or more to travel a few Km.

This proposal does not involve building any new schools in the most effected areas! Where are all these thousands of new kids going to go to school? There is no room at Kellyville Public, The ponds already has over 2200 kids and Bella vista as i understand it is already

very full.

This housing plan has disaster written all over it and I beg you to reconsider before you ruin the area and the lives of all the current resident that live 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: Monday, 5 August 2024 8:12:37 PM

Submitted on Mon, 05/08/2024 - 20:12

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

The infrastructure in this area does not support a development of this capacity. The roads are already gridlocked, almost every day it is hard to travel through that area. There are not enough schools or any additional planned for the influx of new students, have not seen any plans to increase emergency services on the area (police/ambulance or fire) and there is no current local hospital to be available for the massive increase in 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: Monday, 5 August 2024 8:09:58 PM

Submitted on Mon, 05/08/2024 - 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

There is not enough infrastructure in the area to support more high rise apartments. In particular schools, even if half the residents have children there are not enough school places to accommodate them already. The local schools are already way over capacity. Build 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: Monday, 5 August 2024 8:06:20 PM

Submitted on Mon, 05/08/2024 - 20:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gillian

Last name

Dass

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 is close proximity to my child's school and I am concerned about the safety risk this new plan poses. Apart from congestion and thereby traffic issues it also impacts the fact that schools will be over crowded. This is unfortunately not what we signed up for in this 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: Monday, 5 August 2024 7:54:50 PM

Submitted on Mon, 05/08/2024 - 19:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Krysty

Last name

Doherty

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

5 August 2024

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are

no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:50:50 PM

Submitted on Mon, 05/08/2024 - 19:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Steven

Last name

Doherty

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville Ridge

Please provide your view on the project

I object to it

Submission

5 August 2024

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are

no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

Steve Doherty

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:46:11 PM

Submitted on Mon, 05/08/2024 - 19:45

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 object to it

Submission

Hello,

I live in a property that is directly affected by the proposed rezoning to high density.

My main concerns are:

1. The proposed existing dwellings that are rezoned to high density all are on the Blacktown side, and would mean reducing more affordable housing that already exists. As a home owner I am concerned if my property is acquired I will not be able to afford a comparable property, i.e. a house, in the area. And that the value of my property will be negatively affected.

I was disappointed to see individual houses identified within the boundary for rezoning,

yet the Parklea Markets site and neighbouring land, that is mainly vacant and within the radius of both stations was excluded.

2. With the rezoning on one side of the street would be low density and the other side will be high density, I don't believe this would be appropriate and the boundaries with lower residential should commence with low / medium density

3. The character of the suburb as a master planned development will be lost

4. I don't think this consultation has been clear or communicated to all affected stakeholders - my neighbours across the street were not aware of this proposal, yet my side of the street directly affected was letter dropped.

5. I am disappointed that Rouse Hill was not considered to support more high density development. Geographically it is not far from the Bella Vista and Kellyville stations - and Rouse Hill has opportunity with existing vacant land for high density - yet again over requiring land with existing 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: Monday, 5 August 2024 7:42:11 PM

Submitted on Mon, 05/08/2024 - 19:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anjouli

Last name

Aracri

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 amount of housing with no new schools 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: Monday, 5 August 2024 7:40:04 PM

Submitted on Mon, 05/08/2024 - 19:39

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

Stanhope gardens 2768

Please provide your view on the project

I support it

Submission

I am supporting to the 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: Monday, 5 August 2024 4:14:25 PM

Submitted on Mon, 05/08/2024 - 16:13

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

2155

Please provide your view on the project

I object to it

Submission

We need more nature and that has to be the priority, other developments should happen around a reserve or park.

The carbon footprint is off chart around hills areas and if we don't allocated spaces now, it'll be a big challenge in 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: Monday, 5 August 2024 7:36:54 PM

Submitted on Mon, 05/08/2024 - 19:36

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

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

I am a local resident and I am completely opposed to this development. There is not enough infrastructure in place to support the amount of additional residence.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:24:58 PM

Submitted on Mon, 05/08/2024 - 19:24

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

2155

Please provide your view on the project

I object to it

Submission

The amount of apartments that you are considering would further gridlock our already congested streets and roads. Let alone the already stressed amenities.

Unfortunately, thinking that because you build apartments near a train line, that everyone is going to catch the train it is sadly not the case.

The other concern is medical. Trying to get into local doctors has been getting harder and harder lately. This has been the case at number of medical centres.

I strongly believe that the state and local governments should fix the already stressed roads and basic services before considering creating more dwellings and breaking already damaged services. Stop putting the cart before the horse!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:19:10 PM

Submitted on Mon, 05/08/2024 - 19:18

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

Please provide your view on the project

I object to it

Submission

Hello, here is my thoughts on the draft.

We are Bella Vista residents. We don't understand why small properties in Glenwood are being proposed to change from R2 to R4. But the large properties near Sandstock Avenue / Hovell Way is not changing zoning?

Our properties are very close to the station and have bigger potential in the future. We should be considered for re-zoning to R4. 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: Monday, 5 August 2024 7:10:30 PM

Submitted on Mon, 05/08/2024 - 19:10

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

Privacy concerns, overcrowding

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:09:56 PM

Submitted on Mon, 05/08/2024 - 19:09

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I have the following concerns and objection:-

- There is not enough social infrastructure to meet the demand of the increased number of dwellings
- There is major pedestrian and vehicular constraints
- Endangers the local infrastructure and quality of life that has been cultivated

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:07:24 PM

Submitted on Mon, 05/08/2024 - 19:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Priyanka

Last name

Thakker

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

Totally oppose rezoning of this area, have recently started living because loved the way it is, there are roads jammed with traffic even with the current structure. Dont get parking at 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: Monday, 5 August 2024 6:58:36 PM

Submitted on Mon, 05/08/2024 - 18:58

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

2155

Please provide your view on the project

I object to it

Submission

I object to the plan as a home owner/resident in Bella Vista. In particular I am very concerned about the huge increases to previously proposed heights of buildings.

For example, the area in Bella Vista designated "R1" is going from 28m to 73.5m. This is opposite from where I reside and would result in high-rise buildings dwarfing over our existing apartment complex obscuring sunlight.

I am also concerned about such high density areas being too much of a burden on the areas infrastructure. Particularly traffic, public spaces are already being inundated.

Thank you for your work on this project and I hope you consider the impact this will have on the quality of life of those already residing 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: Monday, 5 August 2024 6:56:36 PM
Attachments: [rezoning.docx](#)

Submitted on Mon, 05/08/2024 - 18:54

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

Parklea, 2768

Please provide your view on the project

I object to it

Submission file

[rezoning.docx](#) (15.64 KB)

Submission

The submission file has been attached.

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5/8/2024

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighborhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to

accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

Communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic common sense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favoring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighborhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

Considering these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

A solid black rectangular box used to redact the signature of the author.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:55:54 PM

Submitted on Mon, 05/08/2024 - 18:55

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

2765

Please provide your view on the project

I object to it

Submission

There is already a huge amount of pressure on roads and public transport in the area. The car parks at metro stations are full before 8am on weekdays already. There's no capacity for more commuters. There are not enough public schools to serve more residents. Schools in the area are already significantly oversubscribed. This is another ill thought out plan, the infrastructure in the area is already struggling with the amount of development. Unless significant investment is made into infrastructure up front, the volume of traffic will lead to gridlock around the area and services will not cope with extra 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: Monday, 5 August 2024 6:54:47 PM

Submitted on Mon, 05/08/2024 - 18:54

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

2155

Please provide your view on the project

I object to it

Submission

To whom it may concern,

As a homeowner living in the area which will be affected by the new zoning proposal around Bella Vista station, I object to the new proposed heights of buildings along Free Settlers Drive. The current height of the multi-residential buildings along here is 16m, and many units face the metro with only this west facing aspect providing ventilation and light. The proposed 73.5m development will block a high proportion of sunlight and significantly impact our quality of life.

In addition, the traffic on Balmoral Rd during peak hour already makes it difficult to enter or exit our street, adding such a high quantity of homes in the area will surely negatively affect 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: Monday, 5 August 2024 4:08:29 PM

Submitted on Mon, 05/08/2024 - 16:08

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

My objection relates to that on perfection avenue. This road is extremely busy during peak hour and school drop off and pick up times as it is. This new zoning is poor planning for an estate like Stanhope gardens. Schools in the area can't cope with the current residents in the area. I ask anyone involved in the planning to drive down perfection avenue during peak school times

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:54:22 PM

Submitted on Mon, 05/08/2024 - 18:54

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

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

We do not support the draft proposal as it currently stands in relation to Bella Vista.

if land 1200m from the station is being re-zoned as part of the state government program.

then we put forward that the neighbourhood bound between:

Balmoral Road

Free settlers drive

And Garden view circuit

Must all be re-zoned R4 with and minimum FSR of 2.5:1.

Most of our properties are between 500m and 800m of the metro.

There is no reason why we should not be included. We are planning for 2041 and we cannot hold back current zoning just because our properties were initially zoned in 2008 when there was no metro.

Now there is a metro! So we must be bold in our future planning otherwise we as a community will be trying to fix mistakes later.

Additionally I would like to state that the proposed Glenwood zoning doesn't really make sense. many of these are very small properties like 350 square metres.

Our pocket in Bella Vista are all 700 square metre properties.

once again please consider us for re-zoning to R4 and FSR 2.5:1. we are planning our neighbourhood for 20 years from now, not just today.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:52:18 PM

Submitted on Mon, 05/08/2024 - 18:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gurdeep

Last name

Singh

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 concerned that these areas are already at their capacity in terms of open space available for families to share, traffic is at all time peak in Windsor and old Windsor road. Going to near by shopping Center is a pain over the weekend due to traffic. 21000 is a lot homes, for these suburbs, we should look to opportunities to build new suburbs rather than overloading already busy suburbs. We need more shopping experience and life style choices in Kellyville and Bella vista precinct. There is a parking shortage in metro stations and going in and coming out of the stations are currently a big problem during peak hours. Once metro goes to central more people are expected to use metro, hence more parking will be required. I am seriously worried but this planning. It would be great we look for opportunities to expand new suburbs so that rather than putting extra population in existing suburbs we expand the 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: Monday, 5 August 2024 6:35:05 PM

Submitted on Mon, 05/08/2024 - 18:34

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 object to it

Submission

Streets are too narrow. People will be visiting leisure centre and shops from new developments streets will not be able to manage.

Road congestion is intolerable

Schooling. Previously 3 planned schools (2x primary 1x high school) for stanhope have been sold off, high school at ponds over capacity with in its first year.

This will be against the open area master plan we purchased our houses from

This is against the character 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: Monday, 5 August 2024 3:57:42 PM

Submitted on Mon, 05/08/2024 - 15:57

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

FAO Dept of Planning.

Re: TOD rezoning of Kellyville and Bella vista

Dear Sirs,

Thank you for your postal correspondence for TOD rezoning program for Kellyville and Bella Vista.

I am a property owner living in Stanhope Gardens and will be badly affected by your rezoning program therefore I oppose the proposal.

My submission herewith is not on the general issues such as additional noise, traffic or pollution, but would like to raise a general social issue which will result from your rezoning program and will badly affect the community.

1- You call yourself Dept of Planning, but I can see “no planning” or only “bad planning” coming out. You have already zoned Stanhope Gardens as low density residential R1, and now you are changing your mind and plans.

We bought the property because the area was low density and suitable to our needs. I am retired and plan to stay here for the foreseeable future.

2- By changing the zone from low density to high density residential you will send the developers round. As some owners have no intention to sell , you will create an acrimonious split in the community with a result of creating an uneasy community environment and drop in property values.

3- It is expected that plans coming out of Dept of Planning are well considered and well planned so that they do not need to be changed every now and then.

I suggest/consider the rezoning program will be more logical for the communities like ours if it leaves the built up areas alone and plan on the non-built areas and free lands.

Talking to others, there are numerous owners which have the same view, do not intend to sell as this will cause them a considerable trouble and discomfort.

Thank you for your attention.

Sincerely

A black rectangular redaction box covering the signature of the person.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:55:50 PM
Attachments: [kellyville-and-bella-vista-state-led-rezoning-proposal.docx](#)

Submitted on Mon, 05/08/2024 - 15:50

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 2768

Please provide your view on the project

I am just providing comments

Submission file

[kellyville-and-bella-vista-state-led-rezoning-proposal.docx](#) (1.41 MB)

Submission

We live very close to K8 area which covers Blacksmith Close, Aberdeen Place & Guernsey Way in Stanhope Gardens 2768.

Our streets have the oldest houses (20 Yr old houses) in this area.

We are requesting NSW Planning department to include our area in K8 and allow for rezoning.

We support our streets to under high dense rezoning.

This isolated cul-de-sac pocket touches Stanhope Parkway and Sunnyholt Rd

We walk to Kellyville metro station which takes around 10-12 minutes.

Please survey and make a decision.

I agree to the above statement

Yes

We live in below area circled in green. This isolated cul-de-sac pocket touches **Stanhope Parkway** and **Sunnyholt Rd**

Blacksmith Close , Aberdeen Place & Guernsey Way in Stanhope Gardens 2768

Our streets have the oldest houses (all 20 Yrs+) in this area.

We are requesting NSW Planning department to include our area in **K8** and allow for rezoning.

Majority of owners support our streets to under high dense rezoning.

We walk to Kellyville metro station which takes around 10-12 minutes.

Please survey and make a decision.



Block investigation area – K5, K6, K8

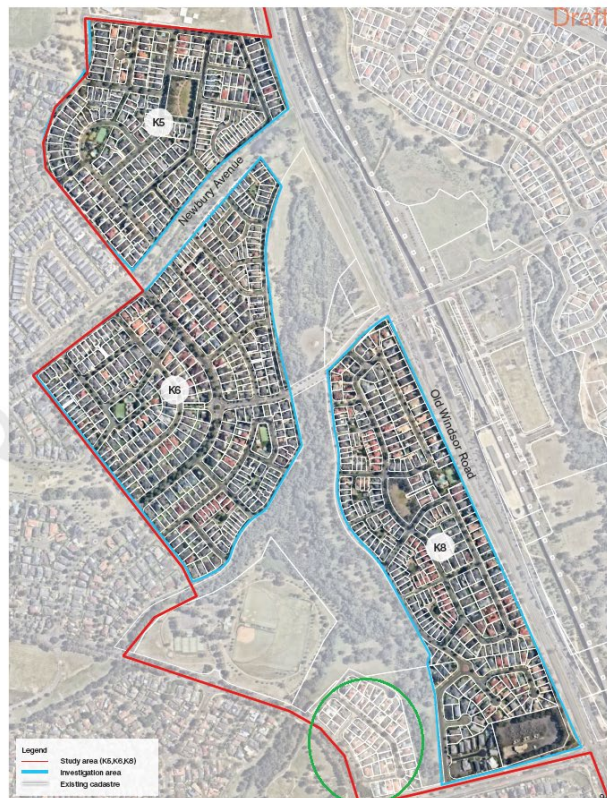
Urban Design key findings

- Block K5, K6 and K8 are located west of Old Windsor Road and have the opportunity to be highly walkable to the station, within 5-10 minutes. Currently there are limited crossing opportunities across Old Windsor Road to access the station.
- Some areas are under community title which may impact on redevelopment opportunities. Further study will be required to understand these development constraints. These areas will require a master planned approach considered with respect to community title boundaries.
- The blocks currently contain shallow lots (~30m) and very narrow streets (~13m lot to lot) which may impact on the type of built form possible. This would need to be considered alongside built form scale and height of development that is appropriate for the context.
- Along with improved streetscape and pedestrian connections, there is also an opportunity to compliment future renewal within this area with enhanced open space, particularly along the riparian corridor and Stanhope Gardens Reserve.

These investigation areas will be further explored at a future stage.

Figure 43. Blocks K5, K6 and K8 for future investigation

Kellyville and Bella Vista State-led Rezoning Department of Planning, Housing and Infrastructure (DPHI)



I live in below area circled in green.

cul-de-sac : Blacksmith Close , Aberdeen Place & Guernsey Way in Stanhope Gardens 2768

Our streets have the oldest houses (all 20 Yrs+) in this area.

We are requesting NSW Planning department to include our area in K8 and allow for rezoning.

Majority of owners support our streets to under high dense rezoning.

Please survey and make a decision.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:48:53 PM
Attachments: [walk-way-to-station.pdf](#)

Submitted on Mon, 05/08/2024 - 15:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gagandeep singh

Last name

sohi

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 file

[walk-way-to-station.pdf](#) (1.41 MB)

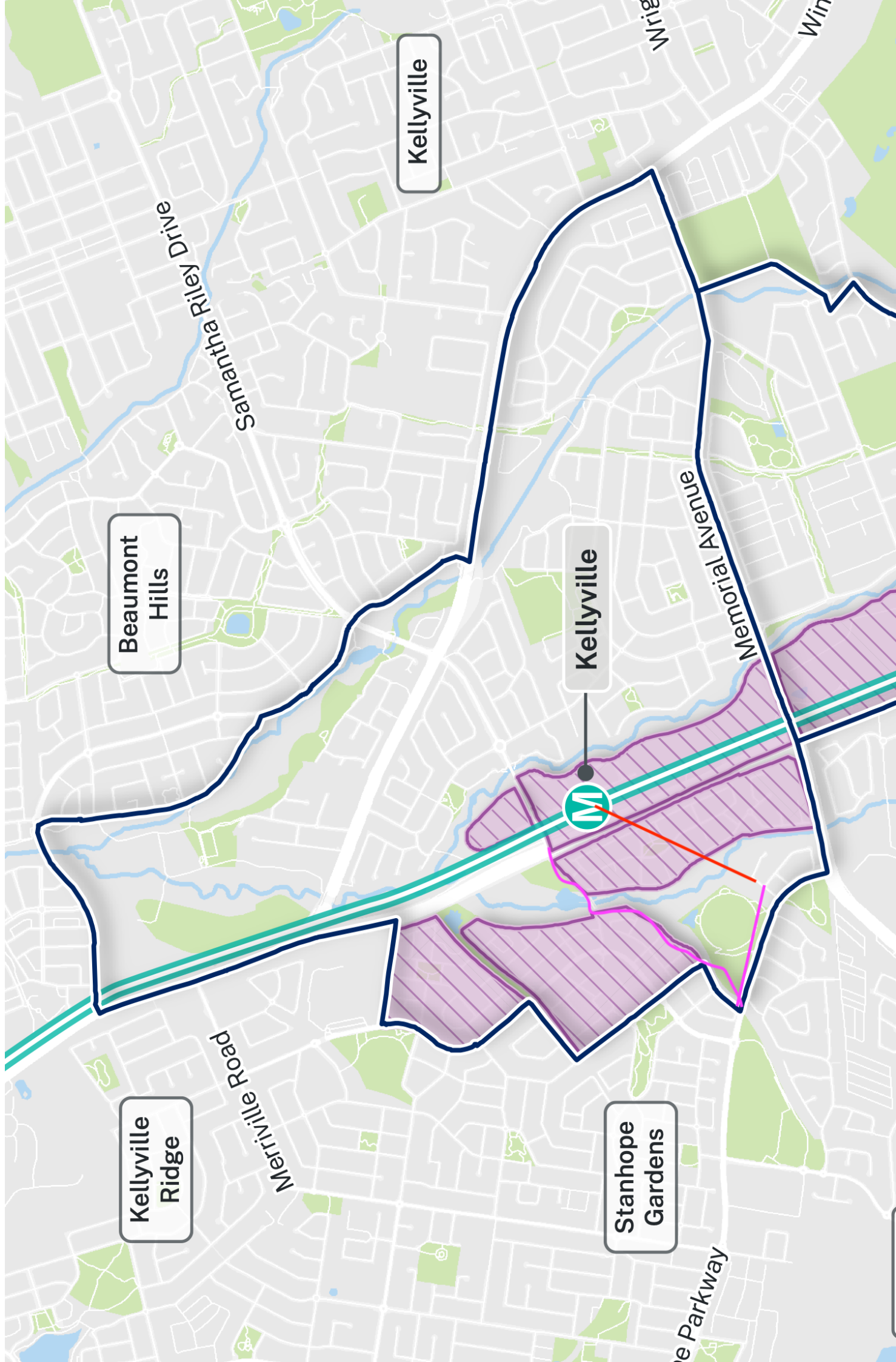
Submission

Hi,

Thanks for giving us an opportunity. We were looking for this from couple of years. We really want a walk way from "blacksmith close" stanhope gardens to Kelly ville station. From this street station is just 500M away but current routes calculate to 2KM. I have shared a PDF in which drawn a walk path/way which can reduce this from 2KM to 500M. in future if you also consider this pocket for high rise this pathway will be an advantage. Please consider this for the residents of "blacksmith close" and "Aberdeen PI" stanhope gardens. Currently we are not able to use metro much but once this pathway is open we will prefer metro over.

I agree to the above statement

Yes



Kellyville

Beaumont
Hills

Kellyville

Kellyville
Ridge

Stanhope
Gardens

Samantha Riley Drive

Merriville Road

Memorial Avenue

e Parkway

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:25:44 PM

Submitted on Mon, 05/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

This will drastically change the area. Low budget houses mean low income families and a whole different vibe and social issues. Keep the apartments limited to a few stations like castle hills show ground Notwest etc where there are existing commercial and historical high density zoning.

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: Monday, 5 August 2024 3:48:35 PM

Submitted on Mon, 05/08/2024 - 15:48

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

2768

Please provide your view on the project

I object to it

Submission

This is relating to rezoning proposal for the Glenwood area. Our house is in the middle of the rezoning area where building will go to 29metres. The bottle necks to get into Glenwood will not cope with more residents. There is no evidence that the influx of new residents will make use of the metro, thus adding to the road congestion to get in and out of Glenwood. Having additional buses to the metro will create even worse gridlock on the incline at Miami St to cross Old Windsor Road.

There need to be more open spaces, with better lighting and better playgrounds for all the children.

Living here will be a nightmare for all the households not interested in selling up at the beginning.

The influx of residents in apartments will also bring increased crime and violence. I'm not keen on that.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:48:00 PM

Submitted on Mon, 05/08/2024 - 15:47

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

2762

Please provide your view on the project

I support it

Submission

Hi - I support the plan how'ever government must ensure that there are enough funds to spend on to widen the road, and public facilities such as open park etc are build in near by areas. 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: Monday, 5 August 2024 3:41:15 PM

Submitted on Mon, 05/08/2024 - 15:41

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

GALSTON

Submission

I frequent the Hills District and the specific areas relating to this proposal on a regular basis and run a business directly linked to this vicinity. These areas don't currently cope with the amount of residents - traffic is atrocious on all major roads in the area, creating rat runs which cause further issues. Schools are heaving already. Who in their right mind would think this is a good idea without the need for significant expenditure of infrastructure and roads?!?! No one who has come up with this preposterous plan must live in the Hills or you would know full well there is absolutely ZERO way this area could cope with this. Do better by those living in these areas. This is absolutely not what locals want or need. Go back to the drawing board and actually think about what you're proposing!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:50:17 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

2155

Please provide your view on the project

I object to it

Submission

The local roads do not support that many new homes. The morning & afternoon peak traffic times are going longer each year. Even if the new homes are near the stations each new home would have at least 1 car

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:24:14 PM

Submitted on Mon, 05/08/2024 - 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

Please provide your view on the project

I object to it

Submission

I would make this submission to object the proposed high density rezoning of Glenwood for the following reasons:

1. Glenwood takes pride in being a quiet, family friendly and safe suburb that has a close knit community. Lot of the residents have chosen to live in this suburb for those reasons. The high volumes off additional residents would completely change the community culture of this suburb in a negative way. Therefore I strongly urge to revise the proposed number of apartments, height of apartments to be under 6 storeys and reduce the areas dedicated for R4 that is closest to the Metro only.
2. Glenwood has 4 access points. Glenwood residents already struggle during peak ours to get in and out of Glenwood. The access points will need to at least tripled for to cater for the proposed population. However, this would have an impact on the community feel we have built up over the years with the additional access points significantly increasing traffic using Glenwood as a thoroughfare.

3. Current road networks in Glenwood are narrowly designed for low resident living. If apartments are to be built in Glenwood both primary roads and roads near apartments need to be widened.

3. Parking

a. With the anticipated population growth, please ensure adequate parking is allowed. Even if people use Metro for work, most people will still own at least 2 cars to do shopping, school/daycare drop offs, appointments etc. Metro is good but not that good.

b. Ensure there is adequate public parking near the metro access points from Glenwood to general public. Currently people park on street near these points obstructing residents near by.

4. Access to Metro - although some parts of Glenwood belong to the 1200m radius, in practical sense, it takes more time than anticipated to access the Metro from Glenwood.

This is due to:

- only having one over pass over old Windsor road. There needs to be more than one place to cross the old Windsor Road.

5. Amenities. We have very limited amenities in Glenwood as is and it is not able to cater for a greater population. Already childcare centres have 2 year wait lists, schools are full, only one local restaurant, shopping centre is too small already and car park is hard too busy and poorly designed. It works be great for the ground level of some of the taller apartments to have amenities such as cafes.

6. The height of apartments should be staged so that those closest to metro access points being the tallest and ones near the border of higher density zones being town houses or terraces, so it doesn't impact the privacy of pre existing houses just outside the proposed high density zone.

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: Monday, 5 August 2024 3:19:25 PM

Submitted on Mon, 05/08/2024 - 15:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sailesh

Last name

Chauhan

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

Happy to proceed as long as the price is right

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:15:05 PM

Submitted on Mon, 05/08/2024 - 15:14

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

No one in this community wants this, we've taken our fair share of over development. Developing us even more but providing no additional infrastructure like schools or extending roads will only make this area more unbelievably dense as it is.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:09:41 PM

Submitted on Mon, 05/08/2024 - 15:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ravi

Last name

Natarajan

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 schools in these areas are already over crowded. There are teachers unavailability too. With 20000 new homes we expect at least 5000 new kids and with current infrastructure we need a minimum of 20 years to increase the school capacity. The road development moves at snail pace and nowhere near to handle such influx of 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: Monday, 5 August 2024 3:07:13 PM

Submitted on Mon, 05/08/2024 - 15:07

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

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

Whole place would become extremely congested

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:04:39 PM

Submitted on Mon, 05/08/2024 - 15:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lauren

Last name

Seale

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

I am in support of the rezoning around the 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: Monday, 5 August 2024 5:22:22 PM

Submitted on Mon, 05/08/2024 - 17:22

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

2154

Please provide your view on the project

I object to it

Submission

The NSW Governments ambitious plan to build 28000 houses without appropriate infrastructure is going to be detrimental to the community. I travel to the city using the public transport as well as I drive. The traffic in and around the area is at its peak and building more houses will only add to the existing traffic. In addition, I understand that the idea is to build around the metro, however the car parks around the metro are filled at 8am. The government should also build schools, parks and recreational centres, if not we are creating housing farms with no real quality to life.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:04:10 PM

Submitted on Mon, 05/08/2024 - 15:03

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 object to it

Submission

Due to the lack infrastructure the community struggles already with the amount of traffic.
Also not enough schools or green 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: Monday, 5 August 2024 2:57:59 PM
Attachments: [submission-letter.docx](#)

Submitted on Mon, 05/08/2024 - 14:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Chang

Last name

Liu

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 file

[submission-letter.docx](#) (1.85 MB)

Submission

I am a resident of Glenwood and my property is short walk to the rezoning area. I am also an urban designer in practice and disappointed to see the approach DPHI is taking. Further details are included in the submission letter attached, and below is a small summary of my thoughts.

In principle, I am not against densities in this area - I do think more population/jobs are needed to support the metro and vitality of the precinct.

However, the proposal in its current form does not address the urban/social/traffic impacts adequately. Nor does it commit to any improvement in response to the housing uplift.

The rezoning of the precincts will affect large amount of current residents as well as tens of thousands of future residents. So all decisions should be made seriously to ensure a high quality neighbourhood is delivered, which unfortunately is not the path this project is heading right now. To me, the two issues with the current phase are:

- Lack of masterplan level testing, no solid evidence that the precinct delivery is of high-quality, this should be tested and exhibited prior to adoption of the zoning changes, a few issues include:

- a. Lack of transition in height and density from the station to outskirts of the rezoning area
- b. Lack of demonstration on movement/active transport strategies in the studies to facilitate a smooth movement network across the precinct

- The potential traffic and open space improvements are not translated into relevant planning controls or investment commitment, such as:

- a. Social infrastructure such as open spaces are not committed on zoning maps,
- b. Lack of commitment on improvement of road/public transport infrastructure.

I hope the project could slow down and make sure the steps/testings are taken and committed seriously. Rushing it will not benefit anyone in the long term. The process should be extended for another 6-12 months for further testings and studies.

The Department should also educate the residents well on what rezoning might mean to them to avoid issues. For instance, a few developers have approached residents in the area, almost threatening them to sell the property – what the residents heard from these developers is that, if they don't sell now, the land values would be so high to a point where the residents could not afford to pay the council rates anymore and they will be forced to sell eventually.

If these issues are not addressed, I can foresee a poorly delivered neighbourhood and it is extremely frustrated that our hard-earned home and the neighbourhood we love so much will end up being the victim of a hasty disastrous chaos.

I agree to the above statement

Yes

I am a resident of Glenwood and my property is short walk to the rezoning area. My comments are mostly specific to BV17 and BV18a precincts.

Firstly, I want to establish that in principle I am not against having more density in this area as I do see this as an opportunity to improve the vitality of the place and better utilise the convenience brought by the Metro. **However, upon reading the exhibited studies, I am disappointed to find out that the proposed rezoning is poorly justified, also it lacks the commitment to new infrastructure to support the growing population. In this regard, I have to say I'm against this proposal in its current form.**

Upon reading the Architectus report, it is clear that the study is simply a capacity testing rather than a rigorous process to develop an urban outcome that is sympathetic to the surrounds, nor does it provide any evidence that the proposal could provide a high-quality living environment for both existing and future residents. **More specifically, BV17 and BV18a precincts are clearly not masterplanned and following key issues are not addressed at all:**

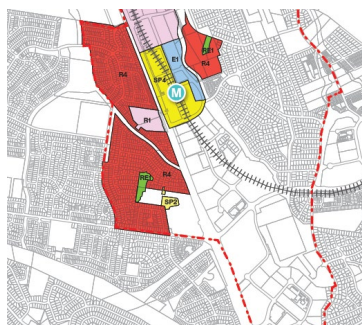
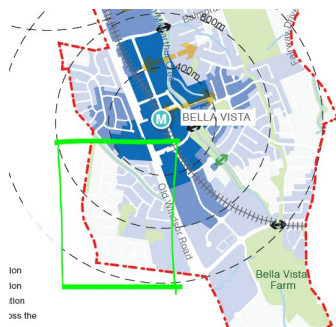
Built Form Arrangement

The rezoning outcome depicts a flat 9 storey urban form within BV17 and BV18a precincts without any transition to the surrounding low density neighbourhood in height. To be fair, this might be OK for BV18a precincts when it borders open spaces/natural reserves, however it is a horrible urban design outcome in the case of BV17, especially when the 9 storey apartments adjoin low-rise dwellings, i.e. southern and western boundaries. This will surely increase community resistance, also, it gives an imbalanced streetscape and a not so appealing urban landscape.

On page 21 of the Architectus report, the ped shed analysis demonstrates the walking catchment up to 1200m. In the bottom left snip below, it is evident that there are large parcels of lands within the study area that fall outside the 1200m walking catchment from the station (circled in green). The high density apartments located far away from the metro station will inevitably lead to people having to drive to public transport, and thus increasing traffic load on the road.

It is fair to decrease the density in the areas outside of 1200m walking distance to reduce the amount of people living outside of walking distance to public transport. A possible outcome for these areas could be medium density developments such as terraces/townhouses, which also help to provide better streetscape and transition in scale.

If DPHI struggles to achieve the dwelling target, more density could be also sought from eastern side of the station, where large amount of houses are within 1200m walking catchment and have better access to more diverse open spaces (BV11 and 9). The community information session claimed these areas were not considered for uplift because these areas are newer. This is true, **however note BV 17 and 18a are also reasonably new (mostly within 20 years of age) hence this shouldn't be the reason that stops from investigating areas like BV11 and 9.**



Movement network and vehicular circulation

Current streets in Glenwood are famous for being narrow and not well connected. There are large numbers of cul-de-sacs in the area and vehicular circulation is heavily reliant on Glenwood Park Drive-Meurants Lane circle, which connects directly to Norwest Boulevard and Old Windsor Road. Queueing could be easily over 300m in morning peaks at intersections and I have seen at multiples occasions when the queueing is even beyond 1km.

However, the study does not demonstrate how vehicular circulation work in the future, nor does it provide any commitment to addressing these issues via planning instruments or infrastructure commitment:

- The existing local streets in BV17 and BV18a precincts are typically around 13-14m with few exceptions of 15m. According to TfNSW's Movement and Place framework, if unwidened, ALL the streets in these areas will eventually become "Yield Streets". A few typical Yield Street examples that TfNSW gave in urban environment are: Junior Street, Leichhardt; Marr Street, Wollongong; Jauncey Street, Hillsdale; and Evans Road, Rushcutters Bay. These streets are more or less around these widths but the associated urban character are significantly less dense.
- The potential traffic issues brought by the narrow street and dense population could be further exacerbated by the disconnected street networks. The vehicles will likely be forced to use the same routes simply because of the lack of options to both travel within the neighbourhood and out to the external main roads.
- Jacobs Report identifies solutions such as providing additional bus services, mode shift, increase permeability and active transport links. These are great initiatives but similar to all the studies presented, they lack solid proposals and are mostly "in-principle" solutions. Considerations should be given that, even if people choose to take metros or buses in the future, lot of us still need to drive to Bella Vista Station and this itself could put significant pressure on the road system. Hence I think this issue shouldn't be taken lightly and they need to be better coordinated with the urban design and social impact studies for the community to explore and provide constructive feedbacks on.

Given the above, from movement perspective, I am concerned that the development and the poorly managed infrastructure on traffic could contribute to a very congested neighbourhood. This is not desirable for both the existing and future residents, and not sustainable either. The rezoning should be tested at masterplan level to ensure a smooth movement network that offers connections across various level facing all users including drivers, cyclists and pedestrians. Also, the traffic study should be better coordinated with urban design investigations to find better solutions to not further exacerbate the traffic congestion. For example:

- **Think about adopting planning controls to enforce land dedication to facilitate road widening/through connection.**
- **demonstrate how the access to public transport will be improved on paper, and**
- **Transport planning and urban design should be coupled with road cross-section design to ensure the streets across hierarchy make efficient use of land and also, provide sufficient space for safe and accessible cycling and walking connections.**

Open Space Provision

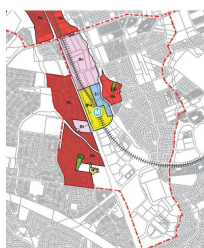
Cred's report identifies open space opportunities as below. It is evident that western side of Old Windsor Rd has significantly less open spaces than the other side. In this regard, BV9 and BV11 should have better opportunities to increase density to utilise the open space rather than BV 17 and 18a.

I'm excited to see the stormwater discharge being embellished and the recommendation for a new local park, but I am also concerned that these spaces are not reflected on zoning so the delivery is not guaranteed. Meanwhile I want to see better crossings across the linear park to facilitate better pedestrian connection to the station.



Misleading zoning/FSR information

A series of planning controls are presented below. I am confused about the planning controls on the R1 lands adjacent Bella Vista station. These lands have 73.5m height limit and 1:1 FSR, which appear to be an error.



Floor Space Ratio



Height of Building

Conclusion

As I've stated, I am not against having more density in this area. But as a once in a generation program, the decision making should be more rigorous. The built form, traffic consideration and open space improvement are not carefully considered or tested as I am aware the work was undertaken in extremely short timeframe for very large chunk of work.

The precincts will affect large amount of current residents as well as tens of thousands of future residents. So all decisions should be made seriously to ensure a high quality neighbourhood is delivered, which unfortunately is not the path this project is heading right now. To me, the two issues with the current phase are:

- **Lack of masterplan level testing, no solid evidence that the precinct delivery is of high-quality, this should be tested and exhibited prior to adoption of the zoning changes, a few issues include:**
 - **Lack of transition in height and density from the station to outskirts of the rezoning area**
 - **Lack of demonstration on movement/active transport strategies in the studies to facilitate a smooth movement network across the precinct**
- **The potential traffic and open space improvements are not translated into relevant planning controls or investment commitment, such as:**
 - **Social infrastructure such as open spaces are not committed on zoning maps,**
 - **Lack of commitment on improvement of road/public transport infrastructure.**

I hope the project could slow down and make sure the steps/testings are taken and committed seriously. Rushing it will not benefit anyone in the long term. The process should be extended for another 6-12 months for further testings and studies.

The Department should also educate the residents well on what rezoning might mean to them to avoid issues. For instance, a few developers have approached residents in the area, almost threatening them to sell the property – what the residents heard from these developers is that, if they don't sell now, the land values would be so high to a point where the residents could not afford to pay the council rates anymore and they will be forced to sell eventually.

If these issues are not addressed, I can foresee a poorly delivered neighbourhood and it is extremely frustrated that our hard-earned home and the neighbourhood we love so much will end up being the victim of a hasty disastrous chaos.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:57:29 PM

Submitted on Mon, 05/08/2024 - 14:56

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

Bella Vista

Please provide your view on the project

I object to it

Submission

We are living on New Holland Drive, Bella Vista. We are curious why we have not been considered for re-zoning to R4 due to our great location nearby to the station. Our community wants to be re-zoned R4 with Floor space ration 2.3:1 - Same as 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: Monday, 5 August 2024 2:49:03 PM
Attachments: [glenwood-zoning-objection.docx](#)

Submitted on Mon, 05/08/2024 - 14:48

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 2768

Please provide your view on the project

I object to it

Submission file

[glenwood-zoning-objection.docx](#) (17.88 KB)

Submission

My Objection to the Rezoning of Glenwood is attached.

I agree to the above statement

Yes

Objection to the Rezoning of Glenwood

I would like to lodge this objection to the rezoning of Glenwood.

I live within the area to be rezoned and have several issues with this as follows:

- The suburb is quite young, just 25 years old roughly and people have invested heavily in their properties with an understanding that they had other house type dwellings as neighbours. Rezoning will allow for the construction of high rise apartment blocks that could be on a neighbouring property. People did not buy their homes knowing this could be the case. It is like changes the rules half way through the game.
- This high rise construction will interrupt views from people's houses. We never purchased our house with an intended view of a multi story apartment block. This will destroy the area and communal feeling of the suburb.
- Our area has suffered for many years with a lack of public transport. Finally the Metro was installed to relieve this and these proposed changes will destroy a suburb and the metro will be overloaded with passengers.
- The roads surrounding and within Glenwood now cannot cope and certainly couldn't cope with another 20,000 homes or 50,000-80,000 people. No matter what ideas can be thought up, the roads just do not have capacity for this and widening a section we have seen is not a solution. This has been done recently at Sunnyholt and Old Windsor Road and the traffic just bottlenecks further down the road.
- We currently live 1km from Parklea Public School and it already takes 12 mins to drive to this school. This equates to driving at 5km per hour! Building a further 20,000 new homes means the road system will not cope and all residents will pay the price for this.
- The local schools and hospitals are just barely keeping up with demand. Building a new hospital in Rouse Hill has been discussed for so long and even if it gets built it will be years away. Then it needs to be adequately staffed and we have all seen people walking away from the medical industry since covid. This also applies to school teachers. You cant find enough of them for the schools we already have!
- The local shopping centre is already too small for Glenwood and privately owned. They don't have any additional land to increase the size of the centre.
- I understand no one is forcing anyone to sell but those who don't will have to live through demolition and construction for years to come. Again not fair to residents that have made their homes here.
- I understand that Valentines Sports Park is being rezoned also. This was gifted land for sports fields and should be zoned accordingly that it remains as green space.

- My information is that if rezoning occurs, Council rates increase. This is absolutely absurd and if correct needs to be stamped out. No one should be out of pocket for something the people don't want.
- I don't want this rezoning at all however if you are going to proceed and not listen to residents which I suspect is the case then consider limiting the rezoning to 500m from the Metro. No one is walking 1.2km to the station.
- Secondly, why would you not leave the rezoning of Glenwood alone and instead push for the use of the wasted land in and around Parklea Markets. This is an eyesore anyway so why not utilise this underutilised area? I know its outside of your 1.2km distance but it is only an additional 200m and it would mean residents are left in peace whilst construction is much easier and the site more accessible.

Anyway I feel writing this is futile though I hope someone in the planning department can understand people didn't come to Glenwood to live next door to highrise apartments that will devalue the entire area. It is the community who will suffer, who will have to live through this.

Again, you are trying to change the rules once the game has started! Please reconsider.

Thankyou

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:45:53 AM

Submitted on Mon, 05/08/2024 - 07:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Suen Ying

Last name

Choy

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

Traffic can't cope 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: Monday, 5 August 2024 7:18:59 AM

Submitted on Mon, 05/08/2024 - 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

2768

Please provide your view on the project

I object to it

Submission

I hereby object to the re-zoning of Glenwood, our green areas are what make this place better

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:21:49 AM

Submitted on Mon, 05/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

Key objection points -

Total number of proposed are deswellings too high. This proposal will bring additional 90,000 people to this area and at least 30,000 additional motor vehicles which is too much for such a small area.

Kellyville is a suburb, five years ago we built the house based on the suburb profile with understanding future development plan's of council. State Governments proposed plan is treating it as CBD.

Building too many high-rise buildings will have adverse impact on the area and seems like State Government is just dumping nearly 100K people in such a small 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: Monday, 5 August 2024 12:32:55 PM
Attachments: [heritage-item-history-report---3-maley-grove_0.pdf](#)

Submitted on Mon, 05/08/2024 - 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

Glenwood, 2768

Please provide your view on the project

I object to it

Submission file

[heritage-item-history-report---3-maley-grove_0.pdf](#) (373.81 KB)

Submission

We are owners of [REDACTED], a non-commercial heritage listed item on Blacktown LEP 2015, Item 27. It is therefore of local historical significance and as such, we object to the development of mid-high density properties on the land or in the vicinity of it, in order to preserve 'Isabella' for future generations. Please see attached Heritage Item History of [REDACTED] for further detail.

One area to consider for development could be the land linked with Parklea Markets? It is in need of replenishment and is in between both Kellyville and Bella Vista metro precincts. Could the land be split between building a multi-story car park for the markets plus

residential apartments?

I agree to the above statement

Yes

Item Details

Name

House

SHR/LEP/S170

House

Address

Local Govt Area

Blacktown

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
		GLENWOOD/NSW/2768	Blacktown	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

"Isobella" is a highly significant and intact example of an Arts and Crafts bungalow farmlet home, once prominent along Windsor Road. The house represents the small farms along Windsor Road that were established from the early colonial era as emancipists farmlets, and then over the 19th century developed into small farms servicing the growing Sydney community. The house is a rare remaining Windsor Road farmlet cottage in the area.

Criteria a)

Historical Significance

██████████ is of historical significance to the Parklea area as a rare remaining Farmlet Cottage dating from the development of the area into small farms and market gardens along Windsor Road from the establishment of the colony and through the early 20th century.

Criteria b)

Historical Association Significance

The property at ██████████ has an association with John and Elizabeth Gray, emancipist convicts who were sufficiently good managers to obtain good positions in the new colony. The property marks the example of the new fortunes that could be gained by enterprising new settlers.

Criteria c)

Aesthetic/Technical Significance

The house is a rare and intact example of a federation / arts and crafts bungalow in the Blacktown Local Government Area. Further research is required to establish any connection with a designer or builder.

The house contains significant interiors and exteriors.

Criteria e)

Research Potential

The cottage has research potential as an arts and crafts styled cottage in western Sydney. Former interior finishes and fixtures may reveal more detail about the Arts and Crafts Style.

Criteria f)

Rarity

The cottage is a rare example of an Arts and Crafts Federation bungalow in the region. The cottage is also a rare remaining example of the farmlet cottages selling produce along Old Windsor Road which characterised the district throughout the 20th Century until suburban redevelopment in the late 1990's.

Criteria g)

Representative

Isobella cottage is a highly representative example of the Arts and Crafts Federation bungalow style that had popularity amount privately designed homes of the middle class around the turn of the 20th century.

Integrity/Intactness

The building is highly intact / curtilage is severely diminished.

Owners

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

A single storey brick federation bungalow building has a galvanised iron pyramidal hipped roof and most unusual front entrance, with gable over one corner. The deep verandahs on all sides are supported by timber columns on a brick balustrade.

There is one central chimney servicing a number of fire places in the brick section of the house. The design of the house internally and externally indicates an intentional design and reflects the sensibilities of the arts and crafts movement, including the detail of the window sills, the use of casement windows, with multi panes and stained glass, the unusual plan layout, bay window niches and the deep verandah.

The house has a weatherboard addition in the style of the original house that incorporates the original kitchen. This was visible in the 1980's photos of the property, but it is not clear what the date of this addition is. Additional rear sheds and out buildings present in the 1980's images have been removed.

The house originally fronted Windsor Road but has been incorporated into the Glenwood suburban development, with a large sound wall now blocking access to Windsor Road. As such the rear has now become the frontage of the house to Maley Grove.

Physical Condition

Updated 05/29/2013

Good

Modifications And Dates

Rear addition (unknown, possibly 1930's). Substantial subdivision of Glenwood and placement of widening to Windsor Road post 1990 have substantially impacted the house and curtilage.

Further Comments

Current Use

Former Use

Listings

Listings

			Records Retrieved: 2		
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amend No 143		4/12/2002 12:00:00 AM	72	2262
Local Environmental Plan	Blacktown Local Environmental Plan 2015	l27	7/7/2015 12:00:00 AM	430	

Procedures/Exemptions

Records Retrieved: 0					
Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

Updated

Isobella Cottage sits on 50 acres of land originally granted to John Gray, (Portion65 Old Windsor Road) emancipated convict, by Governor Macquarie as part of the series of small grants he established along Old Windsor Road in order to encourage farming and production for the growing colony. John Gray Married Elizabeth Killett, another emancipated convict in 1803 in Parramatta.

The property appears in Parish maps as having been granted to Elizabeth Gray, his widow, who was noted as selling the property in 1822 to Simon Mould, another emancipated convict, who had been granted and resided at the adjacent property to the north. It is not known if they built a house on their land, but by 1818 John Gray had been drowned and Elizabeth had been left with 7 children.

In the 1820's Elizabeth Gray was noted as the licence holder for a pub in Market Place Sydney. In 1821 she also received a small 50 acre grant in Bathurst and was a prominent early business woman who held the position of Clerk of Markets and Pound Keeper for Sydney Town.

Simon Mould died in 1843, noted as being "of Seven Hills", so it is likely that he continued to reside at the property (although his original Portion 60 grant had been resumed under the Closer Settlement Scheme established by the Government in 1918 related to soldier settlement after World War 1).

By 1908 four subdivisions of the original grant to John Gray were visible, and it is likely that the current house at [REDACTED] is located in the central portion of this.

Detailed Land title records have not been researched beyond 1843, but a descendant of the Hodges family notes that her father was born in the house "Isobella" in 1911. This would date the house and the ownership of the Hodges family to the c 1908 subdivision of the original Gray property.

During the 20th century the property was one of the many market farmlets along Old Windsor Road in the Kellyville district and in the 1990's before its final subdivision into a suburban block the property advertised turf and fire wood supplies among other things.

The property known as [REDACTED] throughout the 20th century originally fronted Windsor Road with the house built to address the passing traffic. In the late 1990's the property was incorporated into the Glenwood suburban development and obtained a new address off Maley Grove to the rear. A large sound attenuation wall was placed along the frontage of the cottage so that its original address to old Windsor Road was lost, as was the outlook from the front verandah. It now sits within a very small lot, with a small area of yard to the north. A row of palms visible in the pre subdivision photos remains along the northern boundary.

Historic Themes

Records Retrieved: 8

National Theme	State Theme	Local Theme
4. Settlement	Towns, suburbs and villages	Unknown
4. Settlement	Land tenure	Unknown
3. Economy	Agriculture	Unknown
2. Peopling	Convict	Unknown
Building settlements, towns and cities	Welfare	Unknown
Building settlements, towns and cities	Mining	Unknown
Developing local, regional and national economies	Commerce	Unknown
Peopling the continent	Death	Unknown

Recommended Management

Management Summary

Further research required to establish a designer or design intent for the unusual style.

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 6

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
In House Heritage Items Review			2009		Margaret Fallon
Blacktown Heritage Study			1995		(not stated)
Blacktown Heritage Study			1988		Jonathan Falk Planning Consultants in association with Rodney Jensen and Assoc.s
Heritage Study of the North Western Sector of Sydney			1984		Howard Tanner & Associates in association with Max Kelly and Elizabeth Vines
Heritage Study of the North Western sector of Sydney			1984		Howard Tanner and Associates
Heritage Study of the North Western Sector of Sydney			1984		Howard Tanner & Associates Pty Ltd

Reference & Internet Links

References

Records Retrieved: 2

Type	Author	Year	Title	Link
Written	Graham Hall	2011	Statement of Heritage Impact - New Carport	
Oral History	Gwen Hodges			

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	Blacktown City Council	1140023

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to heritagemailbox@environment.nsw.gov.au

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:30:32 PM

Submitted on Mon, 05/08/2024 - 12:30

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

2077

Please provide your view on the project

I support it

Submission

We desperately need housing in this city. I am in favour of this proposal. Dont let property prices and age of residents result in more inequality.

The whole point of building metro lines is to have housing along the transport corridor!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:25:30 PM

Submitted on Mon, 05/08/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Natalia

Last name

Matronitsky

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 support it

Submission

This is very good move and will help solve housing issue. Government is working on solving those issues for people and we need to help them achieve this goal. Good move!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:03:32 PM

Submitted on Mon, 05/08/2024 - 17:03

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

2155

Please provide your view on the project

I object to it

Submission

I object to the rezoning of the Kellyville and Bella Vista precincts for the following reasons:

1. Public schools in the Hills district are already overcrowded and some high school are ranked the largest in New South Wales. There is a dire need for more schools to be built by the government.
2. At present, there is insufficient parking at Kellyville and Bella Vista Metro stations. This will be further exacerbated with higher population density.
3. Traffic and congestion is a major issue at this point in time. Therefore, roads and infrastructure needs to be significantly upgraded to support the growth in populace.

4. The development of accelerated precincts will also have a negative impact on the environment (i.e. pollution, noise, etc.) and disrupt the tranquil suburban feel of the Hills Shire.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:21:09 PM

Submitted on Mon, 05/08/2024 - 12:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brett

Last name

Wilson

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

THE PONDS

Please provide your view on the project

I object to it

Submission

Government do as they please when it doesn't effect their own front door

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:21:25 AM

Submitted on Mon, 05/08/2024 - 07:21

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

We need better plans for infrastructure around schools, parks, hospitals and roads before we plan for 50k 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: Monday, 5 August 2024 12:18:30 PM
Attachments: [representation-against-tod-glenwood.pdf](#)

Submitted on Mon, 05/08/2024 - 12:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Harsh

Last name

Gandhar

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 file

[representation-against-tod-glenwood.pdf](#) (325.92 KB)

Submission

Please find the attached submission against the Bella Vista / Kellyville TOD. It is a PDF document. I look forward to prompt contact from the NSW Planning Department.

I agree to the above statement

Yes

Representation on the Proposed High-Density Rezoning of Glenwood, Stanhope Gardens, Kellyville and Bella Vista TOD Rezoning

Recently during the last 10 days, I have learnt from my neighbours that there is a proposal to redevelop the area of Glenwood in and around Meurants Lane, especially adjacent to Valentine Sports Park. This was never in consideration when premier Chris Minns chose to announce new planning rules to fast track mid-rise housing and TOD in 2023.

That something so major is taking shape which will have a direct and substantial negative impact on my and my neighbours quality of life, is an unwelcome development.

The proposed plans involve transforming our local neighbourhood community into a high-density housing area with abject disregard for engagement with neighbourhood communities.

As a directly impacted party, I categorically object to the plans put forward in the proposal.

I suggest a total rethink including –

- I. Changing the definition “Near” transport hubs be changed to within 700 to 800 meters (which is walking distance of trains) and not 1200 meters
- II. No high-density development
- III. No R3 and R4 Rezoning
- IV. Consider already vacant areas for development rather than dislodging enmasse people

This proposal from the NSW Planning Department is a balcony view of development and a knee jerk reaction to the demands placed by the government to come up with a solution to fix quickly the housing crisis and the accords signed with the Federal Government.

These plans to address the housing crisis in NSW are myopic and ill thought out. As housing development to create capacity for new homes should not be withing Sydney Metro which is already bursting at the seams, but accelerated to new satellite towns around Sydney Region.

For me the inclusion of additional 22,000 to 43,000 residences earmarked for the specific area will place significant and extraordinary burden not only on the existing infrastructure, resource allocations, roads and transport, services and utilities and considerable increased financial burden, mental stress and social impacts on each and every resident within the area.

I urge NSW Government to work along with one of the largest local government areas, Blacktown City Council, to rethink and explore alternate options or to devise a better strategy to uplift Blacktown as a whole by pushing this development towards the trisection of Seven Hills, Blacktown and Marayong Stations which holds more than 20-year-old weatherboard houses / dwellings. This uplift will influence better liveability and quality of life in those areas. They are also cheaper land holdings.

Let us be sensible about rezoning particular areas that don't have vacant lots for improvements and green spaces.

Key Issues and Implications

- 1) 50 to 60 households got together on 3rd August 2024 at Angara Circuit Glenwood to demonstrate consensus and to voice opposition to the proposed rezoning impacts on Glenwood residents Adjacent to Valentine Sports Park on Meurants Lane.
- 2) Residents met with the Mayor of Blacktown City Council on lack of transparency and time frames for consultation including extending unified objections to the planned proposal.
- 3) The ill-conceived planned proposal for Glenwood means an extra 10,000 dwellings and additionally 8,000 dwellings in Stanhope. This is 18,000 new dwellings under R3 / R4 in the smaller suburbs of LGA Blacktown.
- 4) The present state of the infrastructure in and around Glenwood and surrounding areas is already not coping with traffic and pedestrian over connections towards the Metro, Old Windsor Road congestion and packed T-Way buses are current impacts.
- 5) Lack of consideration for social impact on existing residents who purchased dwellings in the last 10 years under the criteria that there will be no development other than R2.
- 6) Glenwood residents also paid premium property value in comparison to other suburbs in LGA Blacktown with the intention of retiring here or having a family home to be passed onto the next generation.
- 7) The residents considered their retirement plans with R2 in mind. The rezoning places an impost financially and socially. These negative impacts due to rates increments were never factored by the residents as part of their long-term retirement plans.
- 8) Residents must be protected from unsustainable and rampant over development that leads to overcrowding.
- 9) Negative environment impact with increased foot and vehicular traffic, increased population density, rise in pollution, rise in heat index, significant displacement of fauna and flora that is already at thin margins.
- 10) Reduction in quality of life as residents will be left alone to jostle with all negative impacts as detailed above is "Un-Australian".
- 11) Changes in social and economic demography of Glenwood leading to potential increased crime.

- 12) Negative impacts on health and longevity. Negative impact on health care services already under pressure.

Questions and Concerns

- 1) Why older suburbs such as Marayong, Lalor Park and Seven Hills that are already built using hazardous materials not being considered for redevelopment as they already offer better proximity and connectivity in and around Blacktown and Seven Hills Train Hubs.
- 2) Alternatively other more suitable area for development would be Parklea and other lands under government control (Landcom); why these areas have been excluded from the planned proposal.
- 3) The TOD has sneakily included Glenwood whilst proclaiming the development being loudly advertised for Bella Vista and Kellyville. It seems LGA Blacktown council being a Labour local government chosen to surrender to the NSW State Government and the development whimsical plans.
- 4) There has been complete lack of public consultation and lack of transparency with the residents of Glenwood.
- 5) Blacktown council has always purported to uphold sustainability, green energy, and engaging with local community stakeholders to understand needs and aspirations of the residents. This development is in stark contrast to its vision and mission to be involved, be informed and be heard.
- 6) A value creation workshop with engagement of local communities to assist with the housing crisis plans were never considered. This lack of citizen engagement, community design and innovative ideas demonstrates that the government is attempting to road roll an ill thought solution.
- 7) Should residents stop paying rates to Blacktown City Council in protest.

Look forward to hearing back and request your reconsideration on the planned proposal.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:17:02 PM

Submitted on Mon, 05/08/2024 - 12:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mario

Last name

Mendonca

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kelleyville

Please provide your view on the project

I object to it

Submission

This decision shows that this government is either completely out of touch with the community, totally incompetent or deliberately impacting a particular area. The current roads are at a standstill, trains are packed, schools are full. Increased high density will only compound the problem. There are more traffic jams in the Hills/Blacktown area than in many other parts of Sydney. Prime reason being the lack of capacity on arterial roads. Years were spent upgrading the Old Windsor Rd. intersection with Sunnyholt Rd with hardly any impact on the traffic flow. Memorial Avenue is being upgraded but only has 2 lanes each way. Other areas of Sydney have a number of 6 lane roads to carry traffic. Train station car parks are full, and so are surrounding streets. Schools do not have much open space as there are tonnes of demountable classrooms. Any plans to re-zone need to be delayed until infrastructure can cope.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:46:01 AM

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

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

2768

Please provide your view on the project

I object to it

Submission

Local Glenwood resident objects to the new 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: Monday, 5 August 2024 12:12:05 PM

Submitted on Mon, 05/08/2024 - 12:11

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

Box hill NSW

Please provide your view on the project

I object to it

Submission

We are live in box hill and really struggling with transport and infrastructure facilities. With huge crowds and heavy traffic, very limited bus service and even peak hours just less frequency.. in the morning from box hill to rouse hill metro, takes nearly 30 minutes.. every day my kids are getting late note and I also go to office late. Without sufficient infrastructure and other facilities, shouldn't overpopulated the North west.. I would say it is very poor planning and inefficient. At the end, community will be suffering.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:07:43 PM

Submitted on Mon, 05/08/2024 - 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

STANHOPE GARDENS

Please provide your view on the project

I object to it

Submission

Currently there is a general lack of appropriate infrastructure (traffic congestion, inadequate parking availability at residences and public space, available schools/ child care centres) in place. Any additional significant housing development will further add burden to the existing inadequate infrastructure and cause more traffic, less parking availability, more delays in commute, more pressure on residence to find alternate school/child care 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: Monday, 5 August 2024 12:06:08 PM

Submitted on Mon, 05/08/2024 - 12:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Turner

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

ROUSE HILL 2155

Please provide your view on the project

I object to it

Submission

The current Infrastructure in the North West/Hills area cannot support any more large scale Housing Projects. So long as the new people moving In are not allowed to have:-

- * A Motor Vehicle - Roads are clogged now. "Rat Runs" make Rouse Hill jammed.
- * Any children - All the local schools have demountables and are full.
- * Sicknesses or require any Medical Services - Where is Rouse Hill Hospital ?
- * Any sporting ambitions - all fields are at capacity.

The Government has to be kidding - there is no capacity for another 25,000 residences in this area without massive Infrastructure changes BEFORE they build.

David Turner - Rouse Hill Resident severely impacted by the North Kellyville, Box Hill,

Schofields and Riverstone 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: Monday, 5 August 2024 6:51:09 AM

Submitted on Mon, 05/08/2024 - 06:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Adam

Last name

Ingleton

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 roads through North Kellyville and the surrounding suburbs such as Kellyville, Rouse Hill, Beaumont Hills, and castle hill are are full to capacity. Increasing the zoning to include more high density living would be a disaster to the already overcrowded roads. The suburb of North Kellyville has one road in and out and increasing population would cause gridlock. Add that to overpopulated schools and inadequate fuel and shopping centres and you have a recipe for disaster.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:52:50 AM

Submitted on Mon, 05/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

The infrastructure in Stanhope Gardens will not handle the R4 Zoning proposal and proposed high rise units.

The roads, the schools and the shops are working to their maximum capacity as it is. Adding more homes will congest and ruin the area. Engineers and professionals need to conduct further investigations and studies. They will see that this will not work well in Stanhope Gardens. Stanhope Gardens was a masterplan built area and is at its capacity already.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:51:07 PM

Submitted on Mon, 05/08/2024 - 16:50

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

Glenwood

Please provide your view on the project

I object to it

Submission

We don't want huge amounts of construction on our left, right, front and back. If this happens our neighbourhood will be in despair for decades. We demand the government put the apartments somewhere else.

NO APARTMENTS IN GLENWOOD PLEASE!

There is vast amounts of vacant land on the other side to the station. This will allow the dwelling targets to be reached without disturbing our peace.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:42:01 AM

Submitted on Mon, 05/08/2024 - 11:41

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

??

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:41:56 AM

Submitted on Mon, 05/08/2024 - 11:41

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

North Kellyville

Please provide your view on the project

I object to it

Submission

Sports ground, traffic, hospitals, schools in this area is already not enough to support the current natural growing population not to mention the proposed precincts to support extra 20,000 plus people unless sufficient facilities have been planned together with the 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: Monday, 5 August 2024 12:15:46 AM

Submitted on Mon, 05/08/2024 - 00:15

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

I am writing to express my strong opposition to the government's rezoning project in Glenwood. There has been no thought put into the lack of infrastructure, school requirements, shopping centre and to top it the narrow exits to and from Glenwood. Council and transport department has no intention/plan to work on it either, which was clearly indicated by the council members and transport representatives at the council meeting in Glenwood. The rezoning will lead to overpopulation in the suburb, contradicting the peaceful environment I expected when I purchased my property. The pressure this population increase will have on the existing roads and schools has not been thought about. As residents of Glenwood, we face traffic issues even now and without proper infrastructure this will become a nightmare. I am disillusioned with this Labor government, which seems determined to disrupt our tranquility. The government should plan longterm and find proper solution by building infrastructure, school and amenities before high rises. 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: Monday, 5 August 2024 11:40:07 AM

Submitted on Mon, 05/08/2024 - 11:39

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

2155

Please provide your view on the project

I object to it

Submission

Infrastructure Strain and Traffic Congestion:

The proposed addition of 20,700 new homes will significantly increase the population density in the Kellyville and Bella Vista precincts. This influx of residents will undoubtedly put a strain on the existing infrastructure, leading to increased traffic congestion, especially during peak hours. The current road network may not be sufficient to handle this surge, and there has been insufficient detail on the infrastructure upgrades planned to mitigate these impacts.

Environmental Impact:

The scale of development proposed will likely have adverse effects on the local environment. Increased construction activity can lead to the loss of green spaces, disruption of local wildlife habitats, and increased pollution levels. The proposal lacks a comprehensive environmental impact assessment that addresses these concerns and

outlines measures to minimize ecological damage.

Pressure on Public Services:

An increase in population will put additional pressure on public services such as schools, healthcare facilities, and recreational areas. The current amenities are already stretched, and the proposal does not provide a clear plan on how these services will be expanded to accommodate the growing 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: Monday, 5 August 2024 11:39:05 AM

Submitted on Mon, 05/08/2024 - 11:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Azalea

Last name

Rose

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 to move from our home.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:38:48 AM

Submitted on Mon, 05/08/2024 - 11:38

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

It's already crowded here, too much traffic on the road, this plan will also devalue our properties.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:41:33 AM

Submitted on Mon, 05/08/2024 - 05:41

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

2768

Please provide your view on the project

I object to it

Submission

Big mistake if you change the zone - there is a significant traffic issues here , we have a more than 2 hours waiting at medical center. All schools are full. Don't make any more house 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: Monday, 5 August 2024 11:38:11 AM

Submitted on Mon, 05/08/2024 - 11:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

DEBRA

Last name

D'CUNHA

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 support it

Submission

We are in favour of the rezoning as we live in the pocket of Stanhope Gardens where the homes are Torren Title.

In case the rezoning takes place we would like to be suitably compensated by the government as having lived here for 20 years past we would be uprooted from our community we have built over the years.

The government should take this important issue into 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: Monday, 5 August 2024 11:32:57 AM

Submitted on Mon, 05/08/2024 - 11:32

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 object as the roads are very narrow and the traffic light on Miami at the KFC only let's 1/2 a car through at a time. I think the schools already have a lot of demountables. There is no enough planning to accommodate this many people. I also object to the affordable housing that will be made as this is going to bring more issues to the community. Council can't even mow the grass let alone accommodate for something this big.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:32:26 AM

Submitted on Mon, 05/08/2024 - 11:32

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 am just providing comments

Submission

While I accept the need for additional housing not all existing and future new residents will use public transport for their daily commute. Traffic along Old Windsor rd & Windsor rd between Norwest Bld and Annangrove rd is already a logjam most of the day and more so during the morning and afternoon Mon - Fri commutes. The road widening of Memorial drive when completed will only add to the problem. Old Windsor rd & Windsor rd between Norwest Bld and Annangrove rd need to be upgraded to cope with additional motorists. The Metro is good when it's working but people still need to drive to car parks. The 607X from Rouse Hill to the City used to provide an alternative but it now terminates at Bella Vista Metro station which means commuters in between are forced to drive to a car park or use a bus then Metro.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:44:01 PM

Submitted on Mon, 05/08/2024 - 16:43

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

2763

Please provide your view on the project

I object to it

Submission

The title of the proposed rezoning emphasises how little consideration has been given to those impacted in the Blacktown Council area. The rezoning of the Kellyville and Bella Vista areas are not a surprise to anyone given the land reserved for metro construction was ultimately going to turn into development areas once this project was completed.

The impact to Glenwood residents is much greater, with people's beloved homes being rezoned and ultimately the homes close to this area being overshadowed by apartments in the future.

Whilst I am not against the building of more homes, the knock on effect of developers taking up the opportunity to redevelop this rezoned land will result in poorly designed apartment buildings and ugly overpriced structures. Blacktown council has taken developers to the land and environment court several times in the past to improve the

quality or design of these developments to no avail (a good example is the bathla groups monstrosity on Quakers Hill Parkway). Where the requirement exists to build more homes where transport connections are available, why not take the approach to master plan such communities for better design outcomes (e.g. The ponds)

Lastly, the rezoning does not take into account the need for green space, address the increase to road traffic, or access to resources such as shopping, access to healthcare and education in an area where schools are already have a high capacity of students.

As a resident within Blacktown council, a former resident of Glenwood and the daughter of a current Glenwood resident, I reject the proposal in its current form. Should issues such as poorly designed developments, access to green space, healthcare, education and traffic issues be addressed, I am sure people like myself would be more welcoming to the rezoning and to additional residents within 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: Monday, 5 August 2024 11:19:24 AM

Submitted on Mon, 05/08/2024 - 11:19

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

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

Currently there's heavy congestion on roads almost though out the day (7am - 10am; 3pm-6:30pm). On Windsor Road and old Windsor Road and surrounding connecting roads. This is true on weekdays and weekends. Addition on more housing is going to make matters worse.

Shopping centre parking is crowded and abysmal. We don't need more housing WITHOUT proper infrastructure. Push for more housing has already resulted in emergence of Box Hill - however houses have poor construction standards and quality. Shows how haste in construction will lead to disastrous impacts!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:50:09 AM

Submitted on Mon, 05/08/2024 - 06:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Roxanne

Last name

Monahan

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

In Glenwood,

We currently have 4 roads in/out all of which lead to main roads that are already working at over capacity. To leave the suburb in the morning it already takes 30 minutes from my house door to the seven hills road lights (4km run) due to traffic. Coming home, it can take 30 minutes to cover a 1km stretch at the lights to turn at norwest to enter Glenwood. More access points will not solve this as sunnymore and Windsor roads can't handle the traffic they already have, so adding more dwellings will create more traffic only.

The shopping Centre here rarely has enough parking on any afternoon for the current population without adding more, the kids have to already queue to use the park structures and all schools are at full capacity.

With all the undeveloped land out at tallowong and schofields all next to the station, it makes no sense to demolish existing homes and communities, that we have paid a fortune for already and more into renovating our homes, when there is available land that won't

hurt those who are already established. We already can't park at Bella vista station anyway as not enough spots and no parking at the bus tway at all, sort that to get the current traffic under control instead of adding more. Use the new developments for this additional housing where the roads and community facilities can be planned inline with the community numbers instead of pushing it onto communities that are already under resourced.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:15:30 AM

Submitted on Mon, 05/08/2024 - 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

2153

Please provide your view on the project

I object to it

Submission

This is insane to have such a big change , development in this area. Initially the area is developed as a residential development and people spend more to buy properties now government trying to change like a city busy town.

There is no plan for infrastructure, schools, recreational ,etc.

Most people commute to city for work. Already metro is overcrowded so it's not the right 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: Monday, 5 August 2024 12:14:16 AM

Submitted on Mon, 05/08/2024 - 00:13

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

Glenwood

Please provide your view on the project

I object to it

Submission

We do not enough infrastructure to bring in all the new high rises. The traffic exiting and entering Glenwood is ridiculous at present. Our suburb and surrounding area will be impacted and this has not been thought of. Our local schools are already at 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: Monday, 5 August 2024 11:11:37 AM

Submitted on Mon, 05/08/2024 - 11:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Darren

Last name

Black

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 Traffic in the area is so bad (shocking actually)

We can't accept any more development in the area.

Please don't do that to us!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:56:32 AM

Submitted on Mon, 05/08/2024 - 10:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jamie

Last name

Miller

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 support it

Submission

I am supportive of the expansion in and around the Kellyville Metro. However, sitting in on the planning Teams call a few weeks back I found it very bizarre that NSW planning was unable to answer or seemingly deflect questions on transport and education away from State planning saying it was a matter for the other departments. I think that is quite frankly a JOKE. When you put up the plan you are responsible for all aspects. Bringing 20,000+ more people to the area and saying that they have no view on parking or roads, when both are at breaking point already is lacking. I think one of the comments was great news we have a bus lane and more buses. Clearly missing the point, and they were also working from the city office or remote WFH up and down the coast. Do these people even know where Kellyville is.

I also felt like the draft images showed a very old style red brick construct. I hope this is not what the final code approval or exteriors will look like. It is 2024, lets get a little more

modern and not retro.

Anyway, my closing statement is to show more detail and respect for the local 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: Monday, 5 August 2024 10:52:12 AM

Submitted on Mon, 05/08/2024 - 10:51

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

2768

Please provide your view on the project

I object to it

Submission

Hi team, we recently purchased our home 3 Leyburn street Stanhope gardens and have invested a lot to personalise and modernise it. We did not know anything about this rezoning until yesterday when we noticed the letter. It looks like a public park is planned in our place. There are 50 homes in our streets and it will be unfair and will greatly disadvantage us if this plan takes effect with the public park and we are worried that it will be a huge loss for us. We moved here to raise our young kids and this news is shocking and causing great anxiety and distress. We object the public park rezoning affecting our home. Kindly reconsider this replanning. 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: Monday, 5 August 2024 10:50:27 AM

Submitted on Mon, 05/08/2024 - 10:49

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

Hi team, we recently purchased our home 3 Leyburn street Stanhope gardens and have invested a lot to personalise and modernise it. We did not know anything about this rezoning until yesterday when we noticed the letter. It looks like a public park is planned in our place. There are 50 homes in our streets and it will be unfair and will greatly disadvantage us if this plan takes effect with the public park and we are worried that it will be a huge loss for us. We moved here to raise our young kids and this news is shocking and causing great anxiety and distress. We object the public park rezoning affecting our home. Kindly reconsider this replanning. 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: Monday, 5 August 2024 5:41:28 AM

Submitted on Mon, 05/08/2024 - 05:41

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

Glenwood

Please provide your view on the project

I support it

Submission

As I am in the proposed rezoning area and have been here 18 yrs, I am not against making way for progress, but the one thing I don't want, is to be kept in limbo for years not knowing whether to waste money on Reno's for my house or not. If I had to move, I would rather it be sooner than later as I'm already 66yrs old. I'm very happy where I live & within walking distance to station, so I would have to be compensated well to cover the costs involved with relocating and finding my future "happy 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: Monday, 5 August 2024 10:49:25 AM

Submitted on Mon, 05/08/2024 - 10:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kylie

Last name

Funnell

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 don't think Glenwood should be a part of the rezoning, or at least not rezoned for multi story appartments. Glenwood is a small suburb surrounded by 3 roads. The infrastructure including roads, schools and shops has been planned and built for the level of housing we have now, not for the additional population proposed. There is room on the other side of Old Windsor Road (near the metro station) to build apartments and the additional services that will be needed. So I do support a lot of this proposal, it just doesn't make sense to include 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: Monday, 5 August 2024 4:35:36 PM

Submitted on Mon, 05/08/2024 - 16:35

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

Glenwood NSW

Please provide your view on the project

I object to it

Submission

We object to the draft exhibition proposal for the following reasons:

1. We don't ever want to move from this neighbourhood.
2. This will negatively impact us from the perspective of council rates and other outgoings.
3. Development of large apartment buildings will not be possible as many homeowners will all need to sell at the same time. Coordinating 10-15 owners all at once will be impossible.
4. Even if a few properties are developed, the majority of the neighbourhood will not sell due to the temple being around the corner.
5. This means the residents we will all be left with construction noise, traffic, increased rates

AND NO REAL BENEFIT!

Please put the dwellings somewhere else.

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: Monday, 5 August 2024 10:47:02 AM

Submitted on Mon, 05/08/2024 - 10:46

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

My suggestion would be to first improve the schools capacity, preschool capacity and road width before changing the zoning of the area. Already caddies and parklea have students to their full capacity and all preschools have considerable wait times, getting additional homes will cause increased chaos. Although metro has been introduced the road traffic is still significant , with narrow roads and cars parked both sides and having limited exits to Windsor road , already causes huge traffic during peak times - it takes 20 mins to go out of Glenwood from Forman avenue. Increasing the housing in this area will not help if you don't improve the existing infrastructure. Having just a metro in the neighbouring suburb is not a good reason to bring a lot of housing .

Would appreciate if we don't think about it as a project, rather think thru it if the move will actually benefit people if it's implemented.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:45:15 AM

Submitted on Mon, 05/08/2024 - 10:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Scott

Last name

Cootes

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

This proposed development will disrupt the lives of long term residents who were initially encouraged by the government to take up residency in this area and build a sense of community and watch their families grow up in this beautiful area.

Now at the expense of those of us that were sucked into that dream of home ownership and sense of community we are now asked to relocate and disrupt our lives at the expense of another ill planned development which is fast becoming the norm within the Western and North Western areas of Sydney.

Don't turn our area into an area of over development and disrupt our lives just so the government coffers can be topped up with developer funds which will only result in the community that is left behind suffering the long term after effects of overdevelopment.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:20:15 AM

Submitted on Mon, 05/08/2024 - 10:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mike

Last name

McCall

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

Unrealistic plan with already under pressure current infrastructure.

Traffic jams especially during peak hours.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:56:06 AM
Attachments: [hassan-sheriff---response-to-rezoning-propsoal-plan.docx](#)

Submitted on Mon, 05/08/2024 - 09:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hassan

Last name

Sheriff

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 file

[hassan-sheriff---response-to-rezoning-propsoal-plan.docx](#) (15.53 KB)

Submission

My reason for objecting this proposal is attached.

I agree to the above statement

Yes

To whom so ever it may concern

I'm writing this letter outlining my concerns over the proposed rezoning in my suburb. Glenwood has been a quite neighborhood nestled between Sunny Holt Road and Old Windsor Road. This suburb in my opinion is one of the most beautiful suburbs in NSW. In principle, I agree to the Transport Oriented Development (TOD). I have lived through this approach in many countries and Sydney is no exception. I call upon the Department of Planning to consider this by applying a lens of reality check rather than someone sitting in a home or office and doing planning on a computer.

Meurants Lane is a very busy street on any day. It takes anywhere between 10 to 20 minutes just to get out of the suburb and get into Old Windsor Road. Sydney Metro is certainly an ambitious project, and it will ease the congestion. But Old Windsor is a major barrier and I have not seen anywhere in NSW where TOD program cuts across a state road/highway. The overall inclusion of Glenwood and Stanhope seems to be a rushed decision just to meet the targets. Whoever did the planning has no clue of the suburbs landscape. The original plan from 2013 onwards did not include these suburbs for this exact same reason. This clearly calls out a poor planning on the state of NSW Government.

The study boundary remains unchanged from the inception of this business case. However, number of immigrants have increased many folds from the time the boundary was marked. How can the boundary remain the same when the number of incoming residents into the country has multiplied. Once again, the fundamentals are flawed here.

The individual studies (as supplementary documents e.g., Urban Design Report) are telling a different story as opposed to NSW Government's explanation in Intended Effect Document. The studies have clearly called Glenwood as option for investigation (BV17) but NSW Government has right away marked it as high density (R4) without any detailed study done. I don't think it's fair on the side of Government to make such rushed decisions affecting an established suburb. Clearly someone doesn't know their job.

Glenwood will be adding 10,000 dwellings and Stanhope Gardens around 8000 dwellings. Blacktown Council has done its share to add new dwellings in upcoming suburbs like Scholefields, Marsden Park etc. However, on the flipside, the areas 1200m away from the station on Bella Vista side are marked as medium density (how is this fair?). Residents living under Blacktown Council are considered not worthy of living in the suburb of their choice. How about looking beyond the established suburbs and identifying new suburbs that could be well planned.

NSW Government has ambitious plan to make Parramatta as second CBD of Sydney. Look at its condition now. Where is this CBD and why have businesses gone back to the city? Someone needs to be answering these questions.

Finally, the politics of the day are also influencing this planning. The NSW Government headed by Labor wants to appease their voter base to stay in power by just showing the number of dwelling it has factored to be added in these suburbs. The previous Government (with Liberals) has done some serious mistake but not considering the study area. Speaking with the residents on multiple occasions and with the elected members, I clearly see a sense of anger and it is a feeling one gets

when you are coercively forced to move out without being forced. I don't see myself voting for the current Labor government unless they take out Glenwood out of the rezoning proposal.

Therefore, I ask the State Government to refuse this Planning Application and leave the zoning as which allows building design that is smaller, less intrusive on neighboring properties, and more sensitive to the character of this area. Should you require any additional information, clarification of any comments made; do not hesitate to contact us on 0452426296

Yours Sincerely,

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:37:38 AM

Submitted on Mon, 05/08/2024 - 08:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kat

Last name

Fairlie

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Castle Hill 2154

Please provide your view on the project

I object to it

Submission

I want to share my concerns about the Kellyville and Bella Vista draft rezoning proposal. We're already struggling with the number of people packed into the Hills and nearby suburbs. Adding 20,700 new homes will make traffic worse, overcrowd our schools, and increase anxiety about the housing crisis.

While we do need more housing, cramming more people in without proper infrastructure planning is just bad planning. This will only create more problems and cost more money to fix down the line. Any new development should include comprehensive plans for better infrastructure to support the growing population.

For instance, we need significant improvements to our road networks to handle the increased traffic. Public transportation options must be expanded and upgraded to reduce

congestion and provide reliable alternatives for residents. Schools need to be built or expanded to accommodate more students, ensuring that class sizes remain manageable and every child gets a quality education.

Healthcare facilities should also be increased to meet the demands of a larger population. Parks, recreational areas, and community centres are essential for maintaining the quality of life and fostering a sense of community.

Furthermore, essential services such as water, electricity, and waste management systems must be upgraded to support the additional homes. Without these critical infrastructure improvements, we risk overwhelming our current systems and creating an unsustainable living environment.

Any new development must take a holistic approach, ensuring that infrastructure grows with the population. This way, we can support our growing community effectively and maintain the high standards of living that residents expect and deserve.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:44:42 AM

Submitted on Mon, 05/08/2024 - 06:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rachana

Last name

PATEL

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

We do not want extra housing in 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: Monday, 5 August 2024 9:54:24 AM

Submitted on Mon, 05/08/2024 - 09:54

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

Stanhope gardens

Please provide your view on the project

I object to it

Submission

Not supporting

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:46:49 AM

Submitted on Mon, 05/08/2024 - 09:46

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

North Kellyville - 2155

Please provide your view on the project

I object to it

Submission

How can anyone propose such a development without first planning for road upgrades, schools, hospitals, playing fields, open spaces, and sufficient public transport?

North Kellyville and Box Hill serve as prime examples of areas developed without the necessary infrastructure. The residents now grapple with traffic congestion, noise, structural damage to homes, and more due to ongoing infrastructure projects. These issues stem from a lack of a proper development roadmap and adequate timelines.

Therefore, before increasing residential developments to keep pace with population growth, it's crucial to plan the infrastructure needed to support this growth. We should not merely place people in dwellings in areas lacking the proper infrastructure.

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: Monday, 5 August 2024 9:44:30 AM

Submitted on Mon, 05/08/2024 - 09:44

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

2126

Please provide your view on the project

I object to it

Submission

The plan is not suitable and will create overcrowding population/ school, traffic congestion which will cause problems for citizens.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:39:47 AM

Submitted on Mon, 05/08/2024 - 09:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Andrew

Last name

Griffin

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

I object to the plans proposed.

The current infrastructure - roads schools ect is not adequate for the proposed population increase.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:33:40 PM

Submitted on Mon, 05/08/2024 - 16:33

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

Winston Hills

Please provide your view on the project

I object to it

Submission

I don't support this proposal. It's unnecessary and will create congestion on an already very congested 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: Monday, 5 August 2024 5:38:28 AM

Submitted on Mon, 05/08/2024 - 05:38

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

2768

Please provide your view on the project

I object to it

Submission

We have clogged road and medical center, all grounds are full with current population.
There is no space to build another one - do not make this changes

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:27:54 AM

Submitted on Mon, 05/08/2024 - 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

Glenwood

Please provide your view on the project

I object to it

Submission

Glenwood should not have apartment buildings. It will disturb the peace in this family-friendly community area.

Most families came to Glenwood to be nearby to the Sikh Temple. Which is a place of peace and worship.

There has never been any apartment developments in Glenwood and our roads and infrastructure were not designed for this kind of population increase.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:26:45 AM

Submitted on Mon, 05/08/2024 - 09:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rishu

Last name

Kalra

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 suits so many dwellings. Glenwood will loose its appeal and it'll create a chaos without the roads, school and hospitals to support the population moving 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: Monday, 5 August 2024 9:24:28 AM

Submitted on Mon, 05/08/2024 - 09:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Irene

Last name

Buckler

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 and narrow streets of Glenwood are clogged with parked cars (streets are one way when cars are parked on both side of the street). During peak hours, it is difficult to leave or enter Glenwood. The limited entry points are bottlenecks! Glenwood has limited access to public transport - a metro station and T-Ways (with little parking) which are not within walking distance for most residents. Some local buses do not even run out of peak hours or on weekends. Glenwood High can accommodate more students but our primary schools are at capacity. This community cannot accommodate another 20 thousand households (what does than amount to in people, including children, and cars?) without major upgrades to infrastructure and services and NO government has EVER provided these necessities before developers rush in to cram more people into an development area. Traffic-wise, Glenwood is already a nightmare. Government needs to look out for those needing a home, but it must also look out for those who love their homes, many of them seniors who have worked all their lives to own them. Get the balance right. Our

community should not be sacrificed for another.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:42:03 AM

Submitted on Mon, 05/08/2024 - 06:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

MILAN

Last name

PATEL

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 strongly object to additional housing. There are enough housing in the prescient and we do not need more. This will add more traffic to already crowded 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: Monday, 5 August 2024 12:01:26 AM

Submitted on Mon, 05/08/2024 - 00:00

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

Kellyville 2155

Please provide your view on the project

I support it

Submission

I think it is important to have this proposal accepted. We need more affordable housing. I am not sure how my kids will access the market when they can't afford anything. I am hoping this plan will help 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: Monday, 5 August 2024 6:37:13 AM
Attachments: [alexbrown-2155-opposition-tod-kellyville-august-2024.pdf](#)

Submitted on Mon, 05/08/2024 - 06:35

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

2155

Please provide your view on the project

I object to it

Submission file

[alexbrown-2155-opposition-tod-kellyville-august-2024.pdf](#) (69.03 KB)

Submission

Name: [REDACTED]

Suburb/Town & Postcode: Kellyville, NSW 2155

RE: Opposition to the Department of Planning, Housing and Infrastructure - Kellyville and Bella Vista State-Led Rezoning Proposal TOD August 2024

As an active local resident impacted by the proposed TOD changes, based on review of the available resources, consultation, and discussion, I strongly oppose the Kellyville and Bella

Vista state-led rezoning proposal for the following reasons:

1. Infrastructure Overload: The proposal to support 20,000+ new homes will introduce

approximately 2,000 additional cars per hour on Old Windsor Road, based on Transport NSW's own Precinct Transport Assessment. However, I remain unconvinced with the approach where the existing infrastructure is sufficient to absorb the additional population density. I agree in principle with the hill shire council position that there is insufficient consideration towards the already stressed transport infrastructure.

Specifically:

- o I am deeply concerned by the lack of significant parallel investment in widening Old Windsor Road, which is already identified as overcapacity. The proposed minor improvements do not address the major concerns and were already factored into the previous applications. Even by transport NSW reporting .78 cars per day per 1 bedroom apartment within 400 meters of the station will put an unacceptable burden on the existing infrastructure.

- o There is a lack of assessment on the required additional car parking for commuters seeking alternatives to the overloaded commute along Old Windsor Road. The park-and-ride service is already at capacity. The poor in-person response from James, the project transport liaison, passing the problem to council, this high zoning is right on this important land, how do you expect other residents to use these metro networks as per the intended effects when you haven't considered this impact for the existing residents who must contend with extreme additional congestion and attempt to use metro services.

- o With the addition of 20,000 homes, even by Transport NSW's standards, residents within 400m to 800m will still use their cars to commute, particularly westward and eastward, which account for up to 40-50% of traffic.

The public and mixed public land provides a rare opportunity to reinvest profits back into this community, but the approach has been preliminary discussions with limited plans on how to address this massive expansion of dense housing.

There is no clear plan for additional funding towards a library, a high school, or addressing the previous transportation concerns, which are essential to support the growing population. Asking for 2 additional schools is half what the area needs, Kellyville's public and high schools are already at an extremely high quota.

The Rouse Hill hospital is not committed to, there is plans for only a limited emergency room and 300 beds which is insufficient for a micro city and doubling the housing commitment in this space will put huge pressure on services that are not even built.

2. Building Height/Density and Local Impact: The proposed building heights are unnecessarily burdensome on residents. The scale of these developments is out of character with the existing community and will overshadow the current residential areas, leading to a loss of privacy, increased noise, crime, health impacts and a decline in the overall quality of life. Residents have already been asked to consider 50m restrictions in key spaces and doubling this is absurd.

Justifying doubling the height restrictions for up to 100m mixed-residence buildings 40 minutes out of the city places an unfair burden on the residents who have already accepted their fair share of commitments towards existing 2021 plans for high development around the metro network.

3. Its Rushed and poorly described: The character and cohesion of the existing communities in Kellyville and Bella Vista will be significantly disrupted by the large-scale development. Previous failures in ensuring quality high-rise constructions, such as those seen in the Mascot towards (Homebush) and Castle Hill developments, raise concerns about potential poor construction standards, particularly when looking to uplift and speed up development applications. These issues have had drastic impacts on residents, including safety hazards and financial losses.

4. Insufficient Consultation and Departmental Input: The consultation process has been inadequate, with a notable lack of input from the Department of Education, Department of Health and the Department of Transport, particularly in the community meetings. For a proposal of this magnitude, which is intended to increase population

density to levels like those of inner-city areas, the lack of transparency is concerning. It is difficult to accept the department of planning's honest call for feedback when the actual departments that must be aligned in such an undertaking have limited bidirectional transparent input. One needs only look at the fact that Memorial Avenue cost a quarter of a billion dollars for a 2km stretch of road, that took 10 years to build. Considering these concerns, I urge the Department of Planning and Environment to reconsider the rezoning proposal and engage in a more thorough and inclusive planning process that genuinely addresses the needs and concerns of the local community. I urge the department to abandon the additional height request particularly along the Kellyville and Bella Vista metro, state owned land. Start now on major infrastructure projects related to roads, schooling, health and public space, which would truly enable a micro city rather than rushing through dense housing in the cheapest way possible on already existing public land at the unjustifiable expense of the existing residents. Sincerely,



I agree to the above statement
Yes

Suburb/Town & Postcode: Kellyville, NSW 2155

RE: Opposition to the Department of Planning, Housing and Infrastructure - Kellyville and Bella Vista State-Led Rezoning Proposal TOD August 2024

As an active local resident impacted by the proposed TOD changes, based on review of the available resources, consultation, and discussion, I strongly oppose the Kellyville and Bella Vista state-led rezoning proposal for the following reasons:

1. **Infrastructure Overload:** The proposal to support 20,000+ new homes will introduce approximately 2,000 additional cars per hour on Old Windsor Road, based on Transport NSW's own Precinct Transport Assessment. However, I remain unconvinced with the approach where the existing infrastructure is sufficient to absorb the additional population density. I agree in principle with the hill shire council position that there is insufficient consideration towards the already stressed transport infrastructure. Specifically:
 - I am deeply concerned by the lack of significant parallel investment in widening Old Windsor Road, which is already identified as overcapacity. The proposed minor improvements do not address the major concerns and were already factored into the previous applications. Even by transport NSW reporting .78 cars per day per 1 bedroom apartment within 400 meters of the station will put an unacceptable burden on the existing infrastructure.
 - There is a lack of assessment on the required additional car parking for commuters seeking alternatives to the overloaded commute along Old Windsor Road. The park-and-ride service is already at capacity. The poor in-person response from James, the project transport liaison, passing the problem to council, this high zoning is right on this important land, how do you expect other residents to use these metro networks as per the intended effects when you haven't considered this impact for the existing residents who must contend with extreme additional congestion and attempt to use metro services.
 - With the addition of 20,000 homes, even by Transport NSW's standards, residents within 400m to 800m will still use their cars to commute, particularly westward and eastward, which account for up to 40-50% of traffic.

The public and mixed public land provides a rare opportunity to reinvest profits back into this community, but the approach has been preliminary discussions with limited plans on how to address this massive expansion of dense housing.

There is no clear plan for additional funding towards a library, a high school, or addressing the previous transportation concerns, which are essential to support the growing population. Asking for 2 additional schools is half what the area needs, Kellyville's public and high schools are already at an extremely high quota.

The Rouse Hill Hospital is not committed to, there is a plan for only a limited emergency room and 300 beds which is insufficient for a micro city and doubling the housing commitment in this space will put huge pressure on services that are not even built.

2. **Building Height/Density and Local Impact:** The proposed building heights are unnecessarily burdensome on residents. The scale of these developments is out of character with the existing community and will overshadow the current residential areas, leading to a loss of privacy, increased noise, crime, health impacts and a decline in the overall quality of life. Residents have already been asked to consider 50m restrictions in key spaces and doubling this is absurd.

Justifying doubling the height restrictions for up to 100m mixed-residence buildings 40 minutes out of the city places an unfair burden on the residents who have already accepted their fair share of commitments towards existing 2021 plans for high development around the metro network.

3. **Its Rushed and poorly described:** The character and cohesion of the existing communities in Kellyville and Bella Vista will be significantly disrupted by the large-scale development. Previous failures in ensuring quality high-rise constructions, such as those seen in the Mascot towards (Homebush) and Castle Hill developments, raise concerns about potential poor construction standards, particularly when looking to uplift and speed up development applications. These issues have had drastic impacts on residents, including safety hazards and financial losses.
4. **Insufficient Consultation and Departmental Input:** The consultation process has been inadequate, with a notable lack of input from the Department of Education, Department of Health and the Department of Transport, particularly in the community meetings. For a proposal of this magnitude, which is intended to increase population density to levels like those of inner-city areas, the lack of transparency is concerning. It is difficult to accept the department of planning's honest call for feedback when the actual departments that must be aligned in such an undertaking have limited bidirectional transparent input. One needs only look at the fact that Memorial Avenue cost a quarter of a billion dollars for a 2km stretch of road, that took 10 years to build.

Considering these concerns, I urge the Department of Planning and Environment to reconsider the rezoning proposal and engage in a more thorough and inclusive planning process that genuinely addresses the needs and concerns of the local community.

I urge the department to abandon the additional height request particularly along the Kellyville and Bella Vista metro, state owned land.

Start now on major infrastructure projects related to roads, schooling, health and public space, which would truly enable a micro city rather than rushing through dense housing in the cheapest way possible on already existing public land at the unjustifiable expense of the existing residents.

Sincerely,



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:23:16 AM

Submitted on Mon, 05/08/2024 - 06:22

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

There is just not enough road infrastructure to support the increase of population. Traffic in and out of Glenwood is already at its highest. Bella Vista metro to Glenwood via Miami St can take up to 30 mins when it should only take 5 mins.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:13:42 AM

Submitted on Mon, 05/08/2024 - 09:13

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

Glenwood

Please provide your view on the project

I object to it

Submission

We are Glenwood residents for many years and we DO NOT agree with the proposal to put apartment buildings in our area.

Glenwood was designed to be a peaceful and quiet residential area and does not have the infrastructure to support this development.

Glenwood residents came to Glenwood to have an undisturbed life and be close to the Gurdwara.

Please do not disturb our 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: Monday, 5 August 2024 2:48:24 PM

Submitted on Mon, 05/08/2024 - 14:48

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 NSW 2768

Please provide your view on the project

I am just providing comments

Submission

I am concerned primarily of traffic and congestion. Right now between 8am and 9am there are only 3 exits out of Stanhope Gardens towards Windsor Rd: Merriville Rd, Newbury Ave and Stanhope Parkway. Have you tried to leave the area around these times? Wait times to get to Windsor Rd could be 10-20 mins.

Local shopping centre car parks are already at capacity, metro station car parks are already at capacity.

Another concern is the high schools, The Ponds HS was our catchment for Stanhope Gardens, but they reached capacity over 2 years ago which meant my youngest had to travel (walk + metro + bus + walk) to Rouse Hill HS.

Increasing the population should ensure schools are within walkable distance or easily accessible with one ride public transport.

What will the high density do to the value of housing in the area?

We are open to a fair and significant offer to give up what we thought was our forever

home.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:31:44 PM

Submitted on Mon, 05/08/2024 - 16:31

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

The North West of Sydney is still playing catch up with infrastructure from years of neglect and over populating with new houses. It is time to stop adding to the backlog and to start planning effectively for the future. Set the area up and first and then build new houses.

Currently the community are facing issues with a lack of schools and overcrowding of current schools. Entire playgrounds are being taken over by demountable classrooms. Our roads were not built for the traffic that is currently on the road. The Metro is great, but there are huge issues with parking at stations and proper bus services to local hubs.

There are new areas of North West Sydney without parks within walking distance, new areas are unplanned and dangerous for pedestrians and local drivers.

Hospitals and schools are promised, but they have not even out of the planning stages.

Fix the issues we are currently facing, long before you add to the chaos with new 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: Monday, 5 August 2024 2:43:46 PM

Submitted on Mon, 05/08/2024 - 14:43

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

2768

Please provide your view on the project

I object to it

Submission

I am strongly objecting this rezoning proposal due to following reason

1. Road are already very steep and small.
2. Glenwood already coping with worst traffic on old Windsor road and around areas.
3. Destruction of natural habitat most important.. thousands of old age trees in glenwood. Its crime to cut down old age trees.
4. Glenwood already have so much population .it would be Very difficult to stroll around on narrow and thin roads...
5. In new proposal there is no high school provision. Where will kids study. Only one school right now.. can't imagine the traffic at pick and drop off time.
6. Dwellings and sewage line will destroy the whole ecosystem .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:34:25 PM

Submitted on Mon, 05/08/2024 - 14:34

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

Glenwood, NSW 2768

Please provide your view on the project

I object to it

Submission

I object to the Planned proposal as a resident of Glenwood.

As a Glenwood residents I paid premium property value in comparison to other suburbs in LGA Blacktown with the intention of retiring here or having a family home to be passed onto the next generation.

I as a residents considered retirement plans with R2 in mind. The rezoning places a burden financially and socially. These negative impacts due to potential rates increments due to rezoning were never factored as part of long-term retirement plans. I will be unable to absorb the additionally burden including the cost-of-living crisis.

As a resident I seek protection from over development that leads to overcrowding and the negative environmental impact to my health and well-being with increased foot and

vehicular traffic, increased population density, contribute to rise in pollution, rise in heat index, significant displacement of fauna and flora.

Any future development should be sympathetic to the character of our neighborhoods.

Why older suburbs such as Marayong, Lalor Park and Seven Hills that are already built using hazardous materials not being considered for uplift and redevelopment as they already offer better proximity and connectivity to Blacktown and Seven Hills Train Hubs. Including other are more suitable area for development Parklea and other lands under government control - why these areas have been excluded from the planned 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: Monday, 5 August 2024 5:13:03 AM

Submitted on Mon, 05/08/2024 - 05:12

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

2155

Please provide your view on the project

I object to it

Submission

Bella Vista public is already at capacity and roads are congested. What plans are there more schools and improvement to infrastructure if these plans 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: Monday, 5 August 2024 2:31:01 PM

Submitted on Mon, 05/08/2024 - 14:30

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

Schofields

Please provide your view on the project

I object to it

Submission

I work in Norwest and my children go to school at st John xxiii on perfection ave. The traffic in the morning to get to work is horrendous it's take at least 40 minutes from perfection ave to get to norwest business park. The addition of high rises will only make this worse. Unless proper infrastructure including parking at the metro and extra lanes is installed we cannot have high rises

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:20:38 PM
Attachments: [tod-planning-proposal-objection.docx](#)

Submitted on Mon, 05/08/2024 - 14:14

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission file

[tod-planning-proposal-objection.docx](#) (34.1 KB)

Submission

TOD Planning Proposal Objection

[REDACTED]

I am writing to strongly object to the proposal to change the zoning of Stanhope Gardens and surrounding areas to high density zoning for the following reasons:

- This is a low-density family neighbourhood and people have bought their homes (and

many have recently spent a great deal of money renovating) in good faith without warning of this.

- There is plenty of open space on the Kellyville/Hills Council side of the Metro which can be developed into high density living without destroying existing communities.
- Traffic congestion is already extreme in the area with it taking 20+ minutes to get out of the roads leaving the suburbs in question already - with only low density living. Even after peak hour (after 9am) in the mornings it can take 3 changes of traffic light to turn right from Newbury Avenue onto Old Windsor Road. The other roads leaving the area such as Merrivale Road and Sunnyholt Road are also a nightmare to exit the area. There is no capacity to take additional cars and residents in these areas.
- Traffic on Old Windsor Road is constantly backed up - even at weekends - and is an absolute nightmare travelling in peak rush hour times (which actually stretches from 4.30-7pm each night and from about 7am to 9am in the mornings).
- Currently to re-enter from Samantha Riley Drive to Newbury Avenue takes about 20 minutes at peak times. This will be a horrific back log of traffic if the area is changed to high rise buildings.
- The estates which would be knocked down are only approx. 23 years old and far too new to be demolished and will totally destroy established communities.
- Estates in Stanhope Gardens are Community Title (with subdivisions) which means that the only way for re-development to occur is with 100% of owners agreeing. This is going to cause conflict, uncertainty and drag on for years with neighbours in dispute.
- The plan to re-zone has already torn apart our harmonious communities with people getting angry and combative with their neighbours. People already have become emotionally unhinged due to some wanting to cash in on developers who might pay a premium and others wanting to protect and keep their beloved homes. This has been evident at consultation meetings which I am sure the planning dept and local MPs have witnessed & can attest to.
- There is already insufficient car parking at the Metro stations which are already full by 7am. That is with the current number of residents. It will be a shambles when there are thousands more people and cars.
- The plans and studies indicate that there will not be more cars because people will commute using the train. This is utterly ridiculous and naïve to assume that the massive influx of residents will all commute by Metro. Almost all residents will have a minimum of one or more cars to drop kids at childcare/go to shops, sport and all the myriad other reasons people own cars.
- ABS data indicates that the average household has 1.8 cars. This has not been catered for at all in the planning, with the apartments at most supposedly having 1.5 parking spaces for a 3-bed unit. Totally miscalculated & underestimated!
- Blacktown Council itself is against the proposal as they are fully aware of the current lack of infrastructure, and it will be impossible to cope with a massive influx in residents and buildings.
- Blacktown Council has already assisted with a large amount of additional housing and has taken on more of its fair share of the burden. The existing estates should be omitted from this proposal.
- There is insufficient street parking for current residents/commuters with only detached houses (which already have 2-car garages), and it will be almost impossible for anyone to park if high rise buildings are built here.
- The roads along which the apartment blocks are to be built are a totally inadequate width to accommodate so many new high-rise buildings and residents and would need to be widened. The plan does not take this into consideration at all.
- There is no equity in the plan at all with the new estates on Kellyville side being left off the re-zoning because they are “newer” and yet our estates are only 23 years old so the same rule should apply. This arbitrary decision smacks of bias and corruption.
- Stanhope Gardens in particular has been unfairly targeted with the walking distance to

the station criteria. Significant numbers of streets within The Ponds are also within 800m of the Tallawong Metro Station and yet these also have not been targeted for re-zoning. It is disgusting that there is zero fairness or equity in inflicting this re-zoning on communities who do not want their peaceful homes destroyed.

- The planning consultation meetings were wholly inadequate with the speakers claiming that parking and traffic management were outside their project scope. This is unbelievable and would be laughable if it wasn't so pathetic and quite frankly shows total incompetence since these are critical considerations for any town planning.
- The planners also indicated that they have had no consultation or even attempted communication with the Community Title estates within the area. Yet several years ago when we contacted and consulted with the Planning Dept after the last attempt at re-zoning there was a solemn promise to consult fully should the re-zoning proposal be re-considered. No contact or even an attempt to find out Community Title contact details was made. Blacktown Council has all these details since the Committees are often in contact. I would also like to add that it would be despicable behaviour to force unwilling residents to move by the forced re-zoning causing an increase in Council Rates and Land Tax/valuations making it unaffordable to continue to live in the area.

I agree to the above statement

Yes

TOD Planning Proposal Objection

[REDACTED]

[REDACTED]

[REDACTED]

I am writing to strongly object to the proposal to change the zoning of Stanhope Gardens and surrounding areas to high density zoning for the following reasons:

- This is a low-density family neighbourhood and people have bought their homes (and many have recently spent a great deal of money renovating) in good faith without warning of this.
- There is plenty of open space on the Kellyville/Hills Council side of the Metro which can be developed into high density living without destroying existing communities.
- Traffic congestion is already extreme in the area with it taking 20+ minutes to get out of the roads leaving the suburbs in question already - with only low density living. Even after peak hour (after 9am) in the mornings it can take 3 changes of traffic light to turn right from Newbury Avenue onto Old Windsor Road. The other roads leaving the area such as Merrivale Road and Sunnyholt Road are also a nightmare to exit the area. There is no capacity to take additional cars and residents in these areas.
- Traffic on Old Windsor Road is constantly backed up - even at weekends - and is an absolute nightmare travelling in peak rush hour times (which actually stretches from 4.30-7pm each night and from about 7am to 9am in the mornings).
- Currently to re-enter from Samantha Riley Drive to Newbury Avenue takes about 20 minutes at peak times. This will be a horrific back log of traffic if the area is changed to high rise buildings.
- The estates which would be knocked down are only approx. 23 years old and far too new to be demolished and will totally destroy established communities.
- Estates in Stanhope Gardens are Community Title (with subdivisions) which means that the only way for re-development to occur is with 100% of owners agreeing. This is going to cause conflict, uncertainty and drag on for years with neighbours in dispute.
- The plan to re-zone has already torn apart our harmonious communities with people getting angry and combative with their neighbours. People already have become emotionally unhinged due to some wanting to cash in on developers who might pay a premium and others wanting to protect and keep their beloved homes. This has been evident at consultation meetings which I am sure the planning dept and local MPs have witnessed & can attest to.
- There is already insufficient car parking at the Metro stations which are already full by 7am. That is with the current number of residents. It will be a shambles when there are thousands more people and cars.
- The plans and studies indicate that there will not be more cars because people will commute using the train. This is utterly ridiculous and naïve to assume that the massive influx of residents will all commute by Metro. Almost all residents will have a minimum

of one or more cars to drop kids at childcare/go to shops, sport and all the myriad other reasons people own cars.

- ABS data indicates that the average household has 1.8 cars. This has not been catered for at all in the planning, with the apartments at most supposedly having 1.5 parking spaces for a 3-bed unit. Totally miscalculated & underestimated!
- Blacktown Council itself is against the proposal as they are fully aware of the current lack of infrastructure, and it will be impossible to cope with a massive influx in residents and buildings.
- Blacktown Council has already assisted with a large amount of additional housing and has taken on more of its fair share of the burden. The existing estates should be omitted from this proposal.
- There is insufficient street parking for current residents/commuters with only detached houses (which already have 2-car garages), and it will be almost impossible for anyone to park if high rise buildings are built here.
- The roads along which the apartment blocks are to be built are a totally inadequate width to accommodate so many new high-rise buildings and residents and would need to be widened. The plan does not take this into consideration at all.
- There is no equity in the plan at all with the new estates on Kellyville side being left off the re-zoning because they are “newer” and yet our estates are only 23 years old so the same rule should apply. This arbitrary decision smacks of bias and corruption.
- Stanhope Gardens in particular has been unfairly targeted with the walking distance to the station criteria. Significant numbers of streets within The Ponds are also within 800m of the Tallawong Metro Station and yet these also have not been targeted for re-zoning. It is disgusting that there is zero fairness or equity in inflicting this re-zoning on communities who do not want their peaceful homes destroyed.
- The planning consultation meetings were wholly inadequate with the speakers claiming that parking and traffic management were outside their project scope. This is unbelievable and would be laughable if it wasn't so pathetic and quite frankly shows total incompetence since these are critical considerations for any town planning.
- The planners also indicated that they have had no consultation or even attempted communication with the Community Title estates within the area. Yet several years ago when we contacted and consulted with the Planning Dept after the last attempt at re-zoning there was a solemn promise to consult fully should the re-zoning proposal be re-considered. No contact or even an attempt to find out Community Title contact details was made. Blacktown Council has all these details since the Committees are often in contact.

I would also like to add that it would be despicable behaviour to force unwilling residents to move by the forced re-zoning causing an increase in Council Rates and Land Tax/valuations making it unaffordable to continue to live in the area.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:16:29 PM

Submitted on Mon, 05/08/2024 - 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

2154

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: Monday, 5 August 2024 8:20:58 AM

Submitted on Mon, 05/08/2024 - 08:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amr

Last name

Ayad

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

This is simply unfair to the residents who paid and still paying huge amounts to buy their homes in a quite and safe area. Increasing the density of population is like deceiving them. This is not about solving housing problems, it is about the greed of investors.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:58:13 PM

Submitted on Mon, 05/08/2024 - 13:57

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

Castle Hill

Please provide your view on the project

I object to it

Submission

I don't support this. I am local and the roads are already horrible and constantly under roadworks that are going no where. The schools are overcrowded with bad facilities. Money should not be invested into here but instead into the community that actually needs it. 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: Monday, 5 August 2024 1:56:03 PM

Submitted on Mon, 05/08/2024 - 13:55

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

Stanhope Gardens

Please provide your view on the project

I support it

Submission

I support the rezoning however, need to understand more around what the government is planning to do to address the community title hurdle.

I would like to be contacted for any further updates

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:52:43 PM
Attachments: [submission-for-government.pdf](#)

Submitted on Mon, 05/08/2024 - 13:49

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

STANHOPE GARDENS

Please provide your view on the project

I object to it

Submission file

[submission-for-government.pdf](#) (78.51 KB)

Submission

Please see attached submission letter.

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5th August, 2024.

NSW State Government
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

██████████

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:16:39 AM

Submitted on Mon, 05/08/2024 - 00:16

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

The roads are already struggling. Adding more high density living in this space will create a nightmare without the appropriate infrastructure in place PRIOR to completion.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:57:50 PM

Submitted on Mon, 05/08/2024 - 23:57

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

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

I think we need to work on the infrastructure and other requirements before jumping on building new housing solutions.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:37:10 PM

Submitted on Mon, 05/08/2024 - 23:36

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

2133

Please provide your view on the project

I am just providing comments

Submission

I support the increase in housing supply in Kellyville and Bella Vista.

I support in principle the idea of transport oriented development.

But in the midst of a housing crisis, decades in the making, we need govts (Fed and State) to invest more in the TODs, building more social and affordable housing in these areas - not private developers.

If the govt is incapable of that, then mandate that at least 15% of the dwellings are designated as affordable, where 'affordable' is not pegged to the market rate, but to average income. Yes, govt subsidies will be needed to make this happen. But if the NSW Govt is genuinely interested in tackling the housing crisis, it can't be left to private developers.

Please please listen to the people who are crying out for a basic place to live and build dwellings that people can afford to buy.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:17:47 PM

Submitted on Mon, 05/08/2024 - 23:17

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

2155

Please provide your view on the project

I object to it

Submission

I object to this. The Hills Shire is already subject to an influx of recent and upcoming apartment developments.

The roads can't cope already.

The parking at metro stations are already full.

The schools are full.

Weekend sports are full.

There is only one private hospital servicing a full Hills district. Our closet hospital is Westmead which is often at capacity.

It just won't work. Too many apartments.

The real winners will be the developers and the real estate agents. It won't be people who need housing affordability.

Just let the apartments currently being built in the Hills complete and see the impact from them first before then crowding more in.

The Hills shire used to be the Garden Shire- don't turn it into the apartment shire.

Kellyville and Bella Vista should not be like Parramatta.



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:14:11 PM

Submitted on Mon, 05/08/2024 - 23:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gary

Last name

Dundas

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

In summary, I believe that the plans to increase the number of residences by an additional forty thousand into the area is an extremely high risk and inappropriate strategy. While there is merit in providing high density residences in close proximity to the Kellyville and Bella Vista stations on the land that has been set aside, the redevelopment of the Stanhope Gardens and Glenwood areas to high density dwellings is disruptive, grossly excessive and inappropriate.

In brief there has been insufficient specific information and time provided to residents to adequately comprehend the impact these plans will have on the area over time. For full transparency a customised package outlining the impact on each area should have been provided to residents. There was little or no opportunity to ask questions and the information sessions were inadequate with all sessions booked out. The implications of providing more than 40,000 additional residences with potentially a minimum 40,000 to

60,000 additional motor vehicles and in excess of 150,000 people requiring basic infrastructure such as roads, health and education has not been addressed.

Health

A new hospital at Rouse Hill in addition to the already at full capacity Blacktown Hospital and Westmead Hospitals is totally inadequate for the planned number of residences and people. A significant increase in the number of general practitioner businesses will also be required.

Education

Schools at Box Hill, Gables, Tallawong and Schofields are of no benefit to the residents of Kellyville and Bella Vista

Roads

The duplication of Memorial Avenue will only meet the current population and not an additional 40,000 to 60,000 cars. A decision for rezoning will be made before this road, a year behind schedule will be open to assess its effectiveness. While many may choose train travel on the North West Metro, those travelling to work not on the Metro North rail line, shopping and transport to and from school will need to use the roads by private vehicle. The main arterial roads, Sunnyholt, Norwest Boulevard, Windsor and Old Windsor Roads are already choke points with little or no capacity for expansion. Already there is insufficient parking space at both stations with both full to capacity each day. This includes the overflow parking to the west of Samantha Riley Drive which will be lost to high rise.

It is claimed in the documentation that these plans have been developed with the assistance of local council. Hills Council minutes suggest otherwise.

While the State Government is acting with urgency to resolve a severe housing crisis this plan needs to be reconsidered and scaled back to a sustainable level.

Far more suitable land that is not encumbered by significant insurmountable infrastructure issues is available a short distance away between Tallawong and Schofields. Infrastructure development would be far easier and cheaper in this greenfield 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: Monday, 5 August 2024 11:01:30 PM
Attachments: [12-wenden-ave.pdf](#)

Submitted on Mon, 05/08/2024 - 22:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anubhav

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 file

[12-wenden-ave.pdf](#) (181.93 KB)

Submission

Dear Minister of Planning & Team,

[REDACTED]

Issue summary:

My above noted home is:

- WITHIN 400M STRAIGHT FROM THE METRO STATION

- IT'S A 23 YEARS OLD AREA (NOT PART OF THE RECENTLY DEVELOPED ARNOLD AVE STARTING JUST BEHIND MY HOUSE)
- THIS AREA IS CURRENTLY EXCLUDED FROM REZONING, I.E. NO CHANGE TO 24 YEAR OLD LOW DENSITY STATUS (NOT CLEAR WHY?)
- REQUEST TO CHANGE ZONING TO R4/R3 OF MY AREA IN LINE WITH THE TOD PURPOSE AND PRINCIPLES (all my neighbors support this - request an in person meeting if possible)

Some more details:

Kindly consider the following details & request amending the proposal accordingly (ref document: https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/1+Explanation+of+Intended+Effect.pdf) :

Clause 1: Defined purpose is not being met by excluding the Wenden Ave & nearby old homes

Clause 1.3, figure 2: The land just behind my home is proposed to be medium density that to up to Gainsford drive even though few of these are newly developed lots (just 3 months ago) but not ours - why? Our area will be unlivable if not rezoned consistently.

Kindly refer the attachment too:

Throughout the proposed plans, area much further than ours is included for high density or medium density rezoning. Including the one right behind us which is further away from the station than ours - but why not ours is not clear? Seems its a genuine miss by the department.

Kindly review and happy to share any further details as needed, hoping to hear back a positive response. Thanks in advance!!

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: Monday, 5 August 2024 10:58:30 PM

Submitted on Mon, 05/08/2024 - 22:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Martina

Last name

Lee

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

Leave this area alone! Don't try to make it like Surry Hills. Crowded and apartments everywhere

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:57:39 PM

Submitted on Mon, 05/08/2024 - 22:57

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 Ridge 2155

Please provide your view on the project

I object to it

Submission

Please stop this over development without the appropriate infrastructure in place. You have already turned a serene party of Sydney into 3rd world city and want to mane it worse. Use some common sense!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:57:17 PM

Submitted on Mon, 05/08/2024 - 22:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rainy

Last name

Lee

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 this plan. It's too many houses/ apartments already. Too many people living in the area but not enough 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: Monday, 5 August 2024 10:56:38 PM

Submitted on Mon, 05/08/2024 - 22:56

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

2153

Please provide your view on the project

I object to it

Submission

The plans are highly ambitious, and while there is need for additional housing, the planned number of houses will put immense stress on already choking infrastructure. Numbers should be more reasonable and distributed (instead of what seems like thrusting gargantuan numbers in hotspots).

42k houses is a very high number that needs to be relooked; an alternate can be the region between box hill and Windsor that is already seeing development of properties and can benefit from better planned infrastructure in what seems like predominantly greenfield 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: Monday, 5 August 2024 10:25:33 PM
Attachments: [submission-state-led-rezoning-nm-050824.pdf](#)

Submitted on Mon, 05/08/2024 - 22:25

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 file

[submission-state-led-rezoning-nm-050824.pdf](#) (151.45 KB)

Submission

I am opposed to the Glenwood rezoning as outlined in my letter.

I agree to the above statement

Yes

5 August 2024

SUBMISSION – STATE LED REZONING KELLYVILLE AND BELLA VISTA

I reside in the area denoted as BV17 which has been identified as being significantly impacted by the State Led Rezoning of Glenwood. To be clear, I **strongly oppose** the proposed rezoning of Glenwood as outlined in the State - LED Rezoning document for Kellyville and Bella Vista (TOD) dated 29 May 2024.

While there may well be a need for additional housing in Sydney, adding more residents to an already overburdened suburb is ill-conceived.

I **oppose** the rezoning as outlined in the TOD for the following reasons:

1. Complete lack of visibility and communication of the TOD to all affected parties - I am a directly impacted resident and at no time have I been communicated to by either the State or Local council, nor have I been advised by the Department of Planning, Housing or Infrastructure (DPHI) about the TOD. I found out about the rezoning from a neighbour a few days ago, I am lucky enough to be a member of a social media group within my Glenwood community and thanks to that, I was made aware of the Ward 2 popup session of 3 August 2024 and a session held by Warren Kirby held the same day. Had it not been for my neighbours, I would not have been aware of the TOD. I, like many other residents who also did not receive any information, would have been completely unaware of this rezoning. This is utterly disrespectful to us as residents, and more importantly taxpayers. Was this intended to ensure that minimum submissions were received? Regardless of intention or not, the outcome is that the communication and consultation process has completely failed. The only option is to conduct a proper consultation process with EVERY impacted resident with all of the information provided at the outset.

2. Lack of information provided - Every person that attended the aforementioned sessions are vehemently opposed to the rezoning of Glenwood and Stanhope Gardens. It was revealed by the Mayor of Blacktown, Brad Bunting that Blacktown council was only made aware of the TOD 3 weeks ago. As this is a State - Led proposal, the responsibility of communicating with impacted residents rests with the State however, councillors have an equal responsibility to ensure its constituents are informed. How can councillors carry out that responsibility within such a limited timeframe? This is yet another example of the failed communication and consultation process and again, one has to wonder if this was the intention to limit the number of submissions. Please outline the communication plan and its implementation that the State adopted to ensure all residents were advised within an appropriate timeframe?

Once I learned of this rezoning, trying to find a succinct summary of its impact was impossible as it does not exist. Of course, I did find the TOD dated 29/5/24 which is 115 pages - it is quite ridiculous to expect residents of all languages and backgrounds to work through 115 pages to understand what this means for our families. In fact, residents of Glenwood or Stanhope could almost miss the document because it is called Kellyville and Bella Vista - this is misleading in itself as it does not reference the suburbs that are also impacted - again, was this the intention?

While the aforementioned meetings were somewhat helpful - many questions remain unanswered which is why consultation must be started again because not enough information or time has been provided in a clear, concise format.

3. Inequitable treatment of residents to the west of Old Windsor Road - the TOD states that its purpose is to create additional housing in the proximity of the metro stations. The TOD references changes in density compared to that proximity. This was confirmed at the session held by Warren Kirby. It is clear from the mapping that not all areas have been treated equally within the 400, 800 & 1200m benchmark radius outlined in the TOD. My house is further away from the Metro than houses on the other side of Old Windsor Road in Bella Vista, yet they remain as medium density when mine is being rezoned at high density. Why is my house, that is further away, treated differently to the houses in Bella Vista that are closer? Is this to make it cheaper for developers? I have worked hard as a member of the Glenwood community and do not understand why those in Bella Vista are being given preferential treatment. Is it because they are individuals of a higher net worth with more of a voice?

We learned at the session that the areas of Glenwood and Stanhope Gardens were not part of the original proposal and added later. Was this to balance the TOD's budget by developing cheaper land?

4. Lack of Infrastructure - Glenwood is currently overburdened with only 4 entry and exit points - depending on the time of day and/or day of the week, these points are reduced to what can only be described as a parking station. There is no way that any further traffic can be sustained. It is understood that to support this rezoning, an assessment of the traffic in Glenwood was completed in 2021 - any assessment done during 2021 or even 2022 cannot be relied upon as many people were either not working or working from home as a result of the pandemic.

At the session held by Warren Kirby, it was advised that the lessons of Marsden Park and Box Hill have been learned, clearly this is incorrect as the TOD does not address infrastructure before development which is essential to ensure minimal impact on current residents. I, along with the rest of the members of my family are all working adults, who, if this ill-advised proposal goes ahead, we will have to add more time to our travel to get in and out of our own community. This will increase our costs for petrol and reduce time at either work or with our family, who is going to compensate us for this change in our lives?

I am saving to buy my own home and currently live with their parents, we have 4 cars in our household, two of which are on the street. Where do you plan to put all the cars in an already congested area?

Local schools, hospitals and medical facilities are already struggling to meet the current demand, adding more people without infrastructure will be a complete and utter mess.

5. Omission of vacant land - there is a significant amount of vacant land in and around Parklea markets - it is unclear why this area has not been considered for high density development, a development similar to those around Tallawong would be appropriate for this area with minimal impact of current residential properties of Glenwood. Why has this area not been included before impacting people's homes?

6. Forced acquisition - the document is silent on forced acquisitions of residential properties that are likely to occur so the goals of the TOD can be fulfilled - this must be clearly outlined as part of any consultation process and to date, has not, particularly as most residents did not even know this was happening

SUMMARY

For the reasons outlined, this TOD should be ceased immediately pending further research and consultation as it has not considered the impact on all residents, nor have those residents been afforded a fair and equitable process in this regard.

I look forward to receiving a timely response to all comments and questions raised in this letter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:24:05 PM
Attachments: [submission-state-led-rezoning-jm-050824.pdf](#)

Submitted on Mon, 05/08/2024 - 22:23

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 file

[submission-state-led-rezoning-jm-050824.pdf](#) (148.85 KB)

Submission

I am opposed to the rezoning for the reasons outlined in my letter

I agree to the above statement

Yes

5 August 2024

SUBMISSION – STATE LED REZONING KELLYVILLE AND BELLA VISTA

I reside in the area denoted as BV17 which has been identified as being significantly impacted by the State Led Rezoning of Glenwood. To be clear, I **strongly oppose** the proposed rezoning of Glenwood as outlined in the State - LED Rezoning document for Kellyville and Bella Vista (TOD) dated 29 May 2024.

While there may well be a need for additional housing in Sydney, adding more residents to an already overburdened suburb is ill-conceived.

I **oppose** the rezoning as outlined in the TOD for the following reasons:

1. Complete lack of visibility and communication of the TOD to all affected parties - I am a directly impacted resident and at no time have I been communicated to by either the State or Local council, nor have I been advised by the Department of Planning, Housing or Infrastructure (DPHI) about the TOD. I found out about the rezoning from a neighbour a few days ago, I am lucky enough to be a member of a social media group within my Glenwood community and thanks to that, I was made aware of the Ward 2 popup session of 3 August 2024 and a session held by Warren Kirby held the same day. Had it not been for my neighbours, I would not have been aware of the TOD. I, like many other residents who also did not receive any information, would have been completely unaware of this rezoning. This is utterly disrespectful to us as residents, and more importantly taxpayers. Was this intended to ensure that minimum submissions were received? Regardless of intention or not, the outcome is that the communication and consultation process has completely failed. The only option is to conduct a proper consultation process with EVERY impacted resident with all of the information provided at the outset.

2. Lack of information provided - Every person that attended the aforementioned sessions are vehemently opposed to the rezoning of Glenwood and Stanhope Gardens. It was revealed by the Mayor of Blacktown, Brad Bunting that Blacktown council was only made aware of the TOD 3 weeks ago. As this is a State - Led proposal, the responsibility of communicating with impacted residents rests with the State however, councillors have an equal responsibility to ensure its constituents are informed. How can councillors carry out that responsibility within such a limited timeframe? This is yet another example of the failed communication and consultation process and again, one has to wonder if this was the intention to limit the number of submissions. Please outline the communication plan and its implementation that the State adopted to ensure all residents were advised within an appropriate timeframe?

Once I learned of this rezoning, trying to find a succinct summary of its impact was impossible as it does not exist. Of course, I did find the TOD dated 29/5/24 which is 115 pages - it is quite ridiculous to expect residents of all languages and backgrounds to work through 115 pages to understand what this means for our families. In fact, residents of Glenwood or Stanhope could almost miss the document because it is called Kellyville and Bella Vista - this is misleading in itself as it does not reference the suburbs that are also impacted - again, was this the intention?

While the aforementioned meetings were somewhat helpful - many questions remain unanswered which is why consultation must be started again because not enough information or time has been provided in a clear, concise format.

3. Inequitable treatment of residents to the west of Old Windsor Road - the TOD states that its purpose is to create additional housing in the proximity of the metro stations. The TOD references changes in density compared to that proximity. This was confirmed at the session held by Warren Kirby. It is clear from the mapping that not all areas have been treated equally within the 400, 800 & 1200m benchmark radius outlined in the TOD. My house is further away from the Metro than houses on the other side of Old Windsor Road in Bella Vista, yet they remain as medium density when mine is being rezoned at high density. Why is my house, that is further away, treated differently to the houses in Bella Vista that are closer? Is this to make it cheaper for developers? I have worked hard as a member of the Glenwood community and do not understand why those in Bella Vista are being given preferential treatment. Is it because they are individuals of a higher net worth with more of a voice?

We learned at the session that the areas of Glenwood and Stanhope Gardens were not part of the original proposal and added later. Was this to balance the TOD's budget by developing cheaper land?

4. Lack of Infrastructure - Glenwood is currently overburdened with only 4 entry and exit points - depending on the time of day and/or day of the week, these points are reduced to what can only be described as a parking station. There is no way that any further traffic can be sustained. It is understood that to support this rezoning, an assessment of the traffic in Glenwood was completed in 2021 - any assessment done during 2021 or even 2022 cannot be relied upon as many people were either not working or working from home as a result of the pandemic.

At the session held by Warren Kirby, it was advised that the lessons of Marsden Park and Box Hill have been learned, clearly this is incorrect as the TOD does not address infrastructure before development which is essential to ensure minimal impact on current residents. I, along with the rest of the members of my family are all working adults, who, if this ill-advised proposal goes ahead, we will have to add more time to our travel to get in and out of our own community. This will increase our costs for petrol and reduce time at either work or with our family, who is going to compensate us for this change in our lives?

I am saving to buy my own home and currently live with their parents, we have 4 cars in our household, two of which are on the street. Where do you plan to put all the cars in an already congested area?

Local schools, hospitals and medical facilities are already struggling to meet the current demand, adding more people without infrastructure will be a complete and utter mess.

5. Omission of vacant land - there is a significant amount of vacant land in and around Parklea markets - it is unclear why this area has not been considered for high density development, a development similar to those around Tallawong would be appropriate for this area with minimal impact of current residential properties of Glenwood. Why has this area not been included before impacting people's homes?

6. Forced acquisition - the document is silent on forced acquisitions of residential properties that are likely to occur so the goals of the TOD can be fulfilled - this must be clearly outlined as part of any consultation process and to date, has not, particularly as most residents did not even know this was happening

SUMMARY

For the reasons outlined, this TOD should be ceased immediately pending further research and consultation as it has not considered the impact on all residents, nor have those residents been afforded a fair and equitable process in this regard.

I look forward to receiving a timely response to all comments and questions raised in this letter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:19:12 PM
Attachments: [submission-state-led-rezoning-rm-050824.pdf](#)

Submitted on Mon, 05/08/2024 - 22:18

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission file

[submission-state-led-rezoning-rm-050824.pdf](#) (149.33 KB)

Submission

I oppose the rezoning of Glenwood for the reasons outlined in my letter attached

I agree to the above statement

Yes

5 August 2024

SUBMISSION – STATE LED REZONING KELLYVILLE AND BELLA VISTA

I reside in the area denoted as BV17 which has been identified as being significantly impacted by the State Led Rezoning of Glenwood. To be clear, I **strongly oppose** the proposed rezoning of Glenwood as outlined in the State - LED Rezoning document for Kellyville and Bella Vista (TOD) dated 29 May 2024.

While there may well be a need for additional housing in Sydney, adding more residents to an already overburdened suburb is ill-conceived.

I **oppose** the rezoning as outlined in the TOD for the following reasons:

1. Complete lack of visibility and communication of the TOD to all affected parties - I am a directly impacted resident and at no time have I been communicated to by either the State or Local council, nor have I been advised by the Department of Planning, Housing or Infrastructure (DPHI) about the TOD. I found out about the rezoning from a neighbour a few days ago, I am lucky enough to be a member of a social media group within my Glenwood community and thanks to that, I was made aware of the Ward 2 popup session of 3 August 2024 and a session held by Warren Kirby held the same day. Had it not been for my neighbours, I would not have been aware of the TOD. I, like many other residents who also did not receive any information, would have been completely unaware of this rezoning. This is utterly disrespectful to us as residents, and more importantly taxpayers. Was this intended to ensure that minimum submissions were received? Regardless of intention or not, the outcome is that the communication and consultation process has completely failed. The only option is to conduct a proper consultation process with EVERY impacted resident with all of the information provided at the outset.

2. Lack of information provided - Every person that attended the aforementioned sessions are vehemently opposed to the rezoning of Glenwood and Stanhope Gardens. It was revealed by the Mayor of Blacktown, Brad Bunting that Blacktown council was only made aware of the TOD 3 weeks ago. As this is a State - Led proposal, the responsibility of communicating with impacted residents rests with the State however, councillors have an equal responsibility to ensure its constituents are informed. How can councillors carry out that responsibility within such a limited timeframe? This is yet another example of the failed communication and consultation process and again, one has to wonder if this was the intention to limit the number of submissions. Please outline the communication plan and its implementation that the State adopted to ensure all residents were advised within an appropriate timeframe?

Once I learned of this rezoning, trying to find a succinct summary of its impact was impossible as it does not exist. Of course, I did find the TOD dated 29/5/24 which is 115 pages - it is quite ridiculous to expect residents of all languages and backgrounds to work through 115 pages to understand what this means for our families. In fact, residents of Glenwood or Stanhope could almost miss the document because it is called Kellyville and Bella Vista - this is misleading in itself as it does not reference the suburbs that are also impacted - again, was this the intention?

While the aforementioned meetings were somewhat helpful - many questions remain unanswered which is why consultation must be started again because not enough information or time has been provided in a clear, concise format.

3. Inequitable treatment of residents to the west of Old Windsor Road - the TOD states that its purpose is to create additional housing in the proximity of the metro stations. The TOD references changes in density compared to that proximity. This was confirmed at the session held by Warren Kirby. It is clear from the mapping that not all areas have been treated equally within the 400, 800 & 1200m benchmark radius outlined in the TOD. My house is further away from the Metro than houses on the other side of Old Windsor Road in Bella Vista, yet they remain as medium density when mine is being rezoned at high density. Why is my house, that is further away, treated differently to the houses in Bella Vista that are closer? Is this to make it cheaper for developers? I have worked hard as a member of the Glenwood community and do not understand why those in Bella Vista are being given preferential treatment. Is it because they are individuals of a higher net worth with more of a voice?

We learned at the session that the areas of Glenwood and Stanhope Gardens were not part of the original proposal and added later. Was this to balance the TOD's budget by developing cheaper land?

4. Lack of Infrastructure - Glenwood is currently overburdened with only 4 entry and exit points - depending on the time of day and/or day of the week, these points are reduced to what can only be described as a parking station. There is no way that any further traffic can be sustained. It is understood that to support this rezoning, an assessment of the traffic in Glenwood was completed in 2021 - any assessment done during 2021 or even 2022 cannot be relied upon as many people were either not working or working from home as a result of the pandemic.

At the session held by Warren Kirby, it was advised that the lessons of Marsden Park and Box Hill have been learned, clearly this is incorrect as the TOD does not address infrastructure before development which is essential to ensure minimal impact on current residents. I, along with the rest of the members of my family are all working adults, who, if this ill-advised proposal goes ahead, we will have to add more time to our travel to get in and out of our own community. This will increase our costs for petrol and reduce time at either work or with our family, who is going to compensate us for this change in our lives?

Due to the cost-of-living crisis, more people are living with their parents, as my children are, we have 4 cars in our household, two of which are on the street. Where do you plan to put all the cars in an already congested area?

Local schools, hospitals and medical facilities are already struggling to meet the current demand, adding more people without infrastructure will be a complete and utter mess.

5. Omission of vacant land - there is a significant amount of vacant land in and around Parklea markets - it is unclear why this area has not been considered for high density development, a development similar to those around Tallawong would be appropriate for this area with minimal impact of current residential properties of Glenwood. Why has this area not been included before impacting people's homes?

6. Forced acquisition - the document is silent on forced acquisitions of residential properties that are likely to occur so the goals of the TOD can be fulfilled - this must be clearly outlined as part of any consultation process and to date, has not, particularly as most residents did not even know this was happening

SUMMARY

For the reasons outlined, this TOD should be ceased immediately pending further research and consultation as it has not considered the impact on all residents, nor have those residents been afforded a fair and equitable process in this regard.

I look forward to receiving a timely response to all comments and questions raised in this letter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:15:59 PM
Attachments: [submission-state-led-rezoning-050824.pdf](#)

Submitted on Mon, 05/08/2024 - 22:14

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission file

[submission-state-led-rezoning-050824.pdf](#) (151.94 KB)

Submission

I strongly oppose the rezoning of Glenwood as outlined in my attached letter.

I agree to the above statement

Yes

5 August 2024

SUBMISSION – STATE LED REZONING KELLYVILLE AND BELLA VISTA

I reside in the area denoted as BV17 which has been identified as being significantly impacted by the State Led Rezoning of Glenwood. To be clear, I **strongly oppose** the proposed rezoning of Glenwood as outlined in the State - LED Rezoning document for Kellyville and Bella Vista (TOD) dated 29 May 2024.

While there may well be a need for additional housing in Sydney, adding more residents to an already overburdened suburb is ill-conceived.

I **oppose** the rezoning as outlined in the TOD for the following reasons:

1. Complete lack of visibility and communication of the TOD to all affected parties - I am a directly impacted resident and at no time have I been communicated to by either the State or Local council, nor have I been advised by the Department of Planning, Housing or Infrastructure (DPHI) about the TOD. I found out about the rezoning from a neighbour a few days ago, I am lucky enough to be a member of a social media group within my Glenwood community and thanks to that, I was made aware of the Ward 2 popup session of 3 August 2024 and a session held by Warren Kirby held the same day. Had it not been for my neighbours, I would not have been aware of the TOD. I, like many other residents who also did not receive any information, would have been completely unaware of this rezoning. This is utterly disrespectful to us as residents, and more importantly taxpayers. Was this intended to ensure that minimum submissions were received? Regardless of intention or not, the outcome is that the communication and consultation process has completely failed. The only option is to conduct a proper consultation process with EVERY impacted resident with all of the information provided at the outset.

2. Lack of information provided - Every person that attended the aforementioned sessions are vehemently opposed to the rezoning of Glenwood and Stanhope Gardens. It was revealed by the Mayor of Blacktown, Brad Bunting that Blacktown council was only made aware of the TOD 3 weeks ago. As this is a State - Led proposal, the responsibility of communicating with impacted residents rests with the State however, councillors have an equal responsibility to ensure its constituents are informed. How can councillors carry out that responsibility within such a limited timeframe? This is yet another example of the failed communication and consultation process and again, one has to wonder if this was the intention to limit the number of submissions. Please outline the communication plan and its implementation that the State adopted to ensure all residents were advised within an appropriate timeframe?

Once I learned of this rezoning, trying to find a succinct summary of its impact was impossible as it does not exist. Of course, I did find the TOD dated 29/5/24 which is 115 pages - it is quite ridiculous to expect residents of all languages and backgrounds to work through 115 pages to understand what this means for our families. In fact, residents of Glenwood or Stanhope could almost miss the document because it is called Kellyville and Bella Vista - this is misleading in itself as it does not reference the suburbs that are also impacted - again, was this the intention?

While the aforementioned meetings were somewhat helpful - many questions remain unanswered which is why consultation must be started again because not enough information or time has been provided in a clear, concise format.

3. Inequitable treatment of residents to the west of Old Windsor Road - the TOD states that its purpose is to create additional housing in the proximity of the metro stations. The TOD references changes in density compared to that proximity. This was confirmed at the session held by Warren Kirby. It is clear from the mapping that not all areas have been treated equally within the 400, 800 & 1200m benchmark radius outlined in the TOD. My house is further away from the Metro than houses on the other side of Old Windsor Road in Bella Vista, yet they remain as medium density when mine is being rezoned at high density. Why is my house, that is further away, treated differently to the houses in Bella Vista that are closer? Is this to make it cheaper for developers? I have worked hard as a member of the Glenwood community and do not understand why those in Bella Vista are being given preferential treatment. Is it because they are individuals of a higher net worth with more of a voice?

We learned at the session that the areas of Glenwood and Stanhope Gardens were not part of the original proposal and added later. Was this to balance the TOD's budget by developing cheaper land?

4. Lack of Infrastructure - Glenwood is currently overburdened with only 4 entry and exit points - depending on the time of day and/or day of the week, these points are reduced to what can only be described as a parking station. There is no way that any further traffic can be sustained. It is understood that to support this rezoning, an assessment of the traffic in Glenwood was completed in 2021 - any assessment done during 2021 or even 2022 cannot be relied upon as many people were either not working or working from home as a result of the pandemic.

At the session held by Warren Kirby, it was advised that the lessons of Marsden Park and Box Hill have been learned, clearly this is incorrect as the TOD does not address infrastructure before development which is essential to ensure minimal impact on current residents. I, along with the rest of the members of my family are all working adults, who, if this ill-advised proposal goes ahead, we will have to add more time to our travel to get in and out of our own community. This will increase our costs for petrol and reduce time at either work or with our family, who is going to compensate us for this change in our lives?

Due to the cost-of-living crisis, more people are living with their parents, as my children are, we have 4 cars in our household, two of which are on the street. Where do you plan to put all the cars in an already congested area?

Local schools, hospitals and medical facilities are already struggling to meet the current demand, adding more people without infrastructure will be a complete and utter mess.

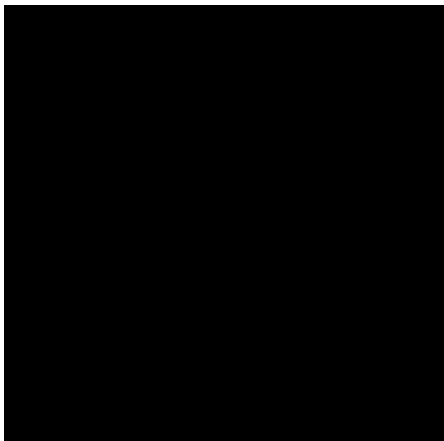
5. Omission of vacant land - there is a significant amount of vacant land in and around Parklea markets - it is unclear why this area has not been considered for high density development, a development similar to those around Tallawong would be appropriate for this area with minimal impact of current residential properties of Glenwood. Why has this area not been included before impacting people's homes?

6. Forced acquisition - the document is silent on forced acquisitions of residential properties that are likely to occur so the goals of the TOD can be fulfilled - this must be clearly outlined as part of any consultation process and to date, has not, particularly as most residents did not even know this was happening

SUMMARY

For the reasons outlined, this TOD should be ceased immediately pending further research and consultation as it has not considered the impact on all residents, nor have those residents been afforded a fair and equitable process in this regard.

I look forward to receiving a timely response to all comments and questions raised in this letter.



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:11:32 PM

Submitted on Mon, 05/08/2024 - 22:11

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

While this submission has some great ideas in it including provision of affordable housing, increasing the access and use of public transport services, creating more open spaces and sporting facilities for public use and looking at the timing of traffic signals in the TOD areas identified, I strenuously object to it for the following reasons.

Firstly, there has been no consideration given to an increase in medical facilities in the areas of concern. This area is still waiting for the hospital at Rouse Hill to be built to meet the needs of the residents. This hospital was first promised in 2015 and yet we are still waiting. There are 18 month long waiting periods for children in this area to see Pediatricians but this proposed development will bring more children into the area. It is impossible to get a doctor's appointment currently and people are regularly waiting in medical centres for up to 2 hours before being able to get medical assistance. Developing this area in the way proposed will only put the health system in this area into catastrophic

failure.

Secondly, changes to traffic signals and upgrading intersections will not be enough to deal with the levels of increased congestion that will come from this proposal. It currently can take over half an hour to exit Glenwood onto Old Windsor Rd during peak hour on both weekdays and weekends. This is because there is not a flow of traffic within the suburb and when the flow of traffic on the main roads surrounding the suburb (Old Windsor Rd and Sunnyholt Rd) stops, so does traffic trying to get in and out of Glenwood. Adding an extra 11 000 odd people to this is not going to be fixed by changes to traffic signals alone but the only other notable changes on the proposal documents is to add more pinch points in and out of the affected areas.

Thirdly, the issue of educational institutions to meet the demand of the proposed increase in population in this area. There are currently not enough affordable early learning places in this area, severely overcrowded schools and an absolute drought of tertiary education institutions. The infrastructure needed to amend this, will take longer to build than it will take for the proposed residential dwellings. What are the population of Glenwood, Stanhope Gardens, Kellyville and Bella Vista meant to do in the meantime? As a teacher I know that a lack of educational facilities on the ground, that are ready to go when the population starts moving into the area, will result in overcrowded classes leading to students will gaps in their skills and not ready or able to meet the demands placed on them by the world. Without educational facilities in place, we will fail our students.

Fourthly, the areas of Kellyville, Stanhope Gardens, Glenwood and Bella Vista are known for their quiet, calm, safe, suburban, family orientated character. Adding the proposed number of apartments and residents to them will change the dynamic completely. They will go from being suburban areas with residents who live there for long periods of time, to mini cities with a more transient population. Increased numbers of people around transport hubs always increases the rate of crime in those areas as well, and this is most likely to happen to these suburbs too. Yet there is no provisions within the proposal for an increase in police support to this area.

Finally, what consideration has been given to the current residents/owners of the proposed TOD sites? It has been stated that the areas west of Old Windsor Rd were selected as they held older stock in terms of current residential dwellings, and were therefore more likely to be ready for redevelopment, but there are many houses in this selection that have had significant renovation work completed or have been rebuilt recently. Has any official or planner been into the area in person to assess the number of houses in these areas that are actually older stock? Where is the evidence, other than going by numbers on a document of dates houses were built, that this stock is more likely to be willing to be redeveloped? Residents in these areas were reassured that rezoning in this area was not part of the metro corridor design when the metro station was being built, however they are now being told that it was always part of the design. Why were the rezoning plans not made public much earlier in this process? It has been stated that it is completely up to residents to decide to sell their properties for redevelopment under the new zoning or not, but what provisions are going to be put in place for those who do not wish to sell, so their homes are not towered over by 4 storey or more apartment buildings? Once the zones are changed what avenues of complaint will they have regarding new building developments happening around them? Also, are there any special provisions being made for residents in the affected rezoning areas who are unable to stay in their property due to the rezoning, but also unable to leave to go elsewhere? Will there be assistance for them? Will priority be given to current residents for purchasing or moving into the new apartment blocks being built? The answers to these questions are not available which leads me to believe the due diligence has not been taken regarding researching the effects of this proposal on the

affected areas.

Again, I do not believe those involved in the planning of the proposal have done the required research to have the most accurate data regarding the effect of this proposal on the areas and residents. I believe the proposal has been put together quickly and on the back of a plan that was made many years ago when the areas in question were very different. I recommend that this proposal be scrapped and started from the very beginning again, with full diligence given to the research stage. That would mean not just discussion proposals with councils but also with the residents affected and presenting them with compensation/assistance plans when providing them with proposed developments and changes.

I reiterate my strenuous objection 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: Monday, 5 August 2024 10:10:19 PM

Submitted on Mon, 05/08/2024 - 22:09

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

Glenwood

Please provide your view on the project

I support it

Submission

I support the Kellyville and Bella Vista TOD rezoning proposal. Some thoughts needed to review how to increase the traffic capacity on roads, eg 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: Monday, 5 August 2024 10:02:27 PM

Submitted on Mon, 05/08/2024 - 22:02

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

Norwest 2153

Please provide your view on the project

I object to it

Submission

Windsor road is already chock a block even on weekends. The roads are not ready for the amount of additional people in the proposal, even though there's an ongoing upgrade along Memorial Avenue. There is data already on how many people commute to work in and out of the area and this only makes the situation worse for the current residents. This is not the area to build high density housing due to its scant road area and lifestyle amenities, regardless of the metro 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: Monday, 5 August 2024 9:59:49 PM

Submitted on Mon, 05/08/2024 - 21:59

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

Too 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: Monday, 5 August 2024 9:54:16 PM

Submitted on Mon, 05/08/2024 - 21:54

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

Opposition to new housing development often stems from various concerns, including:

- 1.Environmental Impact: Potential harm to local ecosystems and green spaces.
- 2.Traffic and Infrastructure: Increased traffic congestion and strain on existing infrastructure such as roads, schools, and healthcare facilities. Despite recent road upgrades, congestion remains a significant issue, and adding more houses would exacerbate the problem. The government seems to address only current pressures, leaving the community to bear the long-term consequences.
- 3.Community Character: Changes to the character or aesthetic of a neighborhood, especially regarding cultural values in the area.
- 4.Property Values: Concerns about potential decreases in property values for existing residents.
- 5.Affordable Housing: Fears that new developments may not address affordable housing

needs or might lead to gentrification.

6.Resource Strain: Increased demand on utilities and local resources like water and electricity.

7.Public Services: Potential strain on public services such as policing and waste management.

8.Noise and Pollution: Concerns about noise, dust, and pollution during the construction phase and beyond.

Governments often fail to fulfill the infrastructure needs associated with new developments. They should set an example by building around their properties or where the Prime Minister and other ministers live. If this plan goes ahead they will lose complete support from our community for there succession and will have great resistance.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:50:44 PM

Submitted on Mon, 05/08/2024 - 21:50

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

From

[REDACTED]

Date: 05 Aug 2024

NSW State Government
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:41:45 PM

Submitted on Mon, 05/08/2024 - 21:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Melissa

Last name

Andrew

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

This area is already at capacity in terms of schools and roads.

Where is the plan for schools. for the amount of housing that is being proposed, there would need to be at least 10 new schools built. The Ponds high school is already well over capacity. There was a school zoned in Stanhope Gardens but this was scrapped and houses built instead. Just look at Box Hill.

Will the new high density housing be built with car parks? how will this affect the roads. Do you have plans to widen roads for the amount of cars that will be on the road.

With high density housing comes more crime. will new police stations be built out this way.

what about Rouse hill hospital? when is that due to be finished. that has also been put back.

the amount of housing you are proposing and increase in population will mean hospitals are over capacity, more traffic, over capacity schools, higher crime rate, slower emergency response times.

As a rate payer and a parent, this is a terrible plan and i am opposed to it.

i haven't even addressed the displacement of the animals that live out here such as possums Kangaroos snakes and frogs which are all native.

In the meantime the city is dead because people work from home.

there are so many houses around Sydney that sit empty because they are owned by people living overseas.

how about focussing on the areas that already have infrastructure in place than destroying our beautiful 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: Monday, 5 August 2024 9:24:00 PM

Submitted on Mon, 05/08/2024 - 21:23

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 NSW 2768

Please provide your view on the project

I object to it

Submission

I am writing to formally object to the proposed rezoning of Stanhope Gardens. The plan to transform this residential neighbourhood into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development. I am listing a few below:

1. Infrastructure Deficiencies:

The existing infrastructure in this area is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans.

2. Traffic Congestion:

Traffic congestion in this area is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues.

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities.

6. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:22:38 PM

Submitted on Tue, 06/08/2024 - 20:22

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

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: Tuesday, 6 August 2024 11:57:13 PM
Attachments: [submission_rezoning-to-r4.pdf](#)

Submitted on Tue, 06/08/2024 - 23:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ruwinie

Last name

Jayawardane

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 am just providing comments

Submission file

[submission_rezoning-to-r4.pdf](#) (1.42 MB)

Submission

The NSW Department of Planning, Housing and Infrastructure is currently exhibiting the Draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct seeking to deliver up to 20,700 additional homes and 620–1,650 affordable homes in perpetuity within the TOD Precinct close to Kellyville and Bella Vista Metro stations.

We, the undersigned, request to redefine the Kellyville and Bella Vista TOD Precinct boundary to accommodate the land comprising 90 properties that are bound by Sunny Holt Road to the north, Old Windsor Road to the east, SP1 Market zoned land to the south and Caddies Creek corridor to the west and rezone the subject land to R4 shown in Attachment

1 to this Submission. The undersigned provide the following sound justification for their proposed redefinition of the Kellyville and Bella Vista TOD Precinct boundary:

The subject land:

- is already zoned for residential purposes.
- already has access to all essential public and service infrastructure to accommodate any future high density residential development on the land.
- is strategically located and free of any environmental constraints or threats such as bushfire, land slip, heritage and ready for upzoning to R4 High Density Residential.
- is well positioned as shown in Attachment 1 to enable easy amalgamation with the TOD Precinct.
- is quite a large land with an area of approximately 7.2Ha, and therefore has the potential to yield around or more than 1,000 dwellings including 30 -80 affordable dwellings.
- is located within 1,200m of public transport hubs.
- is located between Bella Vista Metro Station and Kellyville Metro Station.
- is located within reasonable walking distance to Kellyville Metro Station and Northwest Transitway linking Rouse Hill and Parramatta.
- is located within reasonable cycling distance to Bella Vista Metro Station and the major employment hub, Norwest Business Park which is considered to be the largest business park in the area.
- is well positioned with access to a good supply of existing public parks, open spaces, large tracts of natural vegetation within reasonable walking and cycling distances as shown in Attachments 1 and 2 to this Submission.
- is located close to community amenities and facilities similar to the TOD Precinct.

The above justification for the proposed adjustment of the boundary of the Draft Kellyville and Bella Vista TOD Precinct to accommodate the subject land within that Precinct by the undersigned is considered to be the most appropriate, acceptable, logical, efficient and time-effective proposal to achieve the NSW Government's housing target, the desired outcome.

The undersigned strongly believe that the proposed addition to the TOD Precinct will significantly boost the NSW Government's aim to address the current shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

The undersigned request the Minister and other relevant authorities to take this matter into due consideration and rezone the subject land to R4 High Density Residential to achieve improved outcome when finalising the Draft Kellyville and Bella Vista TOD Precinct.

The signed submission by 68 residents (1 per household) is attached. Could not reach out to all households due time constraints.

I agree to the above statement

Yes

SUBMISSION

Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

To: Ms Nicola O'Brien, Director, Planning Team, Kellyville and Bella Vista Transport Oriented Development Program

Copy: Hon. Rose Jackson, NSW State Minister for Housing ; Hon. Warren Kirby, NSW Parliament Member for Riverstone ; Hon. Mark Taylor, NSW Parliament Member for Winston Hills ; Hon. Brad Bunting, Mayor Blacktown City Council.

From: Residents of Rothwell Circuit, Carolyn Court, Jakob Way, Rory Court and Consolo Avenue in Glenwood NSW 2768

Date: 28/07/2024

The NSW Department of Planning, Housing and Infrastructure is currently exhibiting the Draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct seeking to deliver up to 20,700 additional homes and 620–1,650 affordable homes in perpetuity within the TOD Precinct close to Kellyville and Bella Vista Metro stations.

We, the undersigned, request to redefine the Kellyville and Bella Vista TOD Precinct boundary to accommodate the land comprising 90 properties that are bound by Sunny Holt Road to the north, Old Windsor Road to the east, SP1 Market zoned land to the south and Caddies Creek corridor to the west and rezone the subject land to R4 shown in Attachment 1 to this Submission. The undersigned provide the following sound justification for their proposed redefinition of the Kellyville and Bella Vista TOD Precinct boundary:

The subject land:

- is already zoned for residential purposes.
- already has access to all essential public and service infrastructure to accommodate any future high density residential development on the land.
- is strategically located and free of any environmental constraints or threats such as bushfire, land slip, heritage and ready for upzoning to R4 High Density Residential.
- is well positioned as shown in Attachment 1 to enable easy amalgamation with the TOD Precinct.
- is quite a large land with an area of approximately 7.2Ha, and therefore has the potential to yield around or more than 1,000 dwellings including 30 -80 affordable dwellings.
- is located within 1,200m of public transport hubs.
- is located between Bella Vista Metro Station and Kellyville Metro Station.
- is located within reasonable walking distance to Kellyville Metro Station and Northwest Transitway linking Rouse Hill and Parramatta.
- is located within reasonable cycling distance to Bella Vista Metro Station and the major employment hub, Norwest Business Park which is considered to be the largest business park in the area.
- is well positioned with access to a good supply of existing public parks, open spaces, large tracts of natural vegetation within reasonable walking and cycling distances as shown in Attachments 1 and 2 to this Submission.
- is located close to community amenities and facilities similar to the TOD Precinct.

The above justification for the proposed adjustment of the boundary of the Draft Kellyville and Bella Vista TOD Precinct to accommodate the subject land within that Precinct by the undersigned is considered to be the most appropriate, acceptable, logical, efficient and time-effective proposal to achieve the NSW Government's housing target, the desired outcome.

The undersigned strongly believe that the proposed addition to the TOD Precinct will significantly boost the NSW Government's aim to address the current shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

The undersigned request the Minister and other relevant authorities to take this matter into due consideration and rezone the subject land to R4 High Density Residential to achieve improved outcome when finalising the Draft Kellyville and Bella Vista TOD Precinct.

Thank you in advance.

ATTACHMENTS

Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct

Attachment 2: Subject Land

Attachment 3: Extent of the Subject Land and Surrounding

Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct



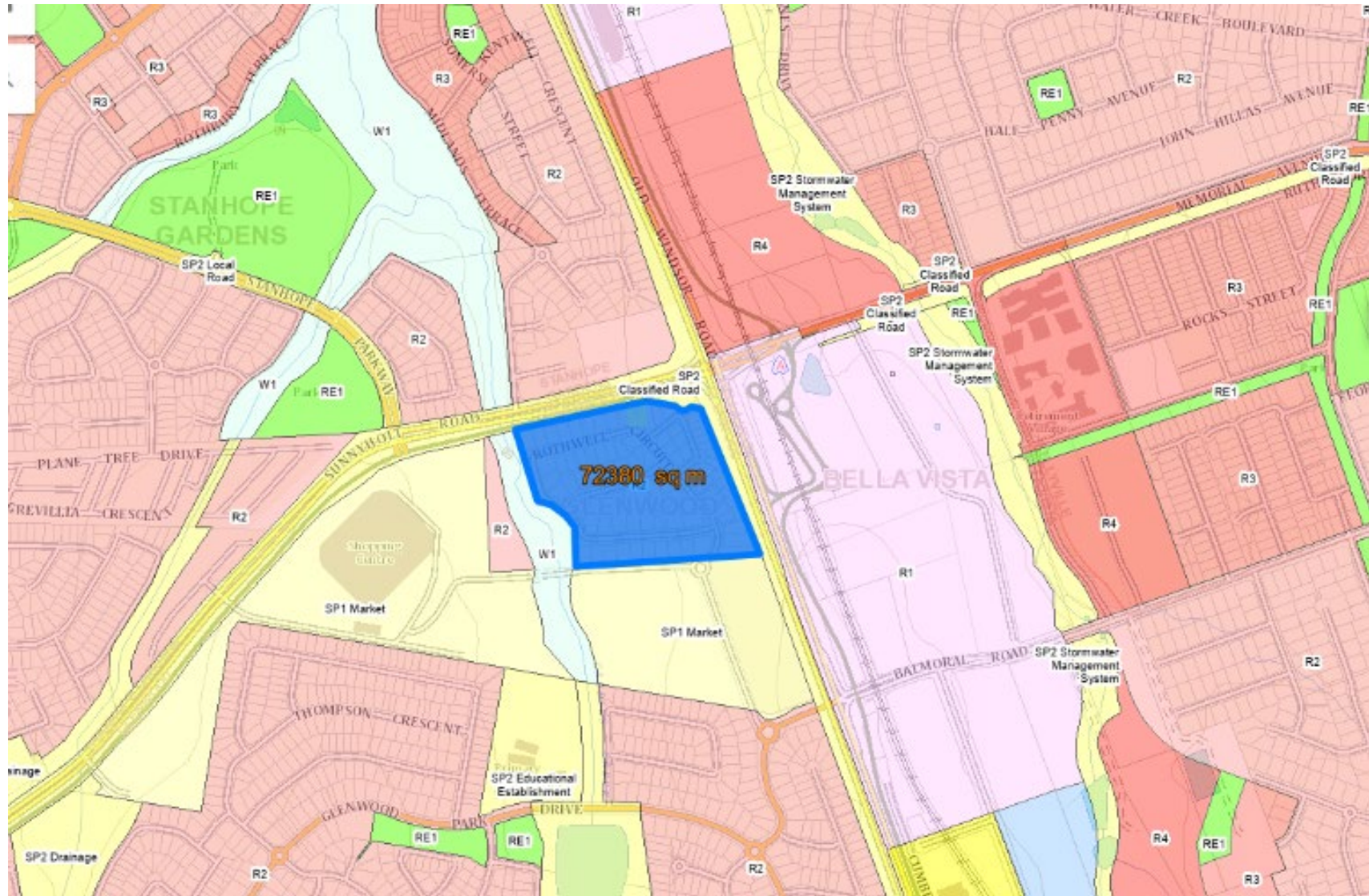
Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Attachment 2: Subject Land



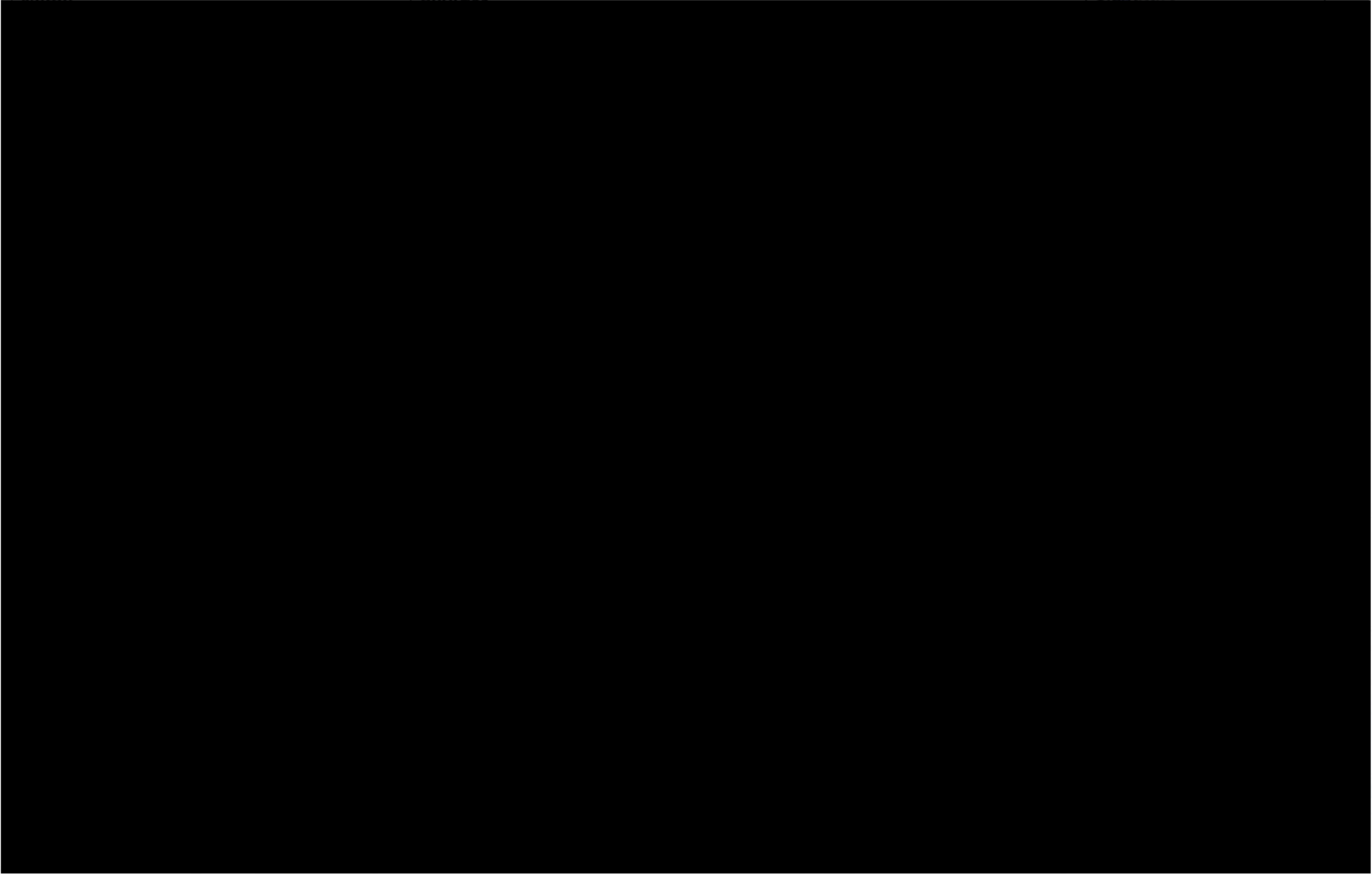
Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Attachment 3: Extent of the Subject Land and Surrounding

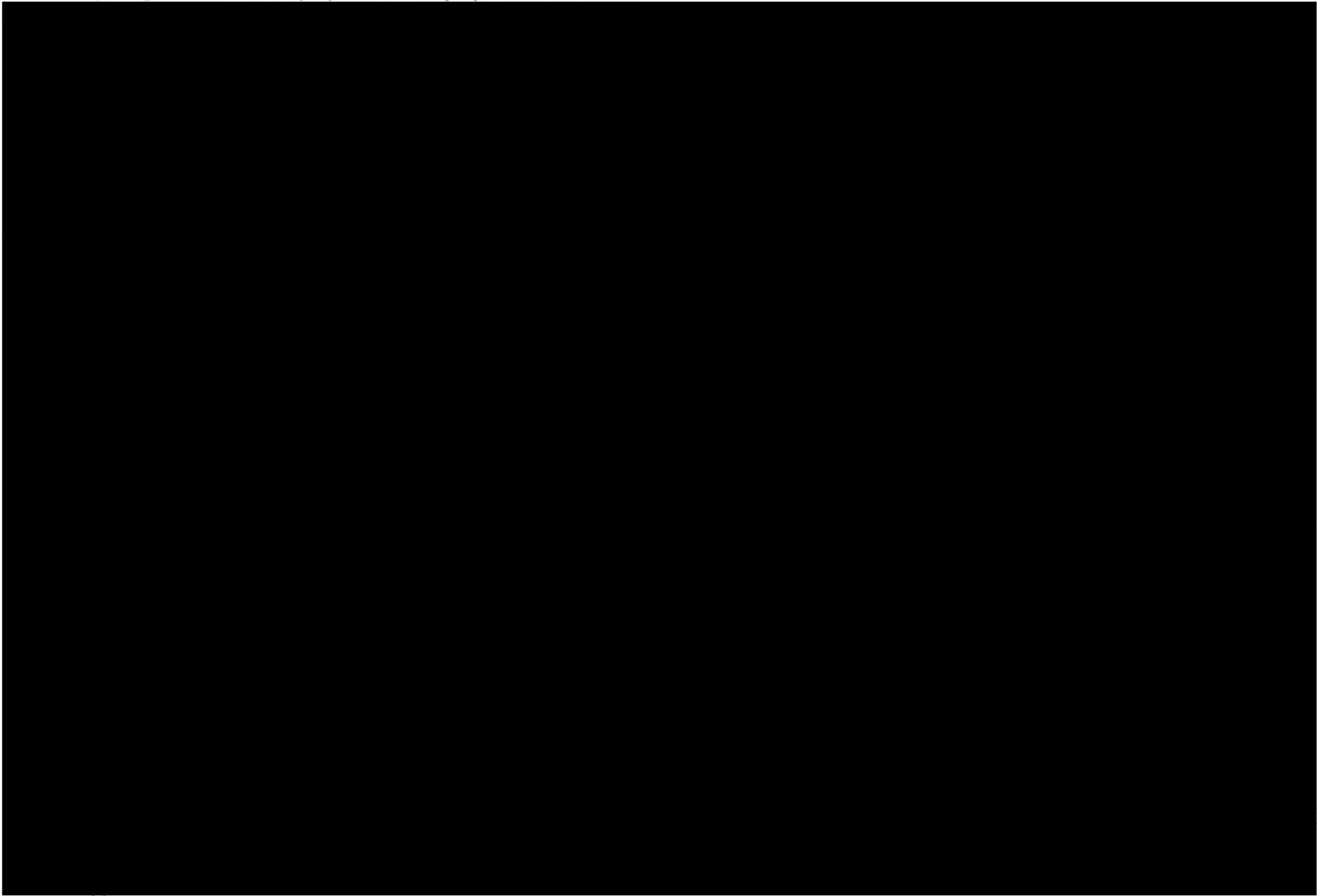


Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Name	Address	Signature
------	---------	-----------

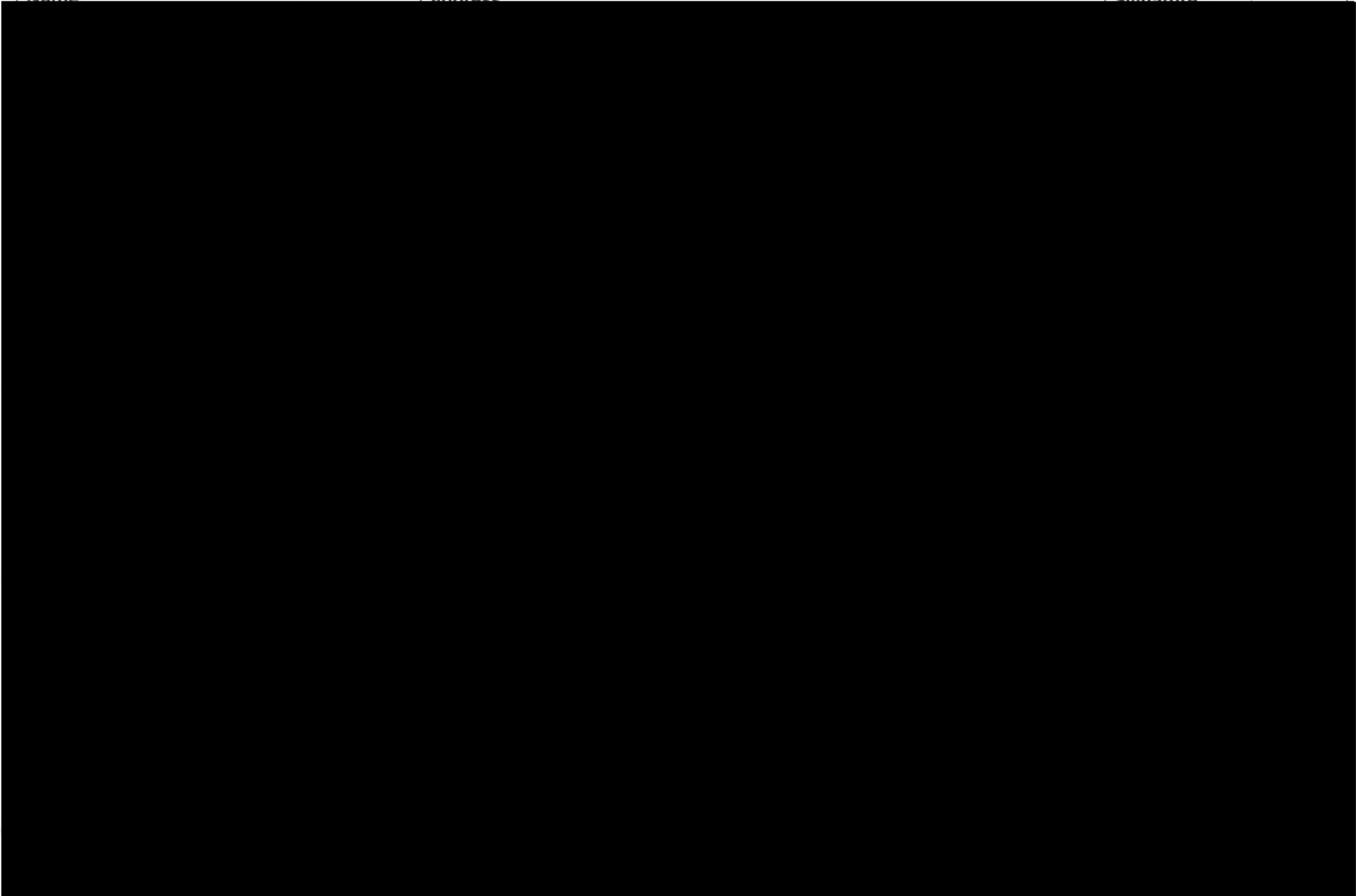


Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

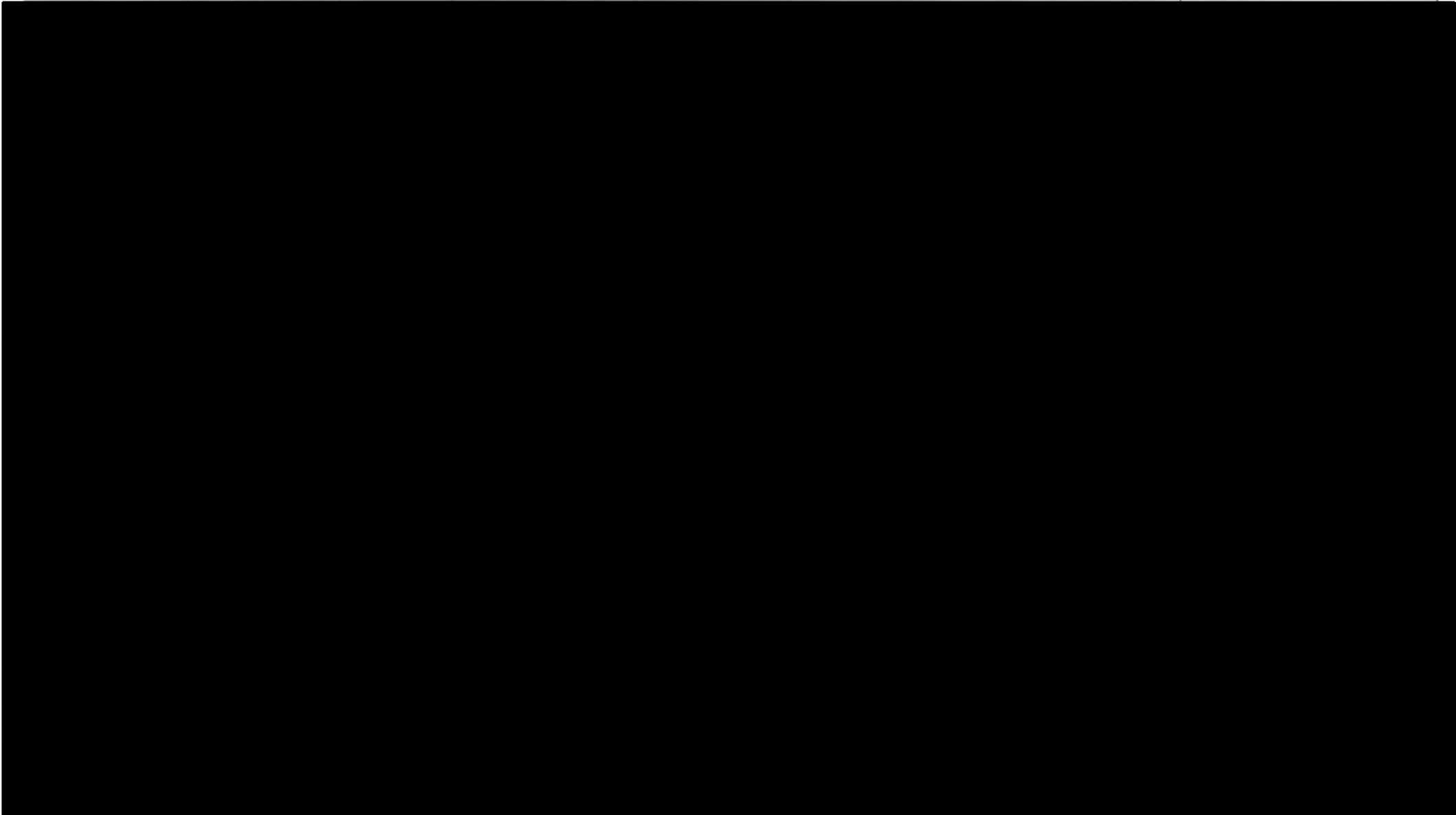


Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Name	Address	Signature
------	---------	-----------



Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 11:00:06 PM

Submitted on Tue, 06/08/2024 - 22:59

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

Beaumont hills 2155

Please provide your view on the project

I object to it

Submission

It's a stupid idea

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:50:58 PM

Submitted on Tue, 06/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

There is not enough parking at the Kellyville, Bella vista or Showground station. I drop my children to before school care at 7.30am in Kellyville and then I have to travel into the city for work. It already takes an unreasonable amount of time to travel to any of the above mentioned stations and then it's often a struggle for parking. High density housing is only going to add further delays to the already gridlocked 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: Tuesday, 6 August 2024 10:48:57 PM

Submitted on Tue, 06/08/2024 - 22:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sreeharan

Last name

Sriranganathan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville ridge

Please provide your view on the project

I object to it

Submission

Strongly object

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:45:46 PM

Submitted on Tue, 06/08/2024 - 22:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Seshani

Last name

Sreeharan

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 object to it

Submission

I strongly object

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:39:50 PM

Submitted on Tue, 06/08/2024 - 22:39

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

2768

Please provide your view on the project

I object to it

Submission

Too many people for lack of 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: Tuesday, 6 August 2024 10:38:57 PM

Submitted on Tue, 06/08/2024 - 22:38

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

2768

Please provide your view on the project

I object to it

Submission

Reject

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:37:11 PM

Submitted on Tue, 06/08/2024 - 22:36

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

Kellyville Ridge 2155

Please provide your view on the project

I object to it

Submission

I object the affect this will have on traffic in the area which is already at capacity plus over crowding of the 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: Tuesday, 6 August 2024 10:36:42 PM

Submitted on Tue, 06/08/2024 - 22:36

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

ACACIA GARDENS 2763

Please provide your view on the project

I object to it

Submission

There is not enough infrastructure to be able to have this many houses and people. The strain on roads, trains, buses and schools is just too much. 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: Tuesday, 6 August 2024 10:31:43 PM

Submitted on Tue, 06/08/2024 - 22:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jessica

Last name

Moretti

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 object to it

Submission

The proposed planning for the construction of multiple multi storey unit complexes will spell disaster for our wonderful community. The infrastructure of the Kellyville Ridge, Stanhope Gardens, Kellyville, Glenwood & Bella Vista is grossly inadequate at the current time. Squeezing more people into an already heavily populated area will put even more strain on our schools, roads, shopping complexes and medical facilities. Perhaps you should take some time to stand along Perfection Avenue & the surrounding streets during peak times of a weekday morning and afternoon to see the stress on the infrastructure already. The local councils & government are being greedy & should be ashamed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:24:31 PM

Submitted on Tue, 06/08/2024 - 22:24

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

Baulkham Hills

Please provide your view on the project

I object to it

Submission

I understand that more housing is needed but I think this could be distributed more evenly throughout the state rather than crowded high rise buildings which will add thousands more cars and people on the roads and public transport which is already so full during peak times.

How about the state populating more of the rural towns which have land and space to expand. This could also provide upgrading infrastructure and bring in more jobs to these areas.

Sydney is already such a huge, overcrowded 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: Tuesday, 6 August 2024 10:18:12 PM

Submitted on Tue, 06/08/2024 - 22:17

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

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission

I object to the proposed

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:11:47 PM

Submitted on Tue, 06/08/2024 - 22:11

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

Box Hill

Please provide your view on the project

I object to it

Submission

I am writing to express my strong objection to the proposed residential development that aims to create 42,000 new homes in our area. As a resident of Box Hill, I have serious concerns about the impact this development will have on our already strained infrastructure, particularly the traffic conditions on Old Windsor Road.

Currently, the traffic on Old Windsor Road is heavily congested. On a recent Sunday morning, it took me 30 minutes to travel from Box Hill to Norwest Market Town, a journey that should take significantly less time during off-peak hours. During peak times, this commute can extend to 60 to 80 minutes. This level of congestion is not only frustrating but also poses a significant productivity issue. More time spent commuting means less time available for work and other productive activities, which ultimately hurts both employees and employers.

Without extraordinary improvements to our infrastructure, the addition of 42,000 new homes will only exacerbate these issues. New residents will likely find the traffic conditions intolerable, making it difficult for them to feel comfortable and settled in their new homes. It is crucial that any residential development is accompanied by substantial upgrades to our road networks and public transportation systems to ensure that the quality of life for current and future residents is not compromised.

I urge you to reconsider the scale of this development or to prioritize significant infrastructure improvements before proceeding. The well-being and productivity of our community depend on it.

Thank you for considering my concerns.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:07:34 PM

Submitted on Tue, 06/08/2024 - 22:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Peter

Last name

MAGINN

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

Studying the proposed area for this development into high rise structures, it will destroy the ambience currently in the area of Stanhope Gardens. Currently we have an ideal family precinct served by parks and open areas. All dwellings are no higher than two storeys. Even so the traffic problems at peak times are severe and the Metro line has not relieved that pressure. High density housing will create major access problems. For those families living in the zone earmarked they may have their homes destroyed. For those living on the edge of the zone they will be overlooked by high rise and it will destroy their outlook.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:07:02 PM

Submitted on Tue, 06/08/2024 - 22:06

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

Kings Park 2148

Please provide your view on the project

I object to it

Submission

This is ridiculous the traffic in this area is already horrendous. Perhaps the government should look at the infrastructure as of a morning and afternoon Perfection Avenue & Old Windsor Road is jammed packed without adding more housing. Not to mention no new additions of primary or secondary schools. Once again no real planning has been done. The issue is to many foreign investors purchasing homes and leaving them vacant. Stop foreign investors from purchasing homes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:04:47 PM

Submitted on Tue, 06/08/2024 - 22:04

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

2155

Please provide your view on the project

I object to it

Submission

I live in Kellyville, the area already has horrendous traffic, for example, on a Saturday it takes 45 mins to get to Castle Towers.

You cannot get parking at the Metro after 7.15am already, these developments will make that even worse.

I can not think of any reason why this development would benefit this 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: Tuesday, 6 August 2024 10:01:27 PM

Submitted on Tue, 06/08/2024 - 22:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jordan

Last name

Little

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

Traffic in the Kellyville, Bella vista, Rouse hill and Castle hill areas is already dreadful and gridlocked for extended periods every morning and afternoon. The busses and Metro are already full as it is so adding 40,000 more homes is a comical idea

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 10:00:51 PM

Submitted on Tue, 06/08/2024 - 22:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kara

Last name

Chain

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 object to it

Submission

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial

investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits

outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:58:36 PM

Submitted on Tue, 06/08/2024 - 21:58

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

Do not wish this Rezoning to go ahead it will destroy the community feeling of the area, we do NOT want high-rise to be built in our area.

Traffic would be worse than what it is, roads are only narrow...would cause kaos!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:58:15 PM

Submitted on Tue, 06/08/2024 - 21:58

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

2153

Please provide your view on the project

I object to it

Submission

Have you been down Windsor or old Windsor road from Baulkham hills to Windsor - either direction. It is horrific, not just peak hour, weekends as well. The infrastructure is not good enough, schools are at peak capacity. There is currently NO trees or green space in the north Kellyville, box hill area. Not the hills anymore. Please rethink - from a long time hills resident

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:58:11 PM

Submitted on Tue, 06/08/2024 - 21:57

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 object to it

Submission

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville - TOD.

I am writing to formally object to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista, and Kellyville. The plan to transform these established residential neighbourhoods into high-density apartment complexes and other forms of 'affordable' housing raises several serious concerns, including issues of infrastructure, traffic congestion, and community amenities. Additionally, there are significant problems with the communication and planning processes surrounding this development.

1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed high-density developments will exacerbate these issues, as there is insufficient planning for necessary upgrades to water supply, sewage, and electricity systems. The current infrastructure cannot handle the projected increase in population without substantial investment, which does not appear to be adequately addressed in the rezoning plans. Where is the money coming for this?

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

There is a notable lack of provision for additional educational facilities in the development plans. The proposed increase in population will inevitably include many families with children. However, there are no clear plans for constructing enough new schools or expanding existing ones to accommodate this growth. This oversight will put undue pressure on already stretched and over-crowded educational institutions.

4. Community Reserves and Green Spaces:

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

5. Poor Communication and Lack of Commonsense:

The communication about this development has been notably poor, with insufficient engagement and consultation with the affected communities. The process appears to lack basic commonsense, failing to address the real concerns of residents and the practical implications of the proposed changes. The absence of transparent dialogue and proper community input is deeply troubling.

6. Compensation for Displaced Residents:

The impact of displacing existing residents has not been addressed adequately. There are no clear plans for compensating those who will be affected by the loss of their homes and communities. This disregard for the social and emotional costs of displacement is unacceptable.

7. Unequal Development and Disturbance to Peaceful Communities:

The development plans seem to create an imbalance, favouring one side of Old Windsor Road over the other. This unequal approach to development is unfair and disruptive, particularly to the peaceful communities of Stanhope Gardens and Glenwood. These neighbourhoods have long been valued for their tranquility and sense of community, and the proposed changes will disturb their peaceful nature.

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

In light of these concerns, I urge the NSW State Government to reconsider the proposed rezoning. A more thoughtful and inclusive approach is necessary to address the needs of both existing and future residents. Sustainable development must balance growth with respect for established communities and their well-being.

Thank you for considering my objections. I hope that these concerns will lead to a more balanced and community-focused planning process.

Yours sincerely,

A black rectangular redaction box covering the signature of the person.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:57:01 PM

Submitted on Tue, 06/08/2024 - 21:56

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

2769

Please provide your view on the project

I object to it

Submission

This is terrible! How can the government think that any of our current road infrastructure or community facilities such as schools, childcare, medical centres etc could cope with this type of development of 20,000. I do not support this 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: Tuesday, 6 August 2024 9:53:45 PM

Submitted on Tue, 06/08/2024 - 21:53

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

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

Bella Vista and Bella Vista Waters was marketed as a high end suburb but the roads built was single lane pretty much the roads built with the same vision that of over 200 years ago when Captain Cook landed when there was horse and carriage's which is a shame that the ones who built the harbour bridge had more vision than the planners of today.

If you think that you can force people not to have cars because of railway lines you are sadly mistaken and the reason why you cannot force people not to have cars is because you with such a high moral standing will never give up your car but because you are in power you can using taxes and narrow roads to make it miserable for your us subjects but you and your like will never ever give up your cars, you are people with no vision and should not be making these decisions which will make Bella Vista a prize in the Hills like a 3rd world suburb.

If you want your subjects to not have cars but will not lead by example and get rid of your cars it means you are socialists where you want to tell others how to live but will refuse to live the way you want others to live which means your freedom super seeds the freedom of others.

I hope this will make you realize what you are doing to this great nation, the nation of Australia does not need foreign invading armies to destroy it, it has home grown politicians who are destroying it for them for free, at no cost.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:48:17 PM

Submitted on Tue, 06/08/2024 - 21:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brenda

Last name

Markantonakis

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

I am object for rezoning within the Newbury Estate Stanhope Gardens. It tooks us 21 yrs to built a place call home.

Working hard and to be destroyed this family Oriental suburb. NO 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: Tuesday, 6 August 2024 9:47:18 PM

Submitted on Tue, 06/08/2024 - 21:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Natalie

Last name

Close

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

Stanhope Gardens is an established housing suburb and to refine and replace with unit blocks will devalue and depreciate the houses within the area close to the proposed new zoning area. This is incredibly unfair

It is incredibly unrealistic that the tenants of these units will only use the metro, they will certainly have cars and the current infrastructure is already inadequate that additional cars will increase gridlock. Perfection avenue is already a nightmare with traffic due to the 2 schools in the morning and the afternoon, the road infrastructure will not cope..

Also putting a unit block next to a school is not appropriate as it increases the comers and questions the safety of the 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: Tuesday, 6 August 2024 9:41:52 PM

Submitted on Tue, 06/08/2024 - 21:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jason

Last name

Whiteley

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

Do not proceed with this over development that ruin the lifestyle and access to amenities that residents are already struggling to utilise due to an existing large 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: Tuesday, 6 August 2024 9:39:57 PM

Submitted on Tue, 06/08/2024 - 21:39

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

Kellyville

Please provide your view on the project

I object to it

Submission

Traffic already busy enough currently on old Windsor road, especially the peak hours.

Without enough schools.

Without enough parking.

Sports grounds already full with the current 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: Tuesday, 6 August 2024 9:38:12 PM

Submitted on Tue, 06/08/2024 - 21:37

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

2768

Please provide your view on the project

I support it

Submission

Transport, especially exiting Glenwood at school starting and finishing times is a nightmare. I have spent more than half an hour on the traffic, just to exit to Old Windsor road from Glenwood Park drive around 8am. So with the proposed new houses, this will get worse, unless new roads to exit Glenwood are constructed. Otherwise this will be a very good opportunity for the residents in the proposed corridor.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:36:55 PM

Submitted on Tue, 06/08/2024 - 21:36

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

Castle Hill 2154

Please provide your view on the project

I object to it

Submission

I object to this poorly thought out influx of housing and densely populated areas when our public schools and local infrastructure do not even support the local 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: Tuesday, 6 August 2024 9:35:41 PM

Submitted on Tue, 06/08/2024 - 21:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

h

Last name

h

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 support it

Submission

good for tod

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:34:08 PM

Submitted on Tue, 06/08/2024 - 21:33

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

Dear NSW Government,

20700 New apartments is too much for our area.

We do not support these apartments coming to Glenwood.

We live with our elderly parents who choose to live in this area because of the Gurdwara being nearby.

We don't want to move and we don't want to be burdened by construction and traffic and a change in the demographic of this area that we call our home.

We, along with our friends, family and Glenwood neighbours are not interested in

participating in this re-zoning and object to it entirely.

Glenwood has never had any apartments before and does not have the support infrastructure for so many new homes and people.

Kindly build these dwellings elsewhere.

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: Tuesday, 6 August 2024 9:29:04 PM

Submitted on Tue, 06/08/2024 - 21:28

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

Stanhope gardens 2768

Please provide your view on the project

I object to it

Submission

I object to this as Stanhope is so congested I have a small family and the schools around us are already so full the road around the school are already bumper to bumper. I can't imagine anymore building and people moving around us

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:27:02 PM

Submitted on Tue, 06/08/2024 - 21:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Madelyn

Last name

Scholtes

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

As a Stanhope Gardens resident, I object to this rezoning. The traffic in the mornings is horrendous already, and it will be made exponentially worse by bringing more people to 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: Tuesday, 6 August 2024 9:24:15 PM

Submitted on Tue, 06/08/2024 - 21:23

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

Kellyville Ridge

Please provide your view on the project

I object to it

Submission

Has this really been thought through!

I live in Kellyville Ridge and it takes me nearly 40 mins to get to work which is in Norwest 8km's away from my home and I'm unable to catch the metro as there is no parking spots after I drop my children off to school.

Where are the kids that live in these apartments going to go to school? The schools in the area are bursting with children, they have minimal area to play as it's taken over by demountable's.

This planning is absolutely ridiculous, the Traffic is a joke and this needs to be stopped!!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:19:23 PM

Submitted on Tue, 06/08/2024 - 21:18

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

The Ponds 2769

Please provide your view on the project

I object to it

Submission

I don't believe that this re-zoning is good for our community. Please rethink.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:18:31 PM

Submitted on Tue, 06/08/2024 - 21:18

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

Please provide your view on the project

I object to it

Submission

ALL PROPERTIES WITHIN 800M RADIUS OF THE STATION SHOULD BE ZONED HIGH DENSITY.

IT DOESN'T MATTER IF THERE IS A NEW HOUSE ON IT OR AN OLD HOUSE ON THE LAND! THE PLANNING DEPARTMENT IS BEING SHORT-SIGHTED BY PICKING SOME PROPERTIES AND LEAVING OTHER PROPERTIES OUT, EVEN THOUGH THEY ARE VERY CLOSE TO THE METRO.

WE ARE PLANNING FOR THE NEXT 20 YEARS, AND ANYTHING WITHIN 800M IS THE STANDARD CONSIDERATION FOR ALL TRANSPORT RELATED PRECINCTS THAT ARE BEING RE-ZONED.

INSIDE 800M - R4

800M - 1000M - R3

≥1000M - R2

IF WE DON'T DO IT PROPERLY WE WILL HAVE TO REPEAT THIS VERY PAINFUL AND EXPENSIVE EXCERCISE AGAIN AND 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: Tuesday, 6 August 2024 9:17:37 PM

Submitted on Tue, 06/08/2024 - 21:17

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

Stanhope gardens

Please provide your view on the project

I object to it

Submission

We live in Stanhope and I am disgraced that you would even consider knocking down 2000 family homes to put units/apartments. What is this ? India? The cost of living is insane and you will force people out of their homes now !!!

The roads are already congested, we cannot get out of perfection avenue every morning.. i suggest you drive it and you will see

I suggest you stop or slow down immigration too. it's all Indians in this suburb now!! They are taking over. Next you know they will be running Australia

Why do you have to build units in this suburb, I suggest you build them in another town far away honestly

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:10:49 PM

Submitted on Tue, 06/08/2024 - 21:10

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 NSW 2768

Please provide your view on the project

I object to it

Submission

I would like to object this as going with this plan means we need to sell and settle somewhere else but we brought the place keeping our future plans. I am a single parent with a 8 year old son and I cannot think to move somewhere as it will disturb his schooling and other activities which as a single parent will be very difficult to cope with.

If this plan undergoes we will disturb the peaceful and calm community we are living in and will disturb everything.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:04:40 PM

Submitted on Tue, 06/08/2024 - 21:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ankur

Last name

Walia

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

Over crowded 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: Tuesday, 6 August 2024 8:59:52 PM

Submitted on Tue, 06/08/2024 - 20:59

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

2153

Please provide your view on the project

I object to it

Submission

The suggested area for this rezoning and development needs more infrastructure as it is not coping with the current population that needs to use the roads, schools, medical centres, shopping centres and public transport car parks. Although the suggestion is the housing is close to the public transport and people would use this, there is still the issue is extracurricular activities that require people to drive and park and currently many roads flowing into Old Windsor road are a traffic jam as well as Old Windsor Road itself being a peak hour traffic jam 7 days a week! Locals cannot get a park at rouse hill shopping centre if they don't get there early on a weekend and the public transport car parks are full by 7am. Please do further research and upgrades on infrastructure before adding more houses and people to this already overburdened 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: Tuesday, 6 August 2024 8:58:21 PM

Submitted on Tue, 06/08/2024 - 20:58

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

The Ponds 2769

Please provide your view on the project

I object to it

Submission

It is disgusting to think that perfectly good houses and resources will be torn down. What a waste of money and resources. The area is already over populated, adding units that house more people is not a smart idea. It's not fair for the houses that will stay and have to look at unit blocks. They didn't buy the land/house to look at a massive apartment block and the congestion that will bring to the area will be terrible.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:58:17 PM

Submitted on Tue, 06/08/2024 - 20:58

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

Bella vista NSW 2153

Please provide your view on the project

I object to it

Submission

Hello,

We are living in Bella Vista. We have seen the development plan and do not agree to it.

We believe we should the neighbourhood comprising of Sandstock Way, Hovell Way, New Holland Drive should all be re-zoned to R4 with a minimum FSR the of 3:1 because these properties are all walking distance to the metro and much less than 1200m.

it is not fair to leave this area unzoned, while re-zoning homes in Glenwood on the other side of Windsor Road to be R4.

We strongly object to this and request a review of the zoning on these streets.

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: Tuesday, 6 August 2024 8:57:34 PM

Submitted on Tue, 06/08/2024 - 20:57

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

Stanhope Gardens is already over crowded , the village and surrounding roads are a nightmare to get too. schools are over crowded

Leave the serenity and build the Rouse Hill hospital for 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: Tuesday, 6 August 2024 8:52:33 PM

Submitted on Tue, 06/08/2024 - 20:52

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

With the current density we have traffic and over crowding

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:40:32 PM

Submitted on Tue, 06/08/2024 - 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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I am a resident of Wenden avenue, Kellyville and I am concerned with this development proposal. My house is less than 500m from Kellyville station and is left as low density when the properties in the surrounding areas are zoned as high/medium density. This will have a very bad impact on our quality of life as we are going to be surrounded by high rises from 3 sides. My request is to rezone properties in Wenden avenue as high density.

I agree to the above statement

Yes