



Your ref: Kellyville and Bella Vista TOD rezoning
Our ref: DOC24/639495

Ms Monica Gibson
Deputy Secretary
Planning, Land Use Strategy and Housing
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Submitted via Planning Portal

Dear Monica,

I refer to the Kellyville and Bella Vista Transport Oriented Development (TOD) Stage 2 rezoning proposal which is on exhibition until 9 August 2024.

The NSW Environment Protection Authority (EPA) understands the proposal is located across the sub-precincts of Kellyville, Bella Vista, Glenwood and Stanhope Gardens. The proposal includes amendments to the Hills Local Environmental Plan 2019 (LEP) and Blacktown LEP 2015 for planning controls relating to land use zoning, height of buildings and floor space ratio. This will allow for the creation of high and medium density residential development, mixed use, public recreation and infrastructure.

Based on review of the information provided, the EPA has identified that the proposal is likely to interact main roads, rail corridors and contaminated lands. To assist in delivering improved environmental outcomes and reduce possible land use conflict, the EPA has identified several matters for consideration. These detailed comments are provided in **Appendix A**.

If you have any further questions about this submission, please contact Claire McQueeney, Strategic Planning Unit, at [REDACTED].

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gabby Sutherland', is located below the 'Yours sincerely' text.

Gabby Sutherland
**A/Unit Head – Environment Protection Planning
Strategy and Policy Division**

7 August 2024

Appendix A – EPA comments on Kellyville and Bella Vista TOD rezoning proposal

General Comments

The EPA seek engagement on planning matters that have the potential to pose a significant risk to the environment and human health. This could include issues such as a proposal or strategy seeking approval to locate sensitive receivers in proximity to:

- notified or regulated contaminated sites
- existing or proposed new heavy industrial uses
- other existing activities which hold a current environment protection licence (EPL).

Potential to interact with contaminated lands

The EPA notes the presence of potentially contaminated lands within the proposal area that do not require regulation under the *Contaminated Land Management Act 1997*.

Rezoning should be supported by information demonstrating that the land is suitable for the proposed use or can be made suitable, either by remediation or by the way the land is used (see [Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land](#) (EPA and Department of Urban Affairs and Planning, 1998)).

Additionally, under section 60 of the *Contaminated Land Management Act 1997*, the EPA must be notified of contamination that meets certain triggers. These are outlined in the [Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997](#) (EPA, 2015).

Water quality

Stormwater discharges from areas of increased residential density have the potential to impact on local surface water and groundwater quality.

The EPA recommends the use of the [NSW Water Quality and River Flow Objectives](#) (NSW WQO and RFOs) when assessing potential surface water and groundwater quality impacts from a proposed development. NSW WQO and RFOs provide the agreed environmental values, community values and long terms goals for assessing and managing the likely impacts of an activity on water for each catchment in NSW.

Additionally, the [Local Planning for Healthy Waterways using NSW Water Quality Objectives](#) (Department of Environment and Conservation, 2006) provides guidance on how to incorporate these objectives into strategic planning. The [Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions](#) (NSW OEH and EPA 2017), provides a practical case study on how cost-effective management strategies can be used to accommodate urban growth.

Noise and air impacts from major roads and rail corridors

A number of major roads and rail corridors are located within the proposal area and have the potential to cause noise and air impacts on proposed residential receivers.

The EPA recommends that the department review the noise limits for development in proximity to busy roads contained in the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) (see cl 2.120), as well as the [NSW Road Noise Policy](#) (Department of Environment, Climate Change and Water NSW 2011) and [Development Near Rail Corridors and Busy Roads – Interim Guideline](#) (The NSW Department of Planning 2008) when determining the suitability of locations within the proposal area for increased residential density.

Waste management considerations

The proposed increase in residential and commercial receivers has the potential to burden existing solid waste management facilities. The EPA encourages the NSW Government to collaborate with

the local council and waste management operators to plan for increased volumes of waste resulting from the expected growth in the number of residential and commercial receivers.

Consideration of the Department of Planning, Industry and Environment 2021, [*NSW Waste and Sustainable Materials Strategy 2041, Stage 1: 2021-2027*](#) and [*Better Practice guide for resource recovery in residential developments*](#) (EPA, 2019) is recommended.

0202.0Our Ref: ID2489
Your Ref:

09 August 2024

[REDACTED]
Department of Planning, Housing & Infrastructure
Locked Bag 5022
Parramatta NSW 2124

[REDACTED]

Dear [REDACTED]

Planning Proposal for Kellyville and Bella Vista State-Led Rezoning

Thank you for the opportunity to provide comment on the Planning Proposal for Kellyville and Bella Vista State-Led Rezoning. The proposal seeks to rezone land located near Sydney metro stations and other key transport hubs. It is understood that the proposed planning controls will enable the delivery of 20,771 new dwellings across four sub-precincts - Kellyville, Bella Vista, Stanhope Gardens and Glenwood.¹

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The consent authority will need to ensure that the planning proposal is considered against the relevant Section 9.1 Ministerial Directions, including 4.1 – Flooding and is consistent with the NSW Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning. Key considerations relating to emergency management are outlined in Attachment A.

Based on the preliminary flood mapping provided² and flood risk information available to NSW SES, we recommend:

- **Completing** the constraints-based approach for any future development in these precincts, supported by a Flood Impact Risk Assessment and including the consideration of climate change, prior to approval of the rezoning.

¹ NSW Department of Planning, Housing and Infrastructure. 2024. Explanation of Intended Effects – Kellyville and Bella Vista TOD Precincts, page 4

² GHD. 2024. Draft Drainage and Flooding modelling

- Considering advice from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding the modelling approach, considering that the draft modelling provided is based on 1998 assumptions of developed conditions. Further, we are kindly requesting a copy of the post-development scenario modelling and any other technical studies and reports available in relation to this proposal, for example the North West Rail Link EIS³, to inform the risk assessment.
- Investigating the flooding impacts on existing and any proposed site access/egress roads to avoid risks to life, infrastructure and isolation of communities in a flood event.
- Considering future building design that avoids exposure to flooding where possible, or is designed for the potential flood and debris loadings of the PMF so that structural failure is avoided during a flood, especially considering the flash flood nature at the site. This should also include design considerations to avoid entry or exit onto roads impacted by high hazard flooding.
- Pursuing site design and stormwater management that reduces the impact of flooding and minimises any risk to the community. Any improvements that can be made to reduce flood risk will benefit the community.

As traffic from the Hawkesbury-Nepean Valley evacuation routes is converging in this area, we recommend that communities are made aware of the flood risks in the broader area and are advised during flood events to avoid the use of roads (unless necessary), particularly of the evacuation routes, or to seek alternate route options, to minimize the impacts on evacuation capacity.

You may also find the following Guidelines, originally developed for the Hawkesbury Nepean Valley and available on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact [REDACTED] via email at [REDACTED] should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,



Nicole Hogan

Assistant Commissioner – Director, Emergency Management
NSW State Emergency Service

³ AECOM. 2012. North West Rail Link EIS – Surface Water and Hydrology, page 15

ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline⁴

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the evacuation strategies identified in the relevant local or state flood plan or by the NSW SES.

According to the NSW State Flood Plan⁵, the Blacktown City Flood Emergency Sub Plan⁶, and the Hills Shire Flood Emergency Sub Plan,⁷ evacuation is the primary emergency management strategy for people impacted by flooding.

Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed. Further, risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF). Climate change considerations should also be included, in line with NSW Government Guidelines.

Kellyville sub-precinct

The modelling provided suggests that this sub-precinct remains largely above the 0.2% Annual Exceedance Probability (AEP) event, with an isolated area (adjacent to the Elizabeth Macarthur Creek crossing of Memorial Avenue) impacted by relatively shallow flooding (up to 0.25 metres)⁸. In a PMF, a significant part of the site north of Samantha Riley Drive becomes impacted by flooding that can reach up to 1.5 metres⁹ (in the northern part of this site). Further, the northern part of the larger site (south of Samantha Riley Drive) and the area along the eastern site boundary down to the site interface with Memorial Avenue, become impacted by flooding up to 2 metres depth¹⁰ and an area of 1.5 hectares¹¹. Due to the flash flood nature of the flooding, there would limited warning time available for any future residents. Therefore, we recommend detailed design to ensure people are able to escape any flood risk in the larger flood events, and emergency services are able to access the area. This may include, but is not limited to, provision of rising road access/egress.

⁴ NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

⁵ NSW Government. 2021. NSW State Flood Plan. Section 1.6 – Key Principles. 1.6.2, page 5

⁶ NSW SES. 2023. Blacktown City Flood Emergency Sub Plan. Section 1.6 – Key Principles. 1.6.2, page 8

⁷ NSW SES. 2023. The Hills Shire Flood Emergency Sub Plan. Section 1.6 – Key Principles. 1.6.2, page 8

⁸ GHD. 2024. Draft Drainage and Flooding modelling, Figure B004

⁹ GHD. 2024. Draft Drainage and Flooding modelling, Figure B005

¹⁰ GHD. 2024. Draft Drainage and Flooding modelling, Figure B005

¹¹ GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

It is unclear if the area adjacent to Sanctuary Drive is still intended to be rezoned to high density residential¹². If it is still intended, this should be included in the flood risk assessment.

Bella Vista sub-precinct

The southeastern site, east of Elizabeth Macarthur Creek, appears to be impacted by flooding up to 0.75 metres as frequently as 5% AEP events.¹³ We recommend avoiding increasing the intensity of people at risk of such frequent flooding, which would also result in an increased need for emergency services to respond.

In a PMF event, the eastern part of the two sites (adjacent to Elizabeth Macarthur Creek) become impacted by H5 flood hazard level, but flooding appears to be fairly limited to the area immediately adjacent to the creek line. The third site (east of the creek) becomes impacted by flooding in its southern and southwestern sides, with H5 flood hazard levels in some in some areas.¹⁴ This level of hazard is not safe for people or vehicles, and all buildings are vulnerable to structural damage. Due to the flash flooding, it would be prudent to avoid placing buildings within the portion of the site exposed to this level of flood risk.

Stanhope Gardens sub-precinct

The three sites under the Stanhope Gardens sub-precinct appear to be above the 0.2% AEP event, with the exception of an isolated pocket of the central site, adjacent to the Perfection Avenue crossing of Caddies Creek, where H5-H6 hazard flooding appears to be spilling over to a small portion of the site.¹⁵ In a PMF event, flooding from Caddies Creek appears to impact all three sites. The western part of northern site can experience flooding up 1.25 metres in depth¹⁶ and H4 flood hazard level¹⁷. As for the previous sub-precincts, we recommend avoiding placing buildings in locations with high flood hazard, particularly due to the flash flood nature of the site, and adopting design considerations to reduce the risk to life and property, which may include, but is not limited to the provision of rising road access/egress.

Glenwood sub-precinct

The Glenwood sub-precinct appears to be largely located above the PMF event, with some flooding immediately adjacent to Caddies Creek. High-hazard flooding appears to be contained within the Glenwood Reserve and the green corridors, with the exception of some pockets of H4 and H5 hazard flooding along the western boundary of the northern site and the northern boundary of the southern site.¹⁸ The central site, particularly its southeastern

¹² NSW Government. 2024. Explanation of Intended Effect: Kellyville and Bellavista TOD Precincts

¹³ GHD. 2024. Draft Drainage and Flooding modelling, Figure B011

¹⁴ GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

¹⁵ GHD. 2024. Draft Drainage and Flooding modelling, Figure B014

¹⁶ GHD. 2024. Draft Drainage and Flooding modelling, Figure B005

¹⁷ GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

¹⁸ GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

part can experience flooding up to 5 metres¹⁹ and H5 flood hazard level. And the southern site, parts of its northwestern and southwestern areas become impacted by flooding up to 2.5 metres and H5 – H6 flood hazard level.

H5 flood hazard levels are unsafe for people and vehicles, with buildings requiring special engineering design and construction. Any future potential rezoning in areas identified as flood affected should be accompanied by a Flood Risk and Impact Assessment (FIRA) to understand the full extent of flood risks for these precincts, including post-development and climate change considerations. Duration of flooding and isolation, time to onset and impacts to potential access routes are key emergency management considerations, in addition to the flood extents, hazards and depths provided.

Modelling

It is understood that the draft modelling provided assumed the present-day conditions based on the 1998 fully developed conditions model adopted by Sydney Water. We recommend seeking advice from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding the suitability of this approach.

Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

As this area is subject to flash flooding, there would be limited opportunity for the community to respond to a flood in a timely and appropriate manner.

Evacuation must not require people to drive or walk through flood water.

In a 5% AEP event Memorial Avenue (north of the Bella Vista sub-precinct) appears to become overtopped by flooding up to 2 metres²⁰ and H5 flood hazard level,²¹ and Balmoral Road also appears to be impacted by H2 flood hazard level. NSW SES has observed flooding on Memorial Avenue in a number of locations during historical flooding.

In a PMF event, Samantha Riley Drive, Memorial Avenue and Balmoral Road (east of Old Windsor Road) appear to become overtopped at their intersection with Elizabeth Macarthur Creek with a H5 flood hazard level across these roads.²² Sunnyholt Road and Stanhope Parkway (at their intersection with Caddies Creek), as well as Old Windsor Road to the north, become flooded at multiple points with a flood hazard level up to H6.²³ We recommend that flooding impacts on the existing and any proposed site access/egress roads are investigated, to avoid risks to life, infrastructure and the risk of isolation of these communities in a flood.

¹⁹ GHD. 2024. Draft Drainage and Flooding modelling, Figure B005

²⁰ GHD. 2024. Draft Drainage and Flooding modelling, Figure B001

²¹ GHD. 2024. Draft Drainage and Flooding modelling, Figure B011

²² GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

²³ GHD. 2024. Draft Drainage and Flooding modelling, Figure B015

Evacuation traffic from the Windsor Road Route and the Hawkesbury Valley Way, converges in this area. Intense development in this area would generate additional background traffic that has not currently been modelled within the Flood Evacuation Modelling for the Hawkesbury-Nepean Valley. We therefore recommend that communities are made aware of the flood risks in the broader area and are advised during flood events to avoid the use of roads (unless necessary), particularly of the evacuation routes, or to seek alternate route options, to minimize the impacts on evacuation capacity.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.

Managing flood risks associated with flooding requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

- Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.

Principle 6 Recognise the need for effective flood warning and associated limitations.

As the area is subject to flash [REDACTED] there will be [REDACTED] for the community to respond to a flood threat²⁴. Further, there are currently no formal flood warning products available for flash flooding for this area. In this case, the most suitable form of advice about the potential for flood producing storms and rainfall would be Severe Weather and Storm Warnings.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

Development in a floodplain will increase the need for NSW SES to undertake continuous community awareness, preparedness, and response operations.

²⁴ AECOM. 2012. North West Rail Link EIS – Surface Water and Hydrology, page 15

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:01:01 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 6, 2024 9:54 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 21:53

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

I support the rezoning proposal for the Stanhope Gardens area as it will create additional dwellings in a walkable distance to the metro station.

Even though the community title in the area will have constraints on the land development, rezoning certainly will provide additional opportunities and possibilities for the developers and land owners to work through these issues. Having said that, the infrastructure especially on the traffic congestion, has to be addressed at same time.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:00:45 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 6, 2024 9:06 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 21:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Eun kyung

Last name

Lee

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella vista 2153

Please provide your view on the project

I object to it

Submission

We are against the change of zone as there are obvious disadvantages to our living area. 1. It will be more crowded with more cars. 2. Since Pre-settler and Belmoral Road are not connected as originally planned, more cars will have to go through Belmoral Road to get to the station, and then through Cedar Cutters Road, New Holland Drive, which will be dangerous and cause traffic jams. Also, the noise will be worse and the pollution will be worse. 3. As more apartments are built, there will be more talents and more thieves. 4. Also, our private spaces will not be protected in the high rises.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:00:30 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 6, 2024 4:29 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 16:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Bella Vista

Please provide your view on the project

I object to it

Submission

Too much:

Traffic

Noise

Pollution

Chaos

Graffiti

Crime

Not enough:

Road infrastructure

Primary Public Schools

Secondary High Schools

Hospitals

Creating chaotic area which is already poorly planned with Norwest 28,000 workers. Adding another 48,000 residents in the area is a poor attempt to solve the housing crisis.

This will create an area that nobody will want to live in due to the bad infrastructure.

Buyers are not foolish...people will live elsewhere. In better suburbs with planned road infrastructure, schools and free health system.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 8:59:34 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 6, 2024 4:22 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 16:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Bella Vista

Please provide your view on the project

I object to it

Submission

Impossible to add 50,000 residents in this small area. It will create a chaotic traffic pile up at peak time.

It will make residents travelling from Rouse Hill to spend additional time on Old Windsor Road.

The residents should be spread along all the metro train lines. It seems the state government wants to dump all the residents in one area with no education, transport and health considerations.

The metro does not resolve any traffic. The metro cannot increase capacity with trains already every 5 minutes with no seats available at peak time.

The train stations are also already full by 7.30am.

There is no public school planning. One primary school is proposed in Bella Vista to service 50,000 new residents. This is the size of Strathfield and they have numerous public schools. So where are the additional primary and high school going?

Currently, the local school is Model Farm for Bella Vista. You need a car to get to the school. There is no public transport to get to Model Farm School. How will Model farm and Crestwood cope with the additional kids in the area. Or is the State government expecting private education to replace free education. Odd for labour principals.

There is no additional hospitals proposed. The Rouse hill half private hospital is axed and no longer under construction. How do we all travel to Blacktown and Westmead Hospitals.

I think the state government needs to come at peak traffic periods and study the traffic, the school and hospital infrastructure. See first hand with the community rather than looking at data from an office.

There will be increased crime and the area will become less appealing with more pollution and garbage.

The government needs to focus on improving infrastructure than handing out land to developers to gain a larger profit. Its appalling that my local library is Castle Hill and Rouse Hill. A distance of 10km. Seems pretty backward for a developed country.

You can see in the summer wildlife has nowhere to go. Thier habitats have been completely destroyed with no rejuvenation of land. Along, Bella Vista lake the black belly snakes have no grass land and are seen along the foot path. This is proof of over development.

Also, the aboriginal community been involved with how their land is being converted for money.

There is no need for this over expansion of such a small area. Australia is one of the largest countries and we are building up like land deprived countries.

How many families want to live in 2 bedroom apartments. And are there really 50,000 single/couples looking for apartments plus all the apartments from Norwest to Rouse Hill to Marsden Park along Scofield Road. Poor quality apartments like the Atmosphere in Castle Hill where residents are now fixing the builders mistakes. Again no help from the government.

This is obviously a way of raising money by the state inflating the land value.

Shame on the state and federal government.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:03:35 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, August 7, 2024 8:32 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Wed, 07/08/2024 - 20:32

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

2155

Please provide your view on the project

I object to it

Submission

We are already experiencing congestions even in non peak hours, there is no infrastructure in place to cope with proposed high density zoning. Such a change in the zoning is going to affect the community and lifestyle for all the affected and surrounding suburbs.

There are many other open places for development so I don't understand why the Govt is so keen develop around established suburbs, instead the metro lines can be further extended and new development can be planned around that.

I strongly object this proposal.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:03:04 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, August 7, 2024 8:26 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Wed, 07/08/2024 - 20:25

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

we are already experiencing congestions even in non peak hours, there is no infrastructure in place to cope with proposed high density zoning. Such a change in the zoning is going to affect the community and lifestyle for all the affected and surrounding suburbs.

There are many other open places for development so I don't understand why Govt is keen develop around established suburbs, instead the metro lines can be further extended and new development can be planned around that.

I strongly object this proposal.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:02:25 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, August 7, 2024 2:36 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Wed, 07/08/2024 - 14:35

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

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

The plans to increase housing capacity in the area will only exacerbate the unacceptable traffic situation with the construction traffic over an extended period of time.

There are no proposals on how the utilities infrastructure will be upgraded and how timely it could be achieved.

No plans to how the additional cars (in hundreds) will be parked.

Schools capacity is another issue, where are the new located kids will go?

all these issues have not been considered at the time of planning!!

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:02:11 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, August 7, 2024 2:13 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Wed, 07/08/2024 - 14:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

I live in North west (Bella Vista & Kellyville area) currently driving from home to work through Old Windsor Road.

The traffic all time during the day is very heavy.

Delays are always there to pass every sing section of it from Cumberland Highway up to Schofield.

Planing to add so many apartments to the area will make it unreal crowded with lack of infrastructure mainly roads, schools etc.....

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:01:57 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Wednesday, August 7, 2024 1:50 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Wed, 07/08/2024 - 13:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

I live in North west (Bella Vista & Kellyville area) currently driving from home to work through Old Windsor Road. The traffic almost during all time is very heavy. Delays are always there to pass every sing section of it from Cumberland Highway up to Schofield.

Planing to add so many apartments to the area will load it even more where it will be unbelievable crowded with the current infrastructure.

I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 8 August 2024 9:01:38 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 6, 2024 9:57 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 06/08/2024 - 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 support it

Submission

I support the rezoning proposal as it will provide more housing opportunities for the boarder 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: Draft Plans - TOD Kellyville Bella Vista Rezoning
Date: Wednesday, 7 August 2024 10:58:31 AM
Attachments: [submission_file.ppt](#)

Submitted on Wed, 07/08/2024 - 10:58

Submitted by: Anthony Tavella

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

Dixisset

Please provide your view on the project

I object to it

Submission file

[submission_file.ppt](#) (47 KB)

Submission

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Negat esse eam, inquit, propter se expetendam. Primum Theophrasti, Strato, physicum se voluit; Id mihi magnum videtur. Itaque mihi non satis videmini considerare quod iter sit naturae quaeque progressio. Quare hoc videndum est, possitne nobis hoc ratio philosophorum dare. Est enim tanti philosophi tamque nobilis audacter sua decreta defendere.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 3:44:46 PM

Submitted on Wed, 07/08/2024 - 15:44

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

Kellyville

Please provide your view on the project

I object to it

Submission

Object due to lack of infrastructure currently.

Traffic conditions are bad and there is not enough space to match the proposed high density 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: Thursday, 8 August 2024 2:11:39 PM

Submitted on Thu, 08/08/2024 - 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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I am gravely concerned that the proposals as they have been presented will form a ghetto around the Kellyville and Bella Vista metro stations. The high rise apartment living will destroy the sense of community that already exists in the presinct.

I have listened and it gets glossed over everytime but no one is prepared to address the elephant in the room in traffic management. I have been hearing for the last 30 years about improvements to Old Windsor road and to be honest the minor upgrades have been 20 years too late and way too small. The only option I can see is for the Busway lanes to be changed into vehicle expressways but I see in your plans the Busways are viewed as an asset for public transport. The only chance of these developments working is for no car parking to be available in the apartments and force everyone to use public transport. With even more houses going into Box Hill and the hospital at Rouse Hill it is getting worse and these apartments will break beyond repair the current infrastructure. I cannot even see how a toll road could be built to assist, ignoring the cost and political skin.

Lastly this region has been let down by the various Governments and their Departments for so long, I have absolutely no faith that you can deliver even the most basic commitments 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: Wednesday, 7 August 2024 5:55:06 PM

Submitted on Wed, 07/08/2024 - 17:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I Object –

Our roads are currently at their limits – traffic at a standstill – already lack of infrastructure. An increase with high rise will cause gridlock.

The community is already suffering with no public hospital in the area, even the public Rouse Hill hospital when built will be insufficient for the new developments. The talk of a private hospital will not help we need another public hospital.

Essential services need to be in place with extra Police stations, Ambulance and Fire stations including extra staff.

Schools and parklands/sporting ovals – green spaces we were known as the Garden Shire

but seems should be changed to concrete shire.

Increase in noise and pollution we do not need or want.

I 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: Wednesday, 7 August 2024 12:59:26 PM

Submitted on Wed, 07/08/2024 - 12:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ellie

Last name

Li

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 is very bad on peak time now. No plan for public resources, eg very limited or no car parking on 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: Wednesday, 7 August 2024 12:50:20 PM

Submitted on Wed, 07/08/2024 - 12:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I object this project development as I don't believe there is enough infrastructure yet to support this. The roads & public transport are already crowded and introducing these many homes would worsen the situation

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:40:35 PM

Submitted on Wed, 07/08/2024 - 12:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768 Stanhope Gardens

Please provide your view on the project

I object to it

Submission

I object the proposal

1. Not well thought through in terms of relocating and impacting existing community, note that is not too old. Stanhope is less than 25 years old.
 2. Infrastructure currently itself is not supportive
 3. Relocating existing people would mean they need to move further ahead increasing travel time and quality of life..
- And many 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: Wednesday, 7 August 2024 12:32:20 PM

Submitted on Wed, 07/08/2024 - 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

Kellyville

Please provide your view on the project

I object to it

Submission

Hi,

I am a resident of Corsica Way, Kellyville 2155 and as our suburbs & surrounding areas are earmarked for re-zoning, I would to provide my objection to the proposal. The existing infrastructure would not be able to meet the demand with all the rezoning plans. As it is the vehicles on the road have increased over the years causing traffic chaos, congestion and inconvenience in residential areas. We need more open spaces which aren't over-crowded and are safer. Our local schools are max capacity and aren't able to cater efficiently to the existing demographic.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:14:49 PM

Submitted on Wed, 07/08/2024 - 12:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I object to 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: Wednesday, 7 August 2024 12:14:37 PM

Submitted on Wed, 07/08/2024 - 12:14

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

WHY does our government keep squeezing people into already busy areas?

Australia has MORE than enough space for everyone.

WHY not space these intended houses/units all around the metro line and/or Sydney?

The roads are NOT meant for such an increase in population....IT IS ALREADY STRUGGLING.

The Samantha Riley Dr road works have already taken far too long to be completed...still waiting for that increase in lanes.

We cant really widen either of the Windsor Rds as it is built up enough.

WHY not spread these houses/units in all available empty plots along the ENTIRE metro so that Western & Norwest Sydney are not getting the brunt of it all?

Please dont take parks or open spaces away from already densely populated areas!

Bella Vista metro has one of the last (?) free parking spaces (if you use OPAL card) with all the planned population this will stop to make room for housing.

There are WIDE open spaces around the Darling Mills Creek, Darling Mills Cascades, Blue Gum Creek, Devlins Creek, Beecroft reserve south, Lyne Road Reserve, Terrys Creek, Lucknow Park, Mars Creek, Battan Reserve, all have the space to accommodate most of these planned changes while adding to surrounding communities.

I really wish the government - ALL GOVERNMENT - would stop dumping excess people in Western/Norwest Sydney & spread them out across this Great Southern Land!

PS: maybe get a move on that planned Hospital for Rouse Hill, more schools & better roads...instead of just talking about it at voting times! BOTH sides of govt let us down with inactioned plans that drag on & on! Time to stop. Time to make it happen! Stop the talk....WALK THE WALK!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 6:38:24 AM

Submitted on Wed, 07/08/2024 - 06:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Brian

Last name

Aret

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

Issues that are already present in the hills that will be exasperated:

1. Metro parking at showground, kellyville and Cherrybrook is full by 730am on Tuesdays and Thursdays. People either make up spots inside the parking complex or then drive around looking for street parking.

2. The traffic in the area is already congested. It can take 1 hour to get from north kellyville to norwest in peak

There is not enough infrastructure in the area to support all this new development. Samantha Riley drive, glenhaven road, Windsor road, showground road, are all grid locked in peak time

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:12:19 PM

Submitted on Wed, 07/08/2024 - 12:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Michael

Last name

Hilling

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

The Sydney Garden Shire does not need any additional Human Filing Cabinets. Overcrowding without improving infrastructure can only lead to social problems and increase the load on our already fragile environment. I understand that there are housing shortages and people do need somewhere to live but this proposal is not the answer.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:06:41 PM
Attachments: [feedback-or-comments-to-the-exhibition.pdf](#)

Submitted on Wed, 07/08/2024 - 12:05

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 support it

Submission file

[feedback-or-comments-to-the-exhibition.pdf](#) (155.05 KB)

Submission

Please refer to the attached file

I agree to the above statement

Yes

State Led TOD for Accelerated Precincts

7^h August 2024

Attention: The Proper Officer
Department of Planning, Housing and Infrastructure

Dear Planning officer,

I am contacting you as a member of the Beaulieu Station Precinct to share my feedback on the recent planning document published on your website.

I fully support the proposed rezoning and renewal opportunities for Keylee and Beaulieu. These areas, located along the Sydney Metro North West line, have undergone significant transformation over the past decades, evolving from predominantly rural and low-density residential zones into thriving communities with improved public transport connectivity and local employment opportunities. The increased access provided by the Sydney Metro has set the stage for further development, which will enhance the quality of life for residents by offering more housing options and boosting economic growth. The thoughtful integration of new infrastructure with the area's natural landscape and existing street patterns ensures that this growth is sustainable and beneficial for all.

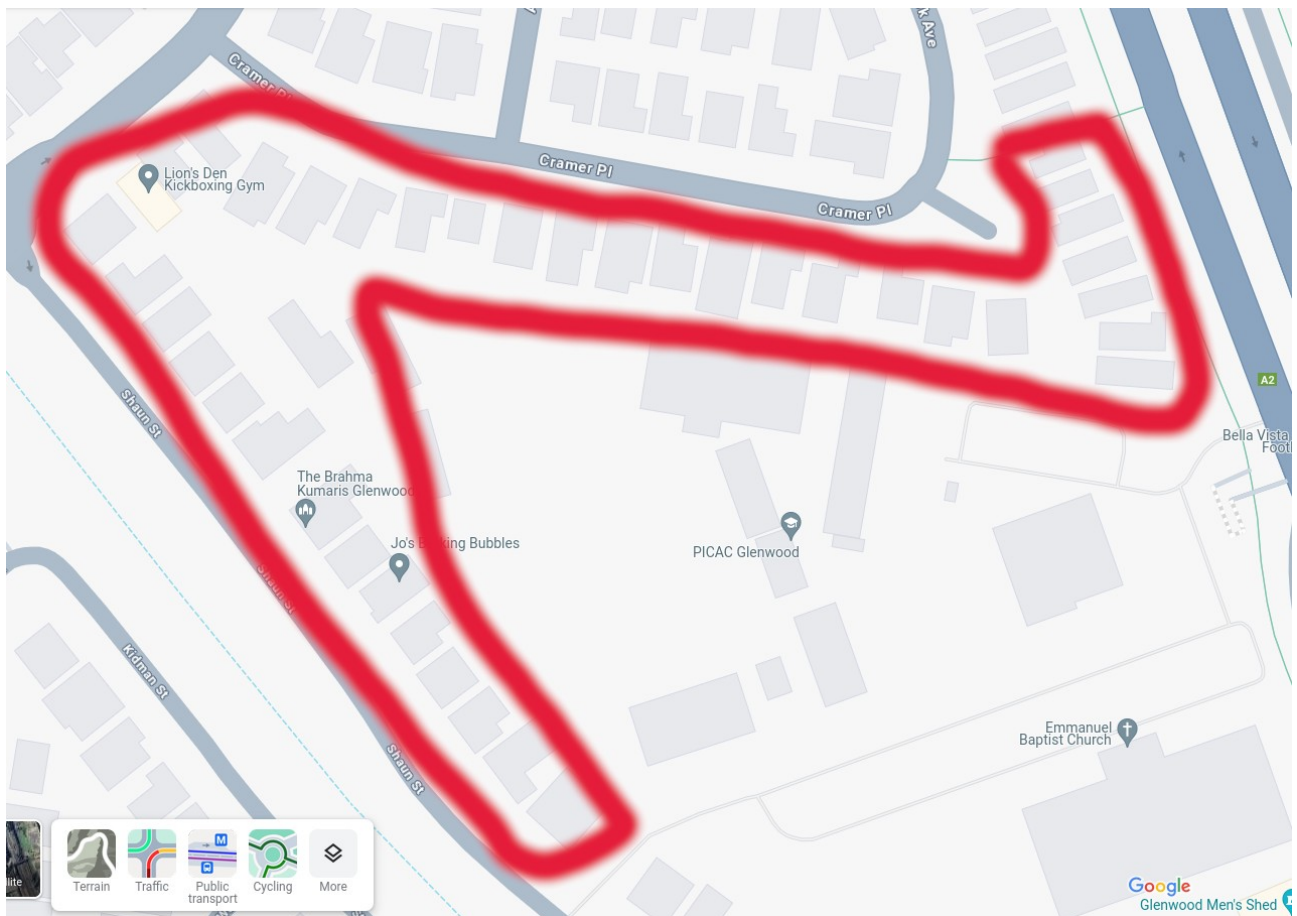
The area I wish to address is BV18b, within Beaulieu Station precinct, and my suggestions to extend the boundaries of this area to the north-east.

Failing to extend the boundaries will:

- Create an area with inferior conditions that becomes an undeveloped site with no potential due to a lack of resulting open spaces, thereby undermining the entire purpose of the rezoning.
- Leave the area within the 400m radius of Beaulieu Station underdeveloped, as previously mentioned.
- Create an area where future possibilities become more complicated and do not align with the government's envisioned state, creating a significant risk. Addressing these complexities now will better utilise the rezoning potential. Additionally, there has been no test in the Urban Design that specifies the minimum area needed for development, further increasing this risk.
- Result in a proposed topography by Architectus that is likely worse than both the current and proposed scenarios here, leading to greater complications and impacting development potential.
- Leave the area in a worse state than existing housing, rendering it undevelopable in the future and significantly diminishing its value compared to the current situation.

I respectfully disagree with the assertion that the location and configuration of the pedestrian overpass, along with the topography, limit the space available for apartments at the northeast end of the site. The current defined boundaries are creating an unnecessary problem by leaving a corridor of houses that will be unable to be developed. This restriction not only limits potential growth but also undermines the benefits of increased connectivity provided by the pedestrian overpass and the Northwest Transitway bus stop. To fully leverage the development potential of the area and ensure cohesive and sustainable urban growth, the rezoning area should be extended all the way to the pedestrian overpass.

In support of this proposal, I have included a map highlighting the proposed extension. I believe that by extending the boundaries, we can create a more cohesive and developed community that maximises the benefits of the new infrastructure.



I urge you to review and reconsider the current boundaries of area BV18b. Please take into account the potential positive outcomes of this extension.

Thank you for your time and consideration.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 5:53:00 PM

Submitted on Wed, 07/08/2024 - 17:52

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

2765

Please provide your view on the project

I object to it

Submission

This proposed rezoning will destroy the dreams and aspirations of those who bought properties in the area. By all means develop medium/high density dwellings on vacant land near the Metro but leave existing communities as they are.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:03:54 PM
Attachments: [feedback-or-comments-to-the-exhibition.pdf](#)

Submitted on Wed, 07/08/2024 - 12:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I support it

Submission file

[feedback-or-comments-to-the-exhibition.pdf](#) (155.05 KB)

Submission

As per attachment

I agree to the above statement

Yes

State Led TOD for Accelerated Precincts

7^h August 2024

Attention: The Proper Officer
Department of Planning, Housing and Infrastructure

Dear Planning officer,

I am contacting you as a member of the Beaulieu Station Precinct to share my feedback on the recent planning document published on your website.

I fully support the proposed rezoning and renewal opportunities for Keyle and Beaulieu. These areas, located along the Sydney Metro North West line, have undergone significant transformation over the past decades, evolving from predominantly rural and low-density residential zones into thriving communities with improved public transport connectivity and local employment opportunities. The increased access provided by the Sydney Metro has set the stage for further development, which will enhance the quality of life for residents by offering more housing options and boosting economic growth. The thoughtful integration of new infrastructure with the area's natural landscape and existing street patterns ensures that this growth is sustainable and beneficial for all.

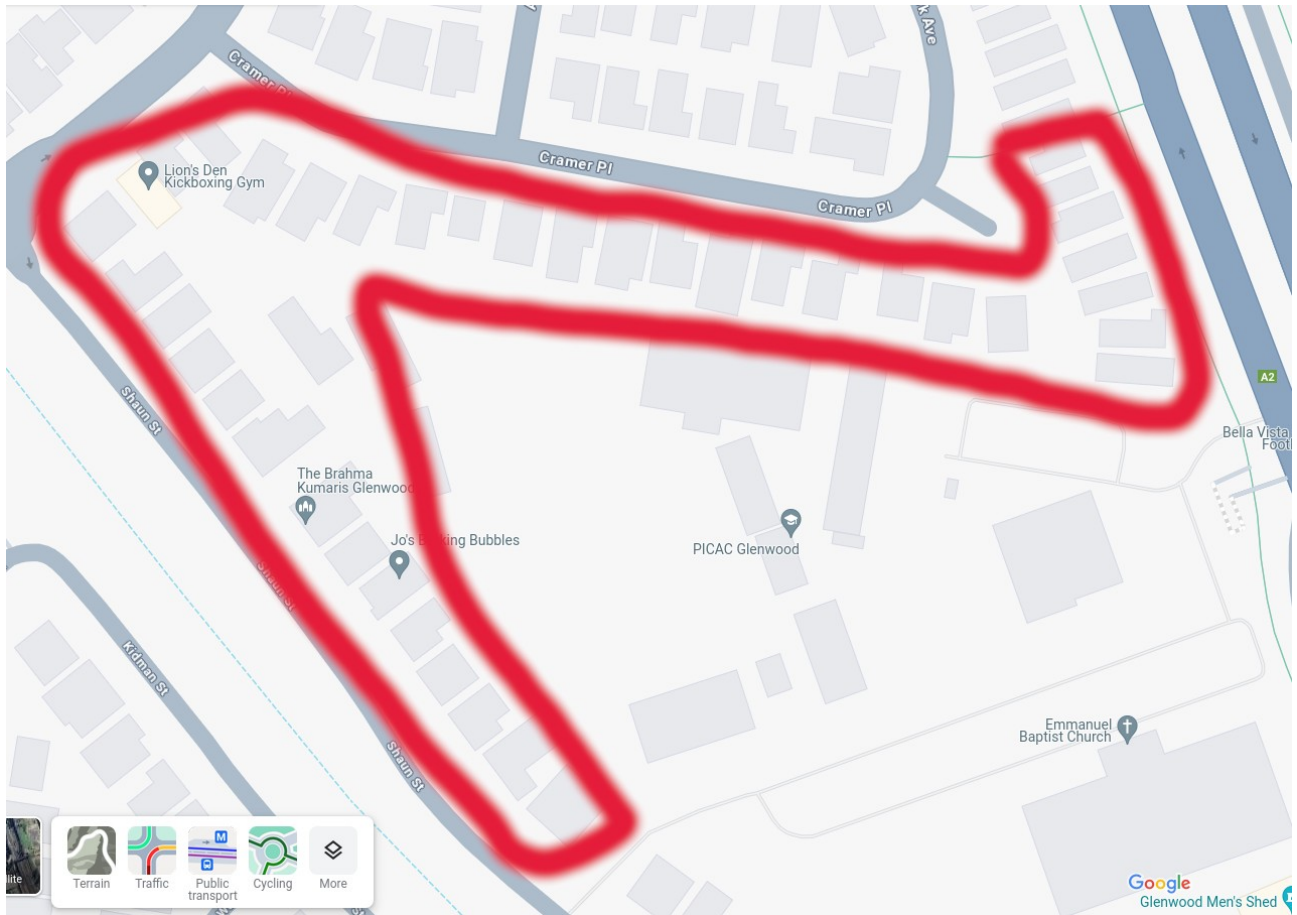
The area I wish to address is [REDACTED] within Beaulieu precinct, and my suggestions to extend the boundaries of this area to the north-east.

Failing to extend the boundaries will:

- Create an area with inferior conditions that becomes an undeveloped site with no potential due to a lack of resulting open spaces, thereby undermining the entire purpose of the rezoning.
- Leave the area within the 400m radius of Beaulieu Station underdeveloped, as previously mentioned.
- Create an area where future possibilities become more complicated and do not align with the government's envisioned state, creating a significant risk. Addressing these complexities now will better utilise the rezoning potential. Additionally, there has been no test in the Urban Design that specifies the minimum area needed for development, further increasing this risk.
- Result in a proposed topography by Architectus that is likely worse than both the current and proposed scenarios here, leading to greater complications and impacting development potential.
- Leave the area in a worse state than existing housing, rendering it undevelopable in the future and significantly diminishing its value compared to the current situation.

I respectfully disagree with the assertion that the location and configuration of the pedestrian overpass, along with the topography, limit the space available for apartments at the northeast end of the site. The current defined boundaries are creating an unnecessary problem by leaving a corridor of houses that will be unable to be developed. This restriction not only limits potential growth but also undermines the benefits of increased connectivity provided by the pedestrian overpass and the Northwest Transitway bus stop. To fully leverage the development potential of the area and ensure cohesive and sustainable urban growth, the rezoning area should be extended all the way to the pedestrian overpass.

In support of this proposal, I have included a map highlighting the proposed extension. I believe that by extending the boundaries, we can create a more cohesive and developed community that maximises the benefits of the new infrastructure.



I urge you to review and reconsider the current boundaries of area [REDACTED]. Please take into account the potential positive outcomes of this extension.

Thank you for your time and consideration.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 4:28:28 PM

Submitted on Wed, 07/08/2024 - 16:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Robin

Last name

John

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 never against Development.

But that should be done development is actually needed. I moved to Stanhope Gardens 4 years ago. I love everything about it. Mine is a growing family.

Traffic pathetic currently. After 8am in the morning i cant think of driving the car in Perfection ave.

School both primary and high school are over capacity. High school was proposed couple of year in Batlow street but now its all full of newly built houses.

Lastly what would be the compensation for the displaced resident ?

Currently my house is located 1km from school, Metro and Stanhope Village, convenience is everything. I dont have any plans to leave that go through the whole process of house hunting, the mental and financial stress.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:57:42 AM

Submitted on Wed, 07/08/2024 - 11:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville Ridge

Please provide your view on the project

I object to it

Submission

The proposal is too close to our school St. John 23rd primary and high school. It's already hectic during morning drop off and pick up afternoon. Traffic in perfection Ave to Newbury Ave is overwhelming on weekday 7:30-8:30am. This will create more chaos 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: Wednesday, 7 August 2024 7:38:47 AM

Submitted on Wed, 07/08/2024 - 07:38

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2765

Please provide your view on the project

I object to it

Submission

Infrastructure need to be planned and built first before adding to an already densed and growing area. We live in Box Hill and have seen the heavy traffic along windsor road, and other local roads, no schools available, parks and community centres are yet to be built among others. I'm not against growth but there should be better planning and priorities - young families normally are the ones going to live in such growing areas - therefore more kids who needs schools, parks etc. there should be specific budget available for such and not have to rely on the developers' contribution before planning to upgrade infrastructures.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:57:37 AM

Submitted on Wed, 07/08/2024 - 11:57

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 2678

Please provide your view on the project

I support it

Submission

The streets around Kellyville Station are currently major bottlenecks. The proposed infrastructure upgrade in the draft plan cannot handle the projected five-fold increase in population within the 1km radius of Kellyville station.

It is imperative to conduct a comprehensive analysis and take necessary actions to alleviate the current traffic congestion and provide additional essential facilities such as schools, hospitals, and potentially a police 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: Wednesday, 7 August 2024 11:56:56 AM

Submitted on Wed, 07/08/2024 - 11:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Chitral

Last name

Gamage

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

While high-rises can bring benefits such as economic growth and increased housing availability, these potential downsides need careful consideration and planning to mitigate their impact on suburban areas.

Increased Traffic and Congestion: More residents mean more cars, leading to traffic congestion, longer commute times, and increased pollution.

Lack of Infrastructure: Local infrastructure such as roads, shops, schools, and public transport are already overwhelmed.

Loss of Community Feel: Planned high-rises can disrupt the suburban character, reducing the sense of community and making the area feel more crowded and impersonal. We had not been informed about these plans when we moved in.

Environmental Impact: Construction and increased population density can lead to the loss of green spaces, affecting locals life style, health and reducing the area's natural beauty.

Pressure on Public Services: Schools, healthcare facilities, and other public services may become overburdened, leading to lower quality of services.

Potential Social Issues: Larger populations can sometimes lead to higher crime rates and social tensions, particularly if there is inadequate support and integration for new 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: Wednesday, 7 August 2024 11:45:43 AM

Submitted on Wed, 07/08/2024 - 11:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I do not support the project, the area is already congested with heavy traffic.
There is no info structure for the traffic congestion.

This is not the CBD.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:41:57 AM

Submitted on Wed, 07/08/2024 - 11:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Whilst I understand that we have a housing issue in Sydney, this is not the answer. as residents today it can take 20 mins just to leave our suburb because of the congestion on our roads. increasing the population will only impact this. what considerations have been made for our local schools which are at capacity, the congested traffic on Windsor road everyday including weekends, and the fact that the local amenities such as the shops in glenwood are run down and unable to support the local residents.

The areas local police station would not be able to accommodate an increase in population either which traditionally housing estates like this increase crime and petty theft. perhaps the local government and councils need to clean up and fix the current problems before creating 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: Wednesday, 7 August 2024 11:37:29 AM

Submitted on Wed, 07/08/2024 - 11:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

June

Last name

Noney

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

Against the TOD because:

- Suburb not suited to this proposal
- Opposed to apartment towers
- With extra population, it will be harder to access health care.
- The extra population will make traffic even worse
- Overcrowding
- Hard for us to leave our street in the peak hours (Sardinia Ave). Roads are busy already.
- Our peaceful quiet lives will be disturbed.
- Blacktown cannot cope with the extra population.
- Many more cars will be parked on the streets. Our street will be clogged up with the extra cars owned by the new 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: Wednesday, 7 August 2024 6:22:43 AM

Submitted on Wed, 07/08/2024 - 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

2768

Please provide your view on the project

I object to it

Submission

Stop clustering and over populating areas that can't handle it.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 3:31:24 PM

Submitted on Wed, 07/08/2024 - 15:31

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

Glenwood

Please provide your view on the project

I support it

Submission

I would like to suggest that you have this opportunity to re zone so let's make it count.

I would recommend that the area east of Glenwood Drive and Tarwin Avenue be increase in both Building heights and FSR, as this area has direct access to Old Windsor Rd via a pedestrian pathway which makes easy and safe access to the Metro.

I have been in the real estate industry now for more than 35 yrs. I have seen re zoning in the Parramatta and Cumberland Council areas 25 yrs ago and then again 10yrs ago and now Cumberland council is in the process of re zoning the areas they zoned 10yrs ago to a higher density.

The problem is most of the area has already been built up and now they want to increase the height and the FSR but it's to late.

No developer will know down a 3 level walk up unit with 24 units in the building to erect a 8 level building with 40 units in the building.

It's just not viable due to the cost of construction now a days.

Therefore the higher the building height and the more FSR that is granted now then this future development will work and there should be no need to re evaluate the area in 10-20 yrs time for a reasoning proposal.

I would be happy to be invited for a one on one meeting to answer any future questions you might have regarding my submission.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:36:36 AM

Submitted on Wed, 07/08/2024 - 11:36

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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I object to update 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: Wednesday, 7 August 2024 11:35:50 AM

Submitted on Wed, 07/08/2024 - 11:35

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

2154

Please provide your view on the project

I object to it

Submission

To Whom It May Concern,

I am writing to formally oppose the Kellyville and Bella Vista draft rezoning proposal. While I understand the need for development and the benefits that rezoning can bring, I have significant concerns regarding the current proposal's lack of infrastructure improvements, particularly in the following areas:

Inadequate Arterial Road Improvements

The proposed rezoning plan fails to include sufficient enhancements to the arterial roads that will be crucial for supporting the anticipated increase in population. While there are plans to upgrade a limited number of arterial roads, these upgrades are not enough to sustain such a large growth in the population. Our current road network is already experiencing congestion and delays, especially during peak hours. Adding a significant

number of new residents without adequately upgrading our arterial roads will exacerbate traffic issues, leading to longer commute times, increased pollution, and reduced quality of life for all residents. It is imperative that any rezoning development includes a comprehensive plan to expand and improve the existing road infrastructure to accommodate the additional traffic.

Insufficient Additional Schools

The proposal does not adequately address the need for additional schools to support the growing population. Our current schools are already operating at or near capacity. Without the construction of new schools or the expansion of existing ones, we risk overcrowded classrooms, diminished educational outcomes, and strained resources for our children. Education is a cornerstone of our community, and it is essential that any new rezoning plan includes provisions for sufficient educational facilities to ensure that our children receive the quality education they deserve.

Inadequate Leisure Areas

While the design of the rezoning plan does include some green spaces and recreation areas, it is not enough to meet the needs of the increased population. Parks, playgrounds, and recreational facilities are vital for promoting physical health, mental well-being, and community cohesion. The limited leisure areas in the current proposal will not suffice to support the number of new residents. To maintain the quality of life that our residents currently enjoy, it is crucial that the development includes ample leisure areas where families can relax, children can play, and neighbours can come together.

Concerns Regarding Lifting the Dwelling Cap

The current dwelling cap in place for the development precinct is a necessary measure to ensure sustainable growth. The proposal to lift this cap is justified by the addition of infrastructure such as a hospital, schooling, and a sporting complex. However, I do not believe these additions are sufficient to support the proposed number of new dwellings. Specifically, the hospital in question is a private facility with an emergency room that requires payment for services. This limits accessibility and does not adequately serve the needs of all residents. Furthermore, while the addition of a school and a sporting complex is positive, it does not fully address the broader infrastructure needs required to support a significant increase in population.

In conclusion, while I recognise the potential benefits of rezoning developments, it is essential that such plans are executed with careful consideration of the supporting infrastructure. I urge the planning committee to revisit the current proposal and incorporate the necessary improvements to arterial roads, additional schools, and sufficient leisure areas. Furthermore, the decision to lift the dwelling cap should be re-evaluated in light of the existing and proposed infrastructure's ability to adequately support the community. Only by addressing these critical aspects can we ensure that our community remains a vibrant, liveable, and sustainable place for all residents.

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: Wednesday, 7 August 2024 4:10:25 PM

Submitted on Wed, 07/08/2024 - 16:09

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 object to it

Submission

I am objecting to the proposal because Glenwood would not cope to be a R4. Four entry/exit points of Glenwood (Malvern Rd, Sorrento Rd, Miami St and Greenhill Dr is already a huge challenge for the residents...Glenwood is being used by the neighbouring suburbs as a thoroughfare to get to Old Windsor Rd which is also congested. Getting in and out of Glenwood is a nightmare...

Glenwood would not cope without proper planned infrastructure and the essentials like new schools, hospital, parks,etc.

We are in our 50's and a hubby with a life threatening medical condition which involves a lot of hospital visits. Getting IN and OUT of Glenwood is a huge challenge as it is already.

Crossing Old Windsor Road to Balmoral Rd to the station takes 15 min already. Parking in

the station is horrendous...people are parking illegally because of lack of parking spaces.

I know the proposal is to help the housing crisis but rezoning a big chunk of Glenwood to R4 which has only 900 dwellings or so to high density just wont work.

I think a detailed careful planning with infrastructure and essentials must be considered first before a rezoning should take place or scale it down.

I wonder how affordable the housing would be. Glenwood is so small and already being challenged with parking spaces . Adult children came back to live with parents because they cannot afford to rent or buy a property that's why the narrow streets are full of cars parked as it is 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: Wednesday, 7 August 2024 11:31:52 AM

Submitted on Wed, 07/08/2024 - 11:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Trevor

Last name

Laird

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

My wife Adele and i have lived at Bluegum Grove Glenwood for 22 years. We are aged in our late seventies and the prospect of rezoning is time critical for us as it would be for many others in our age demographic. Our concerns are as follows:

1. The proposed timing for rebuilding in our specific area. If the plan is to start in 3-5 years then we may be able to stay until then. If it is to be any longer then at our age we would need to consider selling and moving to a community aged facility.
2. Why is our particular area been included? It is at the extreme southern end of that portion of the proposed rezoning area and as a result is the furthest from Bella Vista Metro station. The proposal suggests that one of the guidelines was a walking distance of 1.2 kilometres. Using the current available route Bella Vista Metro from our home is at least 2 kilometres. We have used this station and we have to drive. At our age I doubt if we can walk 1.2 kilometres even if another route is planned.

Our particular area also includes the Valentine Park Sporting complex which we believe

should be retained. We are also concerned for the congregation at the Emmanuel Baptist church who may need to relocate.

It seems strange to exclude the properties on the northern corner of Old Windsor Rd and Miami Street (Ampol Service Station, Outback Restaurant, Hungry Jacks etc). and include our area. These properties are very close to Bella Vista station. It seems that commercial interests have been given priority over the needs of private residents, and community facilities.

3. We would like an idea of the size of buildings that are planned for our particular area if this were to go ahead. This would determine whether we would need to negotiate individually or as a group with developers.

4. We may well require specific legal advice. Is there any provision for reimbursement?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:23:03 AM

Submitted on Wed, 07/08/2024 - 11:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

There are no clear plans for the expansions of the roads, provision of extra schools to cater for the excessive demand. The sheer number of apartments proposed is so excessive as to cause significant crowding and decrease of quality of living for the 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: Wednesday, 7 August 2024 11:22:15 AM

Submitted on Wed, 07/08/2024 - 11:21

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

2768

Please provide your view on the project

I object to it

Submission

This will ruin an already over populated area. The roads are already heavily congested at certain 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: Wednesday, 7 August 2024 7:38:20 AM

Submitted on Wed, 07/08/2024 - 07:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Glenwood resident here. Not fair that high density is allocated for majority of Stanhope Gardens AND mostly in the Glenwood pocket in the boundary plans around the Bella vista and Kellyville metro stations (yet the stations are NOT called Glenwood or Stanhope gardens) whilst Bella Vista and Kellyville gets away with mostly medium density rezoning.

Plans drawn to simply dump the extra dwellings west of old Windsor road into “Blacktown Council” whilst you have left the “Hills Council” side of the two stations with less high density rezoning and dwellings. Shame on you!

You need to review your number of dwellings you have decided for the Glenwood pocket. It’s a short sighted solution and frankly it’s RIDICULOUS!

To me it looks like absolutely too many dwellings are planned to be dumped into Glenwood with not enough road upgrades and infrastructure proposed. Terrible also for residents with kids at the local school who will eventually be uprooted and need to move to another area and change schools losing their friends!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:19:27 AM

Submitted on Wed, 07/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

Traffic in the hills is terrible during peak hours. Windsor Rd, Old Windsor Rd, President Rd, Green Rd, Memorial Ave and Showground Rd are chock-a-block during peak hours.

Kellyville public school has around 900 students and would not be able to support additional population growth.

Proposed plan has only one additional school which may not be enough to support population growth. Also there are no upgrades planned on the roads.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 11:19:00 AM

Submitted on Wed, 07/08/2024 - 11:18

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

Stanhope Gardens, Bella Vista and Glenwood and surrounds cannot possibly support this development.

The areas are currently at capacity - schools, transport and traffic simply cannot support this.

Where do you propose children attend schools bursting at the seams to attend? How do you propose to solve the traffic issues that already exist particularly on Windsor Rd, Sunnyholt Rds, into Perfection Ave - an employee of my children's school took 25 minutes to drive from Emu Plains to Perfection Ave today and then another 30 minutes just along Perfection Ave due to traffic trying to get onto Windsor Rd and this was not because of an accident this happens on daily.

I also object high rises being built in close proximity to schools where children's safety getting to and from school be so negatively impacted and their privacy whilst in school invaded. How do you propose to manage parking in and around these areas when the issues that have been there for years have not been dealt with and you want to add more pressure to the area. With affordable housing comes safety concerns too - people in area have a strong sense of community and value our relative safe community.

The infrastructure is already at capacity please don't put it under more pressure than it already 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: Wednesday, 7 August 2024 11:18:36 AM

Submitted on Wed, 07/08/2024 - 11:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kelley

Last name

Storm

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2156

Please provide your view on the project

I object to it

Submission

Submission on Proposed Housing Density Increase in the Hills Local Government Area

To Whom It May Concern,

I am writing to express my strong opposition to the NSW Government's proposed increase in housing density around metro stations in the Hills Local Government area. While the intention to address housing demand is commendable, the proposed density levels are excessively high and fail to consider the current limitations and capacity issues of the local infrastructure.

1. Infrastructure and Traffic Concerns

The Hills Local Government area is already facing significant challenges with road

congestion and infrastructure strain. The proposal to increase housing density substantially will exacerbate these issues. The current road network is struggling to cope with existing traffic volumes, and introducing additional residential units without corresponding improvements to infrastructure will result in severe traffic congestion and diminished quality of life for current and future residents.

According to the NSW State Infrastructure Strategy 2022-2042, the integration of infrastructure planning with housing development is critical to avoid creating "transport bottlenecks" and to ensure that "transport and infrastructure services are adequately matched to the growth in housing demand" (NSW Government, 2022). The proposed density increase disregards this principle, which will inevitably lead to exacerbated traffic chaos and infrastructure deficiencies.

2. Environmental and Social Impacts

Increased density without adequate infrastructure planning will also have adverse environmental and social impacts. The absence of a comprehensive strategy to upgrade local roads, public transport, and other essential services will degrade the quality of life, lead to environmental degradation, and contribute to social discord. As highlighted in the NSW State Environmental Planning Policy (SEPP) No. 55—Remediation of Land, the environmental impact of development must be carefully considered, including the effects on existing infrastructure and community wellbeing.

3. Policy and Planning Considerations

The proposed plan appears to be a rushed solution that lacks the necessary thoughtfulness and strategic planning required for sustainable development. The NSW Local Planning Policy emphasizes that developments must be consistent with the principles of “sustainable development” and “infrastructure capacity” (NSW Local Government Act 1993). The current proposal fails to meet these principles by not aligning with the existing infrastructure capacity and neglecting the need for comprehensive planning to support increased density.

The SEPP (Infrastructure) 2007 also mandates that planning authorities must assess the adequacy of infrastructure provision before approving significant increases in density. The current proposal does not demonstrate adequate consideration of these requirements, leading to a potentially untenable situation for the local community.

4. Request for Reconsideration

Given the significant concerns regarding infrastructure capacity and the potential for severe negative impacts on the local community, I urge the NSW Government to reconsider the proposed density increase. It is essential to adopt a more balanced approach that includes:

A detailed infrastructure plan addressing road upgrades, public transport enhancements, and other essential services.

A reduction in proposed density levels to align with current infrastructure capabilities. Engagement with the local community to ensure that their needs and concerns are adequately addressed.

In summary, the proposed density increase is not a well-considered solution and will likely lead to further complications rather than solving existing problems. I respectfully request that the proposal be revisited with a focus on sustainable and achievable planning that supports both current and future residents effectively.

Thank you for considering my submission.

Yours sincerely,

Kelley Storm

[REDACTED]

Kenthurst

[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: Wednesday, 7 August 2024 5:47:28 PM

Submitted on Wed, 07/08/2024 - 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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

The EIE states "to deliver more housing and therefore more people within the areas identified for rezoning in the Kellyville, Bella Vista, Stanhope Gardens and Glenwood precincts. "The question I have is what consideration has been given to the current residents who are living in these areas? In the EIE I cannot see any reference to these people at all and you are willing to uproot families who have chosen to purchase homes and go into debt with mortgages, raising families, securing schooling for their children, because they chose to live here.

Also, in the EIE it states, "that apartments would replace FAMILY HOMES, and the NEW RESIDENTS would be able to walk to public transport." Our home in Glenwood is on the boundary of the Glenwood precinct and is 2000 mts (2 kms) from the Bella Vista Metro Station. This distance is further than the maximum distance figures stated for walking to the Metro 1200mts and also for areas not recommended for accelerated rezoning which is 1200mts!

INFRASTRUCTURE. With the plan for apartment style living and a high population in the Glenwood precinct the already congested local roads such as Old Windsor Road, Meurants Lane, Norwest Boulevard will be at a standstill in peak hour. This is because most of these additional people will want to own a car. People won't walk to the Bella Vista Metro they will drive as close as they can get. The EIE doesn't take this into account at all! You will need a large car parking station at the Metro. What about additional schools to cater for this large population increase? The EIE mentions Box Hill schools! They were built to cater for the new Box Hill housing development and is a long way from Glenwood. I find it hard to comprehend that the state Government we voted into office would completely wipe out a whole suburban area of established homes and residents and replace them with apartments and other 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: Wednesday, 7 August 2024 11:13:58 AM

Submitted on Wed, 07/08/2024 - 11:13

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 current rezoning shows a massive block of residential houses being rezoned to R4 with no indications how the land will be sold or acquired. This poses below issue to the residents

Problem - It is highly possible that developers only purchases a part of the rezoned area leaving the other houses and start construction. This leaves the other houses in shade of construction facing the negative consequences like noise, dust , heavy vehicles entering and leaving through the narrow roads. This will also reduce value of the existing houses which are not acquired as no one will want to buy into the area and they will be eventually forced to sell to developers for what the developer is offering.

Proposal - Govt to design master plan for each section in the plan (example K3/K4/K5) which includes the whole area being redesigned and then takeover the whole area. This

ensures developments will be master planned and executed and no negative impact to surrounding 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: Wednesday, 7 August 2024 5:30:34 AM
Attachments: [my-objections-to-rezoning-proposal-of-kellyville-belavista-precinct.pdf](#)

Submitted on Wed, 07/08/2024 - 05:29

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission file

[my-objections-to-rezoning-proposal-of-kellyville-belavista-precinct.pdf](#) (339 KB)

Submission

Please see the attachment.

I agree to the above statement

Yes

My Objections to Rezoning Proposal of Kellyville-Bella Vista Precinct

Based on the information provided and after studying the documents provided by the NSW Planning Department, I have to give this submission for your serious consideration and action before the Hon'ble Planning Minister puts his signatures on the Proposal.

The proposal for rezoning Plan of KBV precinct is utterly bad in taste, ill-planned and a rush-rush job done without having given due consideration to the negative effects which will immediately follow.

THIS PLAN IF IMPLEMENTED WILL TURN OUR WELL LAID OUT, BEAUTIFUL TRANQUIL RESORT STYLE ENVIRONMENT INTO SO-CALLED GHETTOS. I STRONGLY OPPOSE THIS MOVE BY THE GOVERNMENT. IF MORE DWELLINGS NEED TO BE CREATED, PLEASE EXPLORE FURTHER WESTWARDS AND NORTHWARDS.

My basic objections to this Proposal are: -

- 1) Why grab Glenwood an already long settled residents' land when sufficient Government Land is available? –** I fail to understand as to why the Plan proposes the Glenwood area for the purpose. There is a huge land available around the BV Station as well as Valentine Sports Park. Similarly, Parklea Market area's vast land (currently highly inefficiently utilized) should be ear marked for rezoning, pending settlement of legal issues. If the Govt. is bent upon grabbing Glenwood areas also, then why Bella Vista Waters residential area has been left untouched? This area is well within TOD requirements and the Station is easily accessible by the Pedestrians without adding to road traffic load as well as hassles of crossing over Old Windsor Road. This question was raised by me before the Webinar of 18th July via e-mail, to which no response was received.
Somewhere in the reports, an argument has been given that since Bella Vista Waters area is comparatively new construction and hence not proposed to be touched / rezoned. I strongly oppose this as both areas of Glenwood -BV17 and Bella Vista Waters have developed in

the same period i.e. 2000-2008. It is to be remembered that sub-precinct BV 17 is part of latest development of Glenwood and is not to be mixed up with the old Glenwood area touching Sunnyholt Road side. A convincing response is requested as I am living in this beloved area for the last 24 years. **This is clearly a discriminatory approach adopted by the Department.**

If land area is falling short, permit / plan construction of double or triple height of currently proposed apartment buildings on Government owned land ONLY and leave Glenwood alone in peace. This way shortfall in numbers of dwellings can be met. There should be no concern when Sydney has and is adding so many buildings to 300m and above height.

2) ***No or sufficient consideration given to Infrastructure***

Requirements - Addition of large numbers of dwellings has been dealt very well in detail but concrete plans as to how increased infrastructure load will be handled has been explained.

Main Arterial Roads - as of date these are already choker blocked, especially Old Windsor Road, Sunnyholt Road and Norwest Boulevard. What will be their fate then? Currently, movement on these roads takes much longer time to move a Kilometre distance when compared to international time standards for developed countries.

It seems presumptions have been made that 90 – 100 % residents of these additional dwellings will travel by Metro to anywhere and won't be using these roads at all or very rarely, which is false.

Are there any plans to widen above mentioned roads or to build multi-tier roads? If yes, please provide the same with funds allocation details and when such facilities will be built.

It is interesting to note that even the Consultant's Report indicates their concerns in this regard, and they are unsure of any sound solutions. Similarly, even the Department has mentioned such views but with no solution proposed. Adding shared paths, pedestrian bridges or widening of intersections, etc. is not going to solve huge extra vehicular road traffic generated by this dwellings expansion.

This means that the Government, knowingly, is making us jump into a well and face the consequences later.

Limited pedestrians' accessibility to Bella Vista Station from Glenwood / No addition to Car Parking Space proposed – Only one additional foot bridge has been proposed on the Old Windsor Road from Glenwood side and that too at the far end towards Memorial Av- Sunnyholt intersection. In this way, how the large numbers of pedestrians from the other end i.e. Glenwood -BV17 across Old Windsor Road will access the Station? They are bound / tempted to use road transport which means more parking space requirements and further load on connecting roads. There are no plans to expand the current car parking facility.

Further TOD's basic requirement of maximum users of Metro Rail gets defeated badly.

Insufficient Schools- Against already overloaded schools, only one primary school has been proposed. I believe that this facility will be very much lacking in the future when new young migrant dwellers will be moving in with their kids or producing kids.

Security – Due to such a huge increase in population in this precinct, security concerns will become a major issue and no solution is proposed in this regard.

IN VIEW OF THE ABOVE OBJECTIONS RAISED, MY EARNEST APPEAL TO THE GOVERNMENT IS TO LET THE SENIOR TOP BRASS OF THE PLANNING DEPARTMENT TO VISIT (IF NOT ALREADY DONE) THIS PRECINCT AND AROUND AREAS AND OBSERVE THE PAINFUL SITUATION ON ROADS ALREADY EXISTING FOR THEMSELVES. IT IS BETTER TO NOT ONLY DEPEND UPON EXTERNAL CONSULTANTS' REPORTS TO ARRIVE AT SUCH A VITAL 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: Wednesday, 7 August 2024 10:58:32 AM

Submitted on Wed, 07/08/2024 - 10:58

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

I object the Kellyville and Bella Vista rezoning proposal that is currently in consultation. Being a resident of Stanhope Gardens for the past 18 years, I wish to see the neighbourhood and the community life maintained in its current form. While I appreciate the need for accelerated development around metro stations, I do not support the development at the cost of losing the beautiful neighbourhood and the community of Stanhope Gardens. I recommend updating the rezoning proposal to consider accelerated development on the empty land in the immediate vicinity of the metro stations and metro line tracks only where there is currently no current established neighbourhood.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 4:06:05 PM
Attachments: [submission-to-department-of-planning---kellyville-and-bella-vista-precincts.docx](#)

Submitted on Wed, 07/08/2024 - 16:05

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 file

[submission-to-department-of-planning---kellyville-and-bella-vista-precincts.docx](#) (16.81 KB)

Submission

As per uploaded file

I agree to the above statement

Yes

We wish to make a submission on the Kellyville / Bella Vista TOD rezoning proposal.

We live within the precinct boundary and will be affected by this decision. In summary our concerns are as follows:

Population

2017 there was a report that stated the expected population growth along the Kellyville/Bella Vista Metro corridor would be 8,400 dwellings. We understand this is now estimated to be 20,700, an increase of 246%! The Government has an accelerated precinct target of 60,000 of which Kellyville/Bella Vista wears 30% of this target!

The Hills total population in 2023 was stated as 207,959 with 64,085 dwellings within, therefore 3.24 people per household. Assuming the housing capacity is increased by 20,700 this will mean the total number of dwellings in the Hills will increase by a staggering 32.3%. Using the same rate of people per household of 3.24, this would mean our population would grow by 67,068. But more worryingly this increase in dwellings is in a concentrated area.

We understand there is a plan for a new primary school, but with this increase in population surely this is not enough. Shouldn't there be also plans for a new high school (which is actually desperately needed NOW). The Hills district is already poor amount of public schools for our population.

Our area has been promised a new hospital at Rouse Hill for many years now, with successive Governments committing to start the project but we are still waiting. It needs to be built now.

I am also concerned that not enough open space has been planned for this area. One of the great things about the Hills Council to date is that it delivers great parks and gardens, we shouldn't let the residents down in this area, it is so important when high rise is planned.

Traffic

Traffic in the Hills district in peak hours and on some weekends is currently at a standstill. If only one car per household for the increase in dwellings this would mean another 20,700 cars on the road in our area; once again in a concentrated area. Even if half the people that live in these additional dwellings uses the Metro, the other half will be on the road.

We feel that an overpass on the corner of Old Windsor Road and Memorial Avenue would be appropriate so that traffic moving along these 2 main roads can be moving continuously. Memorial Avenue upgrade is well overdue, and has taken an incredible amount of time to complete. It will certainly be undersized if the population was to increase as suggested.

Just past Kellyville Station, Old Windsor Road and Windsor merge into one road, the traffic moving through Rouse Hill is already at a standstill in both directions. Additional lanes should be considered for these main roads.

Showground Road traffic enroute to Castle Towers Shopping Centre backs up to Windsor Road on most weekends. This road has already had a couple of upgrades over recent years and still can't take the volume of traffic.

Metro Train Service

We assume the land around Kellyville and Bella Vista stations has been allocated so that residents can use the Metro service. The Metro service is currently near capacity at the moment during peak hours. Services would need to increase and more carriages added to the trains, we understand this can be done. Additionally, carparking stations will be grossly undersized.

We believe that work should start immediately on this line to extend it from Tallawong to Schofields, then link Schofields to the new airport line at St Marys, allowing the residents of the Hills to commute to the airport, Penrith, Blue Mountains, etc. It is ridiculous that the line did not go to Schofields when it was originally built. A connection at Schofields would have taken commuters to Windsor, Richmond, Blacktown, Parramatta, imagine how many cars this would take off our already congested roads. If these important connections were done new homes could be spread across the Metro network, taking the load of individual targeted areas, a much better plan and at the same time taking cars off the road!

We ask that this growth in dwellings in our area be reconsidered and the infrastructure be built in accordance with the growth in population.

Our city opened the Sydney Harbour Bridge in 1932 with very few cars on the road but was built for the future. It remained the widest bridge in history for 80 years. Such vision.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:51:23 AM

Submitted on Wed, 07/08/2024 - 10:51

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

Hi I object to this plan. Please think about the future of our children and our community we live in peaceful surroundings and safety of our children. This is unacceptable .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:42:30 AM

Submitted on Wed, 07/08/2024 - 10:42

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

No surrounding infrastructure, new hospital budget with expanded population will still not enough beds. come and hang out in Blacktown hospital emergency for a day and observe the appalling state of the current medical support.

Not enough parking causing streets to become even more congested especially Glenwood.

New schools not in re zoning catchment areas.

Not creating affordable/livable housing for people who continue to live in fibro shacks with no insulation, black mould and not repaired by DCJ Housing. Build on housing blocks with public housing on as you have tinny homes on massive blocks is areas in Lalor Park, Seven Hills, Emerton, Telopea, etc. increasing public housing stock and shortening wait lists.

How can housing be affordable in one of Sydney's more expensive suburbs and threatening to increase council rates.

You expect people to live in a construction site for years in Glenwood. Causing pollution, constant cleaning in homes to remove dust and dirt. You may decrease home values during construction period.

Frankly this project in my option is a Royal Commission waiting to happen with of pay offs and under the table deals soon to be taking place.

From Glenwood resident a resounding No no 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: Wednesday, 7 August 2024 10:39:37 AM

Submitted on Wed, 07/08/2024 - 10:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Melanie

Last name

JAmes

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Baulkham Hills

Please provide your view on the project

I object to it

Submission

I am writing to formally object to the proposal for further rezoning of Bella Vista and Kellyville. As a resident of this community, I am deeply concerned about the negative impact this plan will have on the families and the overall wellbeing of our neighborhood.

The hills district is already facing significant challenges due to overpopulation. The current infrastructure is struggling to support the existing population, and the proposal to increase housing density will only exacerbate these issues. Specifically, I would like to highlight the following concerns:

Traffic Congestion: The roads in and around Baulkham hills, castle hill, kellyville and rouse hills are already so heavily congested at all times of the day. Commuters spend hours in traffic, which not only impacts their productivity but also their quality of life. Increasing the population without addressing the current road capacity is impractical and will lead to

even more severe traffic problems.

Educational Facilities: The local primary and high schools are already overpopulated, making it difficult for families to secure placements for their children. Further increasing the population will put additional strain on these educational institutions, potentially compromising the quality of education provided to our children.

Recreational and Sporting Facilities: There is a significant shortage of space and availability for children to participate in sports and other recreational activities. Many sporting teams and classes are already at full capacity, leaving children without the opportunity to engage in these important activities. Adding more residents without expanding these facilities will further limit the opportunities available to our children.

Infrastructure Strain: The proposal to build thousands of more homes without any corresponding increase in infrastructure, such as roads, schools, and recreational facilities, is irresponsible. This will not only reduce the quality of life for current residents but also create an unsustainable living environment.

The proposal to further rezone Bella Vista without addressing these critical issues is concerning. I strongly urge the planning department to reconsider this proposal and instead focus on sustainable development that enhances the quality of life for current and future residents.

Thank you for considering my objection. I hope that the planning department will take these concerns seriously and work towards a solution that benefits the entire 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: Wednesday, 7 August 2024 10:39:00 AM

Submitted on Wed, 07/08/2024 - 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

Perfection Ave, Stanhope Gardens 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 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: Wednesday, 7 August 2024 10:35:14 AM

Submitted on Wed, 07/08/2024 - 10:34

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

STANHOPE GARDENS 2768

Please provide your view on the project

I object to it

Submission

The proposal doesn't consider infrastructure development and area impact.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 7:23:42 AM

Submitted on Wed, 07/08/2024 - 07:23

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

Seven Hills 2147

Please provide your view on the project

I object to it

Submission

The area is already overpopulated, the roads and infrastructure are not coping. The State Government continues to approve housing without the foresight to ensure that the roads and traffic are planned out. There are not enough schools, hospitals, daycares, shops, open spaces, parking, to house the existing residents let alone, this many more people. Please concentrate on developing and improving services in regional areas to promote quality of life and sustainability.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 4:59:14 AM

Submitted on Wed, 07/08/2024 - 04:58

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 2768

Please provide your view on the project

I object to it

Submission

I totally disagree to this rezoning proposal. It's bad for us and our next generations.

If it goes thru, I will not vote for Labour Party in future for sure which please not. I will consider leaders of this party as inconsiderate.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:33:45 AM

Submitted on Wed, 07/08/2024 - 10:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alfred

Last name

de Robillard

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 am just providing comments

Submission

Would appreciate if you could also please include 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: Wednesday, 7 August 2024 10:32:16 AM

Submitted on Wed, 07/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

The current amount of traffic using both the road and metro rail network has exceeded the capacity ten fold. No parking at the Metro after 7:30am, 45 mins to travel 5km on Old Windsor Rd, 10 mins in peak time to leave the suburb via Newbury Ave due to traffic light changes and over-congestion. Look more towards greenfield estates to develop more housing and affordable housing, not small blank corridors near the metro or rezoning already affected.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:28:51 AM

Submitted on Wed, 07/08/2024 - 10:28

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 wish to thank Blacktown council for making Stanhope Gardens such a beautiful and safe place to live, we have been living there for the past 7 years, please do not destroy that. We completely object to the rezoning of Stanhope Gardens into a high density 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: Wednesday, 7 August 2024 5:28:10 AM
Attachments: [my-objections-to-rezoning-proposal-of-kellyville-belavista-precinct.pdf](#)

Submitted on Wed, 07/08/2024 - 05:26

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 2768

Please provide your view on the project

I object to it

Submission file

[my-objections-to-rezoning-proposal-of-kellyville-belavista-precinct.pdf](#) (339 KB)

Submission

Please see my objections in the attached 3 pages pdf file.

I agree to the above statement

Yes

My Objections to Rezoning Proposal of Kellyville-Bella Vista Precinct

Based on the information provided and after studying the documents provided by the NSW Planning Department, I have to give this submission for your serious consideration and action before the Hon'ble Planning Minister puts his signatures on the Proposal.

The proposal for rezoning Plan of KBV precinct is utterly bad in taste, ill-planned and a rush-rush job done without having given due consideration to the negative effects which will immediately follow.

THIS PLAN IF IMPLEMENTED WILL TURN OUR WELL LAID OUT, BEAUTIFUL TRANQUIL RESORT STYLE ENVIRONMENT INTO SO-CALLED GHETTOS. I STRONGLY OPPOSE THIS MOVE BY THE GOVERNMENT. IF MORE DWELLINGS NEED TO BE CREATED, PLEASE EXPLORE FURTHER WESTWARDS AND NORTHWARDS.

My basic objections to this Proposal are: -

- 1) Why grab Glenwood an already long settled residents' land when sufficient Government Land is available? –** I fail to understand as to why the Plan proposes the Glenwood area for the purpose. There is a huge land available around the BV Station as well as Valentine Sports Park. Similarly, Parklea Market area's vast land (currently highly inefficiently utilized) should be ear marked for rezoning, pending settlement of legal issues. If the Govt. is bent upon grabbing Glenwood areas also, then why Bella Vista Waters residential area has been left untouched? This area is well within TOD requirements and the Station is easily accessible by the Pedestrians without adding to road traffic load as well as hassles of crossing over Old Windsor Road. This question was raised by me before the Webinar of 18th July via e-mail, to which no response was received.
Somewhere in the reports, an argument has been given that since Bella Vista Waters area is comparatively new construction and hence not proposed to be touched / rezoned. I strongly oppose this as both areas of Glenwood -BV17 and Bella Vista Waters have developed in

the same period i.e. 2000-2008. It is to be remembered that sub-precinct BV 17 is part of latest development of Glenwood and is not to be mixed up with the old Glenwood area touching Sunnyholt Road side. A convincing response is requested as I am living in this beloved area for the last 24 years. **This is clearly a discriminatory approach adopted by the Department.**

If land area is falling short, permit / plan construction of double or triple height of currently proposed apartment buildings on Government owned land ONLY and leave Glenwood alone in peace. This way shortfall in numbers of dwellings can be met. There should be no concern when Sydney has and is adding so many buildings to 300m and above height.

2) ***No or sufficient consideration given to Infrastructure***

Requirements - Addition of large numbers of dwellings has been dealt very well in detail but concrete plans as to how increased infrastructure load will be handled has been explained.

Main Arterial Roads - as of date these are already choker blocked, especially Old Windsor Road, Sunnyholt Road and Norwest Boulevard. What will be their fate then? Currently, movement on these roads takes much longer time to move a Kilometre distance when compared to international time standards for developed countries.

It seems presumptions have been made that 90 – 100 % residents of these additional dwellings will travel by Metro to anywhere and won't be using these roads at all or very rarely, which is false.

Are there any plans to widen above mentioned roads or to build multi-tier roads? If yes, please provide the same with funds allocation details and when such facilities will be built.

It is interesting to note that even the Consultant's Report indicates their concerns in this regard, and they are unsure of any sound solutions. Similarly, even the Department has mentioned such views but with no solution proposed. Adding shared paths, pedestrian bridges or widening of intersections, etc. is not going to solve huge extra vehicular road traffic generated by this dwellings expansion.

This means that the Government, knowingly, is making us jump into a well and face the consequences later.

Limited pedestrians' accessibility to Bella Vista Station from Glenwood / No addition to Car Parking Space proposed – Only one additional foot bridge has been proposed on the Old Windsor Road from Glenwood side and that too at the far end towards Memorial Av- Sunnyholt intersection. In this way, how the large numbers of pedestrians from the other end i.e. Glenwood -BV17 across Old Windsor Road will access the Station? They are bound / tempted to use road transport which means more parking space requirements and further load on connecting roads. There are no plans to expand the current car parking facility.

Further TOD's basic requirement of maximum users of Metro Rail gets defeated badly.

Insufficient Schools- Against already overloaded schools, only one primary school has been proposed. I believe that this facility will be very much lacking in the future when new young migrant dwellers will be moving in with their kids or producing kids.

Security – Due to such a huge increase in population in this precinct, security concerns will become a major issue and no solution is proposed in this regard.

IN VIEW OF THE ABOVE OBJECTIONS RAISED, MY EARNEST APPEAL TO THE GOVERNMENT IS TO LET THE SENIOR TOP BRASS OF THE PLANNING DEPARTMENT TO VISIT (IF NOT ALREADY DONE) THIS PRECINCT AND AROUND AREAS AND OBSERVE THE PAINFUL SITUATION ON ROADS ALREADY EXISTING FOR THEMSELVES. IT IS BETTER TO NOT ONLY DEPEND UPON EXTERNAL CONSULTANTS' REPORTS TO ARRIVE AT SUCH A VITAL DECISION.

My Objections to Rezoning Proposal of Kellyville-Bella Vista Precinct

Based on the information provided and after studying the documents provided by the NSW Planning Department, I have to give this submission for your serious consideration and action before the Hon'ble Planning Minister puts his signatures on the Proposal.

The proposal for rezoning Plan of KBV precinct is utterly bad in taste, ill-planned and a rush-rush job done without having given due consideration to the negative effects which will immediately follow.

THIS PLAN IF IMPLEMENTED WILL TURN OUR WELL LAID OUT, BEAUTIFUL TRANQUIL RESORT STYLE ENVIRONMENT INTO SO-CALLED GHETTOS. I STRONGLY OPPOSE THIS MOVE BY THE GOVERNMENT. IF MORE DWELLINGS NEED TO BE CREATED, PLEASE EXPLORE FURTHER WESTWARDS AND NORTHWARDS.

My basic objections to this Proposal are: -

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the same period i.e. 2000-2008. It is to be remembered that sub-precinct BV 17 is part of latest development of Glenwood and is not to be mixed up with the old Glenwood area touching Sunnyholt Road side. A convincing response is requested as I am living in this beloved area for the last 24 years. **This is clearly a discriminatory approach adopted by the Department.**

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2) ***No or sufficient consideration given to Infrastructure***

Requirements - Addition of large numbers of dwellings has been dealt very well in detail but concrete plans as to how increased infrastructure load will be handled has been explained.

Main Arterial Roads - as of date these are already choker blocked, especially Old Windsor Road, Sunnyholt Road and Norwest Boulevard. What will be their fate then? Currently, movement on these roads takes much longer time to move a Kilometre distance when compared to international time standards for developed countries.

It seems presumptions have been made that 90 – 100 % residents of these additional dwellings will travel by Metro to anywhere and won't be using these roads at all or very rarely, which is false.

Are there any plans to widen above mentioned roads or to build multi-tier roads? If yes, please provide the same with funds allocation details and when such facilities will be built.

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This means that the Government, knowingly, is making us jump into a well and face the consequences later.

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Further TOD's basic requirement of maximum users of Metro Rail gets defeated badly.

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IN VIEW OF THE ABOVE OBJECTIONS RAISED, MY EARNEST APPEAL TO THE GOVERNMENT IS TO LET THE SENIOR TOP BRASS OF THE PLANNING DEPARTMENT TO VISIT (IF NOT ALREADY DONE) THIS PRECINCT AND AROUND AREAS AND OBSERVE THE PAINFUL SITUATION ON ROADS ALREADY EXISTING FOR THEMSELVES. IT IS BETTER TO NOT ONLY DEPEND UPON EXTERNAL CONSULTANTS' REPORTS TO ARRIVE AT SUCH A VITAL 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: Wednesday, 7 August 2024 3:53:05 PM

Submitted on Wed, 07/08/2024 - 15:52

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 support it

Submission

I vote in favour of new 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: Wednesday, 7 August 2024 10:26:30 AM

Submitted on Wed, 07/08/2024 - 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

Baulkham Hills

Please provide your view on the project

I object to it

Submission

To even consider building 42,000 homes without including additional critical infrastructure such as multiple schools, and additional lanes and roads to help with the considerable traffic congestion this will add, is madness.

Focus on supporting the current communities- *provide adequate schools without demountables and enough teachers

*fix existing roads and traffic congestion issues

*ensure there is adequate parks/green spaces for the community

*ensure there is enough public transportation infrastructure servicing the community

*ensure there are enough hospitals and medical centres

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:24:09 AM

Submitted on Wed, 07/08/2024 - 10:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I have been living in the area and watched the developments happening and have to say it's been very disappointing to see that you haven't managed to better the infrastructure as you have developed. The roads are a joke, traffic and quality and our schools are overflowing. Can we try to fix this before we start developing anymore

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 10:02:10 AM

Submitted on Wed, 07/08/2024 - 10:01

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

Norwest

Please provide your view on the project

I object to it

Submission

I totally object to this proposal for the following reasons:

Over populating the area.

20,700+ new homes is too many for the small area.

Apartment precincts run the risk of becoming over populated SLUMS.

There is a high risk that the perceived safe and air fresh sanitary of the Hills Area will be lost to uncontrolled ghettos.

Road infrastructure will not cope with additional influx of traffic.

Current road system like Old Windsor Road is already chocked with traffic. Adding even 5,000 homes is going to a huge impact. |

The plan does not allow for residents having multiple cars - most apartment areas are overflowing with cars due to Lack of Insufficient car parking spaces in apartment block. Currently residents car parking is overflowing to the streets.

The theoretical notion that a single family car will suffice and that when additional transport is needed, one would go down to the electric car hire station and drive off. Great idea until the family has teenagers who typically want independence, that means their own transport.

One possible answer is to eliminate teenagers.

We all worked hard and invested in our homes and life style in this area. I am totally opposed to degradation and devaluation that this proposal is going to cause.

Finally, apartment precincts become like SLUMS. I don't want our community to become SLUM area.

PLEASE TAKE YOUR DEVELOPMENT PROPOSAL TO AN AREA WHERE THERE IS LOTS OF VACANT LAND WHERE EVERYTHING CAN BE BUILT TO SUPPORT THE NEW 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: Wednesday, 7 August 2024 10:00:40 AM

Submitted on Wed, 07/08/2024 - 10:00

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

Stanhope Gardens

Please provide your view on the project

I support it

Submission

I support the proposal. However, the Department needs to work on the following:

Traffic: At present there is only one entry and exit point from the Old Windsor Road, to the area, resulting in long traffic jams in peak hours. Another entry and exit point to Old Windsor Road would be required to cope with the increased density in the area.

To make the rezoning successful the Community Title issue would need to be resolved at Government level.

Additional supporting infrastructure for the rezoning would be required such as shopping centre/s, schools, open spaces, community facilities 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: Tuesday, 6 August 2024 7:49:13 PM

Submitted on Tue, 06/08/2024 - 19:49

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

2155

Please provide your view on the project

I object to it

Submission

Concerns listed below:

- 1) How will Government zone schools to accommodate the new population. New residents will be taking their cars to drop kids to school outside the study area. This will adversely impact the traffic flow around the rezoned area.
- 2) Government has failed to complete the Rouse Hill hospital. With most of the medical clinics already full or running a long wait list and lack of promised hospital how does government intend to limit the impact of new population, which will decrease quality of care for existing residents.
- 3) How does government plan to add recreational facilities when the promised facilities around the study area are far from complete.
- 4) Windsor Road and all feeding roads in the area are fully clogged during peak hours. How can government to add new dwelling without completing the Road upgrades. traffic during construction and post construction will make the road unusable for existing

residents around metro.

5) How does government plan to improve bus services in and around the catchment of metro stations to reduce Car usage? Assessment seems to only consider New Dwellings in the Investigation Area and ignores the impact on wider surrounding suburbs.

6) Masterplan seems to remove commuter carpark at Kellyville and replace with High Density residential and future local center. This is not acceptable as we don't have any other reliable means to reach metro. This will cause lot of hardship to parents who have to drop kids at day care and then go to work.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 7:48:54 PM
Attachments: [bellavista.pdf](#)

Submitted on Tue, 06/08/2024 - 19:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nithya

Last name

Seella

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bellavista, 2153

Please provide your view on the project

I object to it

Submission file

[bellavista.pdf](#) (2.04 MB)

Submission

Attached file with my comments.

I agree to the above statement

Yes

Bella Vista Residents Feedback to proposed TOD rezoning proposal

Residents of Bella Vista acknowledge that housing is a key priority for the NSW Government, and we look forward to welcoming new infrastructure, diversity and facilities into our neighbourhood. However, several concerns have been raised that **MUST** be addressed before current residents of Bella Vista around the metro station have confidence in the TOD rezoning proposal. We understand that plans change, but many residents have bought into the area with an expectation that the Hills will remain to be 'Sydney's Garden Shire', as stipulated in the Hills Council dictum. Residents expect the below expectations to be incorporated into the current TOD rezoning proposal.

A summary of these expectations has been provided below, with details expanded in later sections:

- **Expectation 1:** Free Settlers Drive will continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. All area to the east of Free Settlers Drive will be R2 Low Density Residential Zone. The road will provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east.
- **Expectation 2:** Rejuvenation/Expansion of the Riparian Corridor by incorporating both active and passive recreation areas to the west of Free Settlers drive and south of Balmoral Road.
- **Expectation 3:** Rezone land along Free Settlers Drive to be R2 zoned to act as a buffer zone between the proposed increase in heights in the R4 zone and the current R2 zoned houses.

Expectation 1

It is the expectation of Bella Vista residents that:

"Free Settlers Drive will continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. All area to the east of Free Settlers Drive will be R2 Low Density Residential Zone".

Bella Vista residents demand the above wordage to be explicitly added into the Bella Vista TOD proposal.

Extension of Free Settlers Drive will provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east. It is our expectation that before any development is to occur on 32 and 38 Balmoral road, that Free settlers drive will be extended.

Bella Vista residents are voicing this concern as some maps suggest that the current R2 zoning will be changed to R4. See below:

Figure 1



In the Bella Vista Station Precinct Finalisation Report (2017), the Hills Council noted *"the road is planned to continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. The Department supports the retention of this road corridor due to the existing extent of the road, existing residential development pattern, and that it provides key access into this part of the precinct. The road will also provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east"*. Bella Vista residents expect the Hills Council's sentiments to be reflected in the TOD rezoning plan.

Expectation 2

The TOD states that 'further studies around flooding constraints and confirmation of the extent of the riparian zone at the southern part of the site are necessitated'. How can this proposal expect Bella Vista residents to become comfortable without these studies. Bella Vista prides itself in having open spaces for communities to flourish. It is an expectation that before any rezoning is to occur, that an in-depth review of the current RE1 zones occur. We expect additional land (currently proposed to be R4 zoned) to be rezoned into RE1, particular adjacent to the Riparian zone/Elizabeth Macarthur Creek adjacent to Balmoral Road. All plans suggest there is to be a park and open space, but it is an expectation that this land be rezoned RE1 to ensure rejuvenation of the riparian corridor. .

In the 2015 Bella Vista Station Precinct Proposal (2015), it was proposed to have parks along the creek corridor (see figure 2). The expected parks and RE1 zones for this area are displayed in Appendix A.

Figure 2



Expectation:



Expectation 3

In the Open Space and Community Facilities Assessment (prepared for NSW Department of Planning and Environment 2017) suggested the need for public spaces adjoining the Riparian corridor. Bella Vista Residents (both current and future) will demand that their area continues to exhibit open green spaces. Changing the zone to R4 without any additional designated recreational areas is contrary to the dictum of the Hills council and our expectations. The last thing we want is a 'concrete jungle' surrounding the Bella Vista Metro station (BV8 site).

We expect designated RE1 zones be given in parallel to Free Settlers Drive, spanning a minimum of 40 meters from Free Settlers Drive and ensures an appropriate buffer is maintained between R2 zoned houses and proposed R4.

Bella Vista Residents demand the below **BV8** zoning to incorporate the expected buffer zone. Residents of Bella Vista have agreed with the below zoning and height limits. It is to be noted that there has been no loss in the number of houses that will be delivered in the TOD based on our proposed plan. Our proposed plan moves the apartments close to Bella Vista metro.



The below graphic provides an example of what was promised to Bella Vista Residents, around the Bella Vista Metro. The below picture, while a guide, instils a level of expectation where we expect abundant green spaces, to enable our communities to grow. To deviate significantly from the below, would be misleading on what was promised back in 2017. Acknowledging that plans change, we expect designated recreational zones to be specified as part of the TOD rezoning proposal. We have little confidence that the natural landscape will be preserved without designated recreational areas. We have seen surrounding precincts becoming encumbered with oversized buildings, with builders having little regard for open spaces. We expect designated areas to be zoned as RE1 to ensure the community can come together to be active. With the expected increase in population brought on by additional housing, increasing land designated as RE1 is a must.

Figure 4



Concerns

Several discussions were held with Bella Vista Residents to understand what concerns they have with the current TOD proposal. It is expected that the below concerns are addressed before any rezoning can take place.

- **Concern 1:** Traffic issues introduced with 20,700 additional homes. Current residents have to wait up to 30 minutes during morning and afternoon traffic to leave Balmoral road to arrive to Windsor Road. An increase in residents, will exponentially increase this traffic issue if unaddressed. It is not good enough to assume that residents will solely rely on public transport. What are the plans to upgrade traffic infrastructure including considerations being made to Balmoral Road and Free Settlers Drive?
- **Concern 2:** To facilitate the introduction of 20,700 additional homes, substantial investment must be made into providing additional schools, community centres, public parks (both active and passive recreational areas), cycling trails and playgrounds. What consideration is being made for additional schools, open spaces for recreation and other public facilities?
- **Concern 3:** What is the planning for commercial areas in the area and local shops for grocery and other daily needs of the residents in the area?
- **Concern 4:** Community engagement needs to be made into the design review process under the TOD Accelerated Precinct. Bella Vista residents do not want concrete jungles, but buildings that are environmentally sustainable and incorporate cutting edge architecture.

As per our research the state government does not have any plans for the above facilities. It is a case poor planning and lack of vision for the future. As Bella Vista residents we are not going to

accept these plans and we strongly disapprove of the current planning. We strongly recommend that the above plans be modified as per the demands and expectations of the local residents and to maintain the Garden shires dictum.

Appendix A:

Creek corridors

The Elizabeth Macarthur Creek corridor is planned to play an important landscaping, recreational, hydrological and ecological role in the precinct. Opportunities are available for new pedestrian and bicycle paths along the creek lines creating a north-south link, and bridges to link the established residential areas with the station, new town centre and employment areas. The corridor will also provide a vegetated buffer for the new development.

New local parks could also be located alongside the corridor to provide areas for seating, children's play equipment, and informal gatherings.

Local parks

A number of new local parks are planned near the proposed new apartments. These will not just be of benefit to the new residents, but also the wider community. The parks could provide a range of facilities including children's play equipment, open lawn areas for games, barbeque areas, shade structures and even community gardens.

Tree planting is encouraged to soften the built environment and provide shading. The use of high quality materials and low maintenance planting would ensure the longevity and value of the parks to the community.



Figure 47 Example of path through open space area



Figure 48 Landscaping around apartment buildings (Zetland)



Figure 49: Keyplan



Figure 50 Indicative layout of a local park in the precinct

Appendix B: Bella Vista Residents Park Proposal



Bella Vista Residents Feedback to proposed TOD rezoning proposal

Residents of Bella Vista acknowledge that housing is a key priority for the NSW Government, and we look forward to welcoming new infrastructure, diversity and facilities into our neighbourhood. However, several concerns have been raised that **MUST** be addressed before current residents of Bella Vista around the metro station have confidence in the TOD rezoning proposal. We understand that plans change, but many residents have bought into the area with an expectation that the Hills will remain to be 'Sydney's Garden Shire', as stipulated in the Hills Council dictum. Residents expect the below expectations to be incorporated into the current TOD rezoning proposal.

A summary of these expectations has been provided below, with details expanded in later sections:

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Appendix B: Bella Vista Residents Park 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: Tuesday, 6 August 2024 7:47:28 PM
Attachments: [bellavista.pdf](#)

Submitted on Tue, 06/08/2024 - 19:47

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

Bellavista, 2153

Please provide your view on the project

I object to it

Submission file

[bellavista.pdf](#) (2.04 MB)

Submission

Please see attached file with comments.

I agree to the above statement

Yes

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Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 7:46:13 PM
Attachments: [bellavista.pdf](#)

Submitted on Tue, 06/08/2024 - 19:44

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

Bellavista, 2153

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I object to it

Submission file

[bellavista.pdf](#) (2.04 MB)

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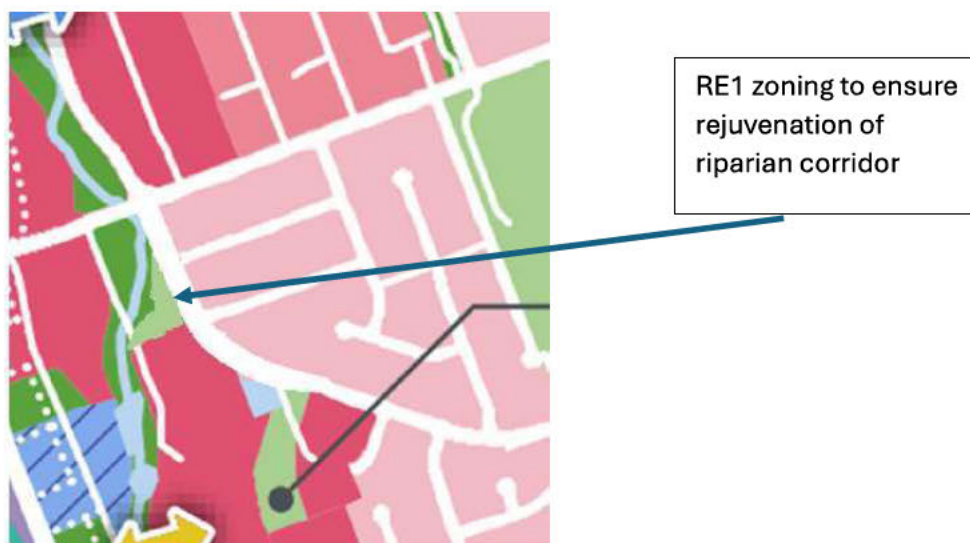
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- **Concern 2:** To facilitate the introduction of 20,700 additional homes, substantial investment must be made into providing additional schools, community centres, public parks (both active and passive recreational areas), cycling trails and playgrounds. What consideration is being made for additional schools, open spaces for recreation and other public facilities?
- **Concern 3:** What is the planning for commercial areas in the area and local shops for grocery and other daily needs of the residents in the area?
- **Concern 4:** Community engagement needs to be made into the design review process under the TOD Accelerated Precinct. Bella Vista residents do not want concrete jungles, but buildings that are environmentally sustainable and incorporate cutting edge architecture.

As per our research the state government does not have any plans for the above facilities. It is a case poor planning and lack of vision for the future. As Bella Vista residents we are not going to

accept these plans and we strongly disapprove of the current planning. We strongly recommend that the above plans be modified as per the demands and expectations of the local residents and to maintain the Garden shires dictum.

Appendix A:

Creek corridors

The Elizabeth Macarthur Creek corridor is planned to play an important landscaping, recreational, hydrological and ecological role in the precinct. Opportunities are available for new pedestrian and bicycle paths along the creek lines creating a north-south link, and bridges to link the established residential areas with the station, new town centre and employment areas. The corridor will also provide a vegetated buffer for the new development.

New local parks could also be located alongside the corridor to provide areas for seating, children's play equipment, and informal gatherings.

Local parks

A number of new local parks are planned near the proposed new apartments. These will not just be of benefit to the new residents, but also the wider community. The parks could provide a range of facilities including children's play equipment, open lawn areas for games, barbeque areas, shade structures and even community gardens.

Tree planting is encouraged to soften the built environment and provide shading. The use of high quality materials and low maintenance planting would ensure the longevity and value of the parks to the community.



Figure 47 Example of path through open space area



Figure 48 Landscaping around apartment buildings (Zetland)



Figure 49: Keyplan



Figure 50 Indicative layout of a local park in the precinct

Appendix B: Bella Vista Residents Park Proposal



Bella Vista Residents Feedback to proposed TOD rezoning proposal

Residents of Bella Vista acknowledge that housing is a key priority for the NSW Government, and we look forward to welcoming new infrastructure, diversity and facilities into our neighbourhood. However, several concerns have been raised that **MUST** be addressed before current residents of Bella Vista around the metro station have confidence in the TOD rezoning proposal. We understand that plans change, but many residents have bought into the area with an expectation that the Hills will remain to be 'Sydney's Garden Shire', as stipulated in the Hills Council dictum. Residents expect the below expectations to be incorporated into the current TOD rezoning proposal.

A summary of these expectations has been provided below, with details expanded in later sections:

- **Expectation 1:** Free Settlers Drive will continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. All area to the east of Free Settlers Drive will be R2 Low Density Residential Zone. The road will provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east.
- **Expectation 2:** Rejuvenation/Expansion of the Riparian Corridor by incorporating both active and passive recreation areas to the west of Free Settlers drive and south of Balmoral Road.
- **Expectation 3:** Rezone land along Free Settlers Drive to be R2 zoned to act as a buffer zone between the proposed increase in heights in the R4 zone and the current R2 zoned houses.

Expectation 1

It is the expectation of Bella Vista residents that:

"Free Settlers Drive will continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. All area to the east of Free Settlers Drive will be R2 Low Density Residential Zone".

Bella Vista residents demand the above wordage to be explicitly added into the Bella Vista TOD proposal.

Extension of Free Settlers Drive will provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east. It is our expectation that before any development is to occur on 32 and 38 Balmoral road, that Free settlers drive will be extended.

Bella Vista residents are voicing this concern as some maps suggest that the current R2 zoning will be changed to R4. See below:

Figure 1



In the Bella Vista Station Precinct Finalisation Report (2017), the Hills Council noted *"the road is planned to continue through 32 and 38 Balmoral Road in a curved alignment, connecting to Balmoral Road to the north of these properties. The Department supports the retention of this road corridor due to the existing extent of the road, existing residential development pattern, and that it provides key access into this part of the precinct. The road will also provide a physical separation between the proposed R4 High Density Residential zone and the R2 Low Density Residential zone further east"*. Bella Vista residents expect the Hills Council's sentiments to be reflected in the TOD rezoning plan.

Expectation 2

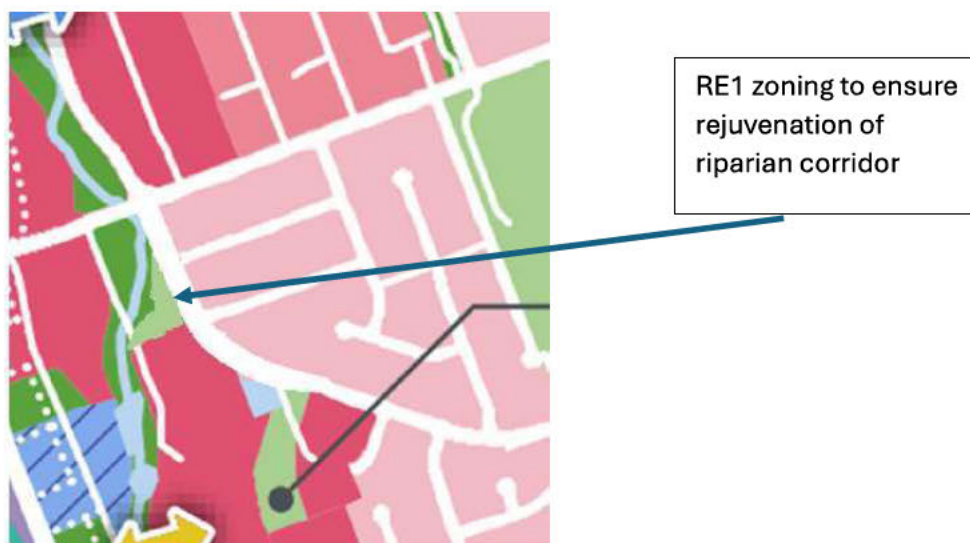
The TOD states that 'further studies around flooding constraints and confirmation of the extent of the riparian zone at the southern part of the site are necessitated'. How can this proposal expect Bella Vista residents to become comfortable without these studies. Bella Vista prides itself in having open spaces for communities to flourish. It is an expectation that before any rezoning is to occur, that an in-depth review of the current RE1 zones occur. We expect additional land (currently proposed to be R4 zoned) to be rezoned into RE1, particular adjacent to the Riparian zone/Elizabeth Macarthur Creek adjacent to Balmoral Road. All plans suggest there is to be a park and open space, but it is an expectation that this land be rezoned RE1 to ensure rejuvenation of the riparian corridor. .

In the 2015 Bella Vista Station Precinct Proposal (2015), it was proposed to have parks along the creek corridor (see figure 2). The expected parks and RE1 zones for this area are displayed in Appendix A.

Figure 2



Expectation:



Expectation 3

In the Open Space and Community Facilities Assessment (prepared for NSW Department of Planning and Environment 2017) suggested the need for public spaces adjoining the Riparian corridor. Bella Vista Residents (both current and future) will demand that their area continues to exhibit open green spaces. Changing the zone to R4 without any additional designated recreational areas is contrary to the dictum of the Hills council and our expectations. The last thing we want is a 'concrete jungle' surrounding the Bella Vista Metro station (BV8 site).

We expect designated RE1 zones be given in parallel to Free Settlers Drive, spanning a minimum of 40 meters from Free Settlers Drive and ensures an appropriate buffer is maintained between R2 zoned houses and proposed R4.

Bella Vista Residents demand the below **BV8** zoning to incorporate the expected buffer zone. Residents of Bella Vista have agreed with the below zoning and height limits. It is to be noted that there has been no loss in the number of houses that will be delivered in the TOD based on our proposed plan. Our proposed plan moves the apartments close to Bella Vista metro.



The below graphic provides an example of what was promised to Bella Vista Residents, around the Bella Vista Metro. The below picture, while a guide, instils a level of expectation where we expect abundant green spaces, to enable our communities to grow. To deviate significantly from the below, would be misleading on what was promised back in 2017. Acknowledging that plans change, we expect designated recreational zones to be specified as part of the TOD rezoning proposal. We have little confidence that the natural landscape will be preserved without designated recreational areas. We have seen surrounding precincts becoming encumbered with oversized buildings, with builders having little regard for open spaces. We expect designated areas to be zoned as RE1 to ensure the community can come together to be active. With the expected increase in population brought on by additional housing, increasing land designated as RE1 is a must.

Figure 4



Concerns

Several discussions were held with Bella Vista Residents to understand what concerns they have with the current TOD proposal. It is expected that the below concerns are addressed before any rezoning can take place.

- **Concern 1:** Traffic issues introduced with 20,700 additional homes. Current residents have to wait up to 30 minutes during morning and afternoon traffic to leave Balmoral road to arrive to Windsor Road. An increase in residents, will exponentially increase this traffic issue if unaddressed. It is not good enough to assume that residents will solely rely on public transport. What are the plans to upgrade traffic infrastructure including considerations being made to Balmoral Road and Free Settlers Drive?
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New local parks could also be located alongside the corridor to provide areas for seating, children's play equipment, and informal gatherings.

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Tree planting is encouraged to soften the built environment and provide shading. The use of high quality materials and low maintenance planting would ensure the longevity and value of the parks to the community.



Figure 47 Example of path through open space area



Figure 48 Landscaping around apartment buildings (Zetland)



Figure 49: Keyplan



Figure 50 Indicative layout of a local park in the precinct

Appendix B: Bella Vista Residents Park 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: Tuesday, 6 August 2024 7:18:47 PM

Submitted on Tue, 06/08/2024 - 19:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Elisa

Last name

McManus

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2156

Please provide your view on the project

I object to it

Submission

Submission on Proposed Housing Density Increase in the Hills Local Government Area

To Whom It May Concern,

I am writing to voice my strong opposition to the NSW Government's proposed increase in housing density around metro stations in the Hills Local Government Area. While addressing housing demand is important, the proposed density levels are excessively high and overlook the current limitations and capacity issues of the local infrastructure.

Infrastructure and Traffic Concerns

The Hills Local Government Area is already experiencing significant challenges with road

congestion and infrastructure strain. Increasing housing density substantially will worsen these issues. The current road network is struggling to manage existing traffic volumes, and introducing additional residential units without corresponding infrastructure improvements will lead to severe traffic congestion and a reduced quality of life for current and future residents.

The NSW State Infrastructure Strategy 2022-2042 emphasizes the importance of integrating infrastructure planning with housing development to avoid creating "transport bottlenecks" and to ensure that "transport and infrastructure services are adequately matched to the growth in housing demand" (NSW Government, 2022). The proposed density increase disregards this principle, which will inevitably lead to worsened traffic chaos and infrastructure deficiencies.

Environmental and Social Impacts

Increased density without adequate infrastructure planning will also have negative environmental and social impacts. The lack of a comprehensive strategy to upgrade local roads, public transport, and other essential services will degrade quality of life, lead to environmental degradation, and contribute to social discord. The NSW State Environmental Planning Policy (SEPP) No. 55—Remediation of Land highlights the necessity of considering the environmental impact of development, including effects on existing infrastructure and community wellbeing.

Policy and Planning Considerations

The proposed plan appears to be a rushed solution that lacks the necessary thoughtfulness and strategic planning required for sustainable development. The NSW Local Planning Policy emphasizes that developments must align with the principles of “sustainable development” and “infrastructure capacity” (NSW Local Government Act 1993). The current proposal fails to meet these principles by not aligning with existing infrastructure capacity and neglecting the need for comprehensive planning to support increased density.

The SEPP (Infrastructure) 2007 also mandates that planning authorities must assess the adequacy of infrastructure provision before approving significant increases in density. The current proposal does not demonstrate adequate consideration of these requirements, leading to a potentially untenable situation for the local community.

Request for Reconsideration

Given the significant concerns regarding infrastructure capacity and the potential for severe negative impacts on the local community, I urge the NSW Government to reconsider the proposed density increase. It is essential to adopt a more balanced approach that includes:

1. A detailed infrastructure plan addressing road upgrades, public transport enhancements, and other essential services.
2. A reduction in proposed density levels to align with current infrastructure capabilities.
3. Engagement with the local community to ensure their needs and concerns are adequately addressed.

In summary, the proposed density increase is not a well-considered solution and will likely lead to further complications rather than solving existing problems. I respectfully request that the proposal be revisited with a focus on sustainable and achievable planning that effectively supports both current and future residents.

Thank you for considering my submission.

Yours sincerely,

Elisa McManus

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:10:11 PM

Submitted on Tue, 06/08/2024 - 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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

To whom it may concern:

I have serious concerns about the proposal to rezone Stanhope Gardens to high density. There are a number areas of concern that do not seem to be adequately addressed in the proposal.

Schools – when we purchased our property 16 years ago, land was put aside for a primary and a high school in Stanhope Gardens. The government at the time decided that this was surplus to requirements and sold the land to a developer. Residents then fought to stop this land from being as high density as the developer wanted it. With the lack of a public school, we were left with very few options when we needed to send our children to school. The public school we were zoned for was Parklea Public School. This is a very good school but had serious concerns about having to cross over Sunnyholt Road every day and there was no way we could have even considered letting our kids walk home from school. All other schools in the surrounding area are full to overflowing and don't take out of area

students so our only option was St John XXIII Catholic College. We were very lucky to be able to get into this school as our oldest child happened to be in a low intake year and as we are not Catholic, we weren't high in the pecking order. As the Prime Minister heard last week – the school now has a huge waiting list. They are being begged to take on more students and are having to build new classrooms so they can take on more students.

The proposal doesn't adequately address the fact that all schools in the area are already past capacity. It mentions upgrades to surrounding schools but these schools should not have to take on any more students. The new schools mentioned aren't close enough to the suburbs affected by these rezoning so will not help Stanhope Gardens, Glenwood, Kellyville and Bella Vista. The suburbs where the schools are being built, are not fully developed yet so once the building is finished, these schools will be a capacity as well. Roads – The roads of Stanhope Gardens will not be able to cope with any further dwellings and cars. It is already impossible to leave the area of a morning. We drop our kids at school in the morning and the roads are completely congested. When we try to exit from Midlands Terrace onto Newbury Avenue, we already take our lives in our hands as people drive on the wrong side of the road since the Newbury is so narrow and people are blocked from reaching the right hand turn lane onto Old Windsor Road. The trip to school is slow, especially around the roundabouts of Newbury/Perfection Avenues and then once we are closer to school as the Catholic School was built so close to the neighbouring public school of Kellyville Ridge Public School.

It is the trip home that takes the cake though – a 2km drive can take anywhere from 20-30 minutes depending on the traffic but with where our house is (on Norwin Place, past the Newbury Estate, but not part of it), there is only one option of how to reach it. It's even worse if we need to try and reach our workplace. I work off Victoria Avenue, Castle Hill. Normally a 10 minute drive but in peak hour can take an hour. The high density housing is just going to make it worse – I'm not going to be able to drop my kids off at school and be able to get home or drive to work in time.

Driving home from work is also a problem. I can sit through 10 sets of traffic changes on Samatha Riley Drive to be able to cross over Old Windsor Road to get back to Stanhope Gardens.

Transport – we generally drive our kids to school and pick them up as there's not adequate public transport options. My oldest child is unable to get a school bus pass as Transport NSW has determined we live too close to the school. There is no way to explain to Transport NSW that the gate they are measuring from at the high school isn't a gate that is accessible by the students. If it was measured by the correct gate, we would be the required distance from school for our oldest child to receive a bus pass. The walk is too far for our youngest, who also has ADHD. We are then left with a dilemma, let our youngest child catch the bus by themselves, while the oldest walks, let both of them catch the bus, but pay for the oldest or pick them up ourselves. The bus doesn't always stop in the correct place on the way to school, so the only option is to drive them to school. In the afternoons, we use a mixture of them catching the bus and picking them up.

It appears that from the proposal, the Government is expecting everyone to use the metro – the only problem is the metro doesn't go to where all workplaces are and since the metro started operating, the bus routes changed. I used to work in Parramatta and for some illogical reason, once the metro started operating, they changed it so that I would have to take 1 bus to Parramatta instead of the one direct bus. The metro doesn't even go in the direction of Parramatta, yet the bus routes were changed because of it.

The carparks at the metro stations were full from the moment the metro opened. If you are going to have mass transport, you need more parking near the stations. Yes, the Government provided the tiny on demand buses (that don't operate in Stanhope Gardens) but if you have any form of mobility issue that isn't bad enough to receive a disability parking permit but still able to use public transport, your only option is to park at the station. Plus the parking is full of people from other suburbs parking. If you have to transport younger kids to school, there is no option to park and catch the metro due to

carparks filling up so early in the morning.

With the amount of new housing potentially going in, you are going to find that these people have jobs that aren't accessible by public transport, so will just add to the chaos on the roads in the morning. We've been in the area for 16 years and the roads have just become progressively worse.

Parking – the roads are narrow as noted in the proposal but only 0.6 to 1 carpark per dwelling. People in this area generally have at least 2 cars plus there is a lot of multigenerational families in the area that have 3 or more cars. We had neighbours at one point that had 5 cars for the one house. How are the streets going to cope with this when they area already so narrow? You may change the width of roads, but there is not going to be enough parking to cope still with this amount of people.

Hospital Access – both sides of Government have been promising a new hospital at Rouse Hill for years and it still hasn't been started. When it does open, it sounds like it's going to be so small that it is going to be next to useless. 300 beds are going to be at capacity from day 1. Blacktown and Mt Druitt hospitals are drowning. We always hear horror stories about how long the wait is. The hospital at Rouse Hill needs to be built ASAP and be much larger than planned.

Open Spaces – we purchased in the Hills/Blacktown area due to the open and green space. We loved the idea of letting our kids grow up in an area that was a mix of houses and surrounding farmlands close by. The surrounding farmland is now long gone but still love the fact that even when there's apartments, they are still fairly small in terms of height and storeys. By the time this happens, our children won't have finished school and they won't want to change schools. We don't want to live in an apartment but due to this situation, there are going to be a lot of people competing for any houses up for sale. We really don't want to leave the area.

Fairness – a lot of people would say that now you have the metro, you should put up with the apartments but 30 storeys is extremely large. There are areas of Sydney that have had access to trains for many years but still don't have apartments nearby of this size. If I was to live in an apartment, I'd want it to be closer to the city and not have to catch public transport that would take an hour to reach the city.

Lack of respect for people of the area – based on what I've heard from the community meetings, our opinions don't matter and what we submit isn't going to be listened to. The Government are supposed to be the voices of the people, not the other way around. This just seems to be being done, as its required before rezoning.

Plenty of apartments sitting empty – there are so many dwellings sitting empty especially around Castle Hill. The land of Parklea Markets was sold to a developer but they haven't even started being built. As much as people are complaining about no housing, they don't want to live in apartments. People move to Australia to share in our Australian dream of a house with land. Alternative options need to be considered, such as building new cities outside of Sydney. If people want to move to Australia, don't let them all come to Sydney and Melbourne, where there are housing issues. Stop foreign investors from buying in Australia. Force people that have empty houses to rent them out, rather than just holding onto them for the potential capital gains. Can you imagine if the million homes that are sitting empty were rented out?

Lack of infrastructure prior to building – there are numerous areas nearby that have been developed but the infrastructure happens years after. The infrastructure should come before the development. For example, Box Hill – the houses were built years before the school and shops. There still isn't a public school. I'm sure the current government will blame the previous government and I'm sure that if the situation was in reverse, the same would happen. The fact is, the Labor Government is in power and it's now their responsibility to fix this. 30 storey apartments is not fixing any of the problems in this 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 7:06:22 PM

Submitted on Tue, 06/08/2024 - 19:06

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

2155

Please provide your view on the project

I object to it

Submission

This area of living is already so congested. On a good day it can take me over an hour to get to rouse hill and back from one suburb away. This development will have such a huge negative impact on all the residents in this area and create so many issues on the road. This is disappointing to see that this is even a thought. Please please don't do this to the long time residents 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: Tuesday, 6 August 2024 7:04:01 PM

Submitted on Tue, 06/08/2024 - 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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

THE PONDS 2769

Please provide your view on the project

I object to it

Submission

I would like to strongly object to the NSW Government's proposed increase in housing density around metro stations in the Hills Local Government area. The proposed density levels are excessively high and fail to consider the current capacity issues of the local infrastructure. The Hills Local Government area is already facing significant challenges with road congestion and infrastructure strain. The current road network is struggling to cope with existing traffic volumes, and introducing additional residential units without corresponding improvements to infrastructure will result in severe traffic congestion and diminished quality of life for current and future residents. I plead that you sincerely consider the negative impact this change will cause to existing residents and kindly re-evaluate 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: Tuesday, 6 August 2024 6:56:57 PM
Attachments: [letter-submission.pdf](#)

Submitted on Tue, 06/08/2024 - 18:56

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista

Please provide your view on the project

I object to it

Submission file

[letter-submission.pdf](#) (219.07 KB)

Submission

To Whom It May Concern,

Please find attached my uploaded submission objecting to the development proposal.

Thank you,

[REDACTED]

I agree to the above statement

Yes

To Whom It May Concern,

I am writing to express my concerns about the proposed increase in high-rise and affordable housing in our area.

The current infrastructure, particularly our road networks, is not equipped to handle the additional load. Roads such as Tarwin Ave in Glenwood, Norwest Boulevard in Bella Vista, and Green Road in Kellyville are already experiencing significant congestion during peak hours.

While I recognize the necessity for higher-density housing near transport hubs and shopping centers, I believe it would be more prudent to focus such developments around the Castle Hill and Rouse Hill shopping precincts and their associated transport links.

Affordable housing can introduce new challenges to a community. As a resident who has invested significantly in this neighbourhood, where such issues are currently minimal, I am concerned about the potential impact on my living environment.

The Hills area is known for its charming homes with gardens, and this development plan threatens to disrupt the character and ambiance of our community. Having lived in Bella Vista for over 20 years, I am deeply invested in preserving the quality of life that drew me to this area in the first place. I strongly oppose these plans, which could profoundly affect my home and daily life.

Thank you for considering my perspective.

Kind regards,

A black rectangular box redacting the signature of the sender.

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Kind regards,

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From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 6:48:16 PM

Submitted on Tue, 06/08/2024 - 18:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Soumya

Last name

Rath

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 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 6:39:25 PM

Submitted on Tue, 06/08/2024 - 18:39

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

2763

Please provide your view on the project

I object to it

Submission

This will put an already condensed and backed up area into gridlock!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:34:26 PM

Submitted on Tue, 06/08/2024 - 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 support it

Submission

I support 100% the Rezoned 4 in the Stanhope Precinct which is corner of Sunnyholt Road and Clarendon Drive.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 6:33:58 PM

Submitted on Tue, 06/08/2024 - 18:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Before getting into housing need to upgrade infrastructure, school, parks and common amenities.

Why not create such massive residential accommodations a bit far 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: Tuesday, 6 August 2024 6:23:23 PM

Submitted on Tue, 06/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

Roads, services, water, waste management need to be planned first.

Hospitals are needed! Schools are needed! Traffic is huge already! Bus transport coverage very limited.

We need free high-speed roads and tunnels to move 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: Tuesday, 6 August 2024 6:15:30 PM

Submitted on Tue, 06/08/2024 - 18:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

Without any major upgrade to roads (A2 Old Windsor Road); The Metro and other infrastructures and facilities (e.g. schools and hospitals), the proposed project would certainly make the whole area extremely over crowded and paralysed rush hour traffic.

The high-rise nature of the proposed development would also mean blocking air flow and shadowing those living close to it (e.g. at Free Settler Drive or Rocks Street Kellyville)

The liveability of these suburbs will substantially drop to a level comparable or even worse than some of the well known overcrowded cities in the developing world!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 6:08:14 PM

Submitted on Tue, 06/08/2024 - 18:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

MICHELLE

Last name

Rogers

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 current infrastructure cannot support this plan. The schools, roads, shops, medical centres etc cannot handle this intake of people.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 6:01:13 PM

Submitted on Tue, 06/08/2024 - 18:00

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

North Kellyville

Please provide your view on the project

I object to it

Submission

There is no way the current infrastructure can support these many new dwellings.

Current issues:

1. Lack of public transport to goto Kellyville metro station from North Kellyville. Bus every 30 mins is just not enough.
2. NO PUBLIC HOSPITAL for the hills and Rouse hill hospital is also delayed
3. Rates in Hills shire have gone up 11% since last year and not enough facilities for the residents.
4. How will schools support this overcrowding? With NKPS already 2nd most overcrowded school in Sydney.
5. Infrastructure projects are too slow , like the new metro opening date delay.

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: Tuesday, 6 August 2024 5:53:50 PM

Submitted on Tue, 06/08/2024 - 17:53

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

Please provide your view on the project

I object to it

Submission

This is absolutely crazy!! The area can not sustain this kind of housing and number of people!!

The schools are bursting at the seams. Child care is maxed out. The roads and traffic are a joke and can not be upgraded to accommodate this. Medical centres can't take the amount of patients needed and there is no hospital to support the area. Sporting associations and facilities can't meet the need! What are you thinking!!!

People did not choose to live in this area to have what has been going on and is going to continue! Take care of the residents all ready here first!!

The Hiils Shire/Garden shire NOT The Highrise Shire/Concrete jungle 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: Tuesday, 6 August 2024 5:48:19 PM
Attachments: [2024-08-submission-to-kellyville-and-bella-vista-state-led-rezoning-proposal.docx](#)

Submitted on Tue, 06/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission file

[2024-08-submission-to-kellyville-and-bella-vista-state-led-rezoning-proposal.docx](#) (13.03 KB)

Submission

See attached file.

I agree to the above statement

Yes

I am the owner of a house on Somerset Street, Stanhope Gardens, where we reside, and I also own an investment property on Dover Way, Stanhope Gardens. Both properties are located in the Eastbourne Community Title area, giving me the perspective of both an owner-occupier and an investor. (I believe that Eastbourne comprises over 200 homes and is bounded by Newbury Avenue, Midlands Terrace, Old Windsor Road, and Clarendon Drive).

Our two properties are situated in two different Neighbourhoods within the Eastbourne Community Title. (There are a number of Neighbourhoods between Midlands Terrace and Somerset Street). I am the Chairman and the only Committee Member of both Neighbourhoods, a role I have held for many years. While I am not representing these Neighbourhoods in this submission, I mention this to highlight my active involvement and long-term contributions to the community.

I support this proposal.

I support and believe it is crucial for the entire Eastbourne Community Title to have the consistent R4 / 32m zoning that has been proposed. Previous considerations of different zonings for different properties led to disunity within the community, with some landowners benefitting while others suffered. Uniform R4 / 32m zoning will foster agreement and unity in the future, making an agreement to sell to a developer much more likely.

While I support this proposal, I am concerned that the proposed Floor Space Ratio (FSR) of 1.3:1 is too low for a 32m height zoning. As a long-time landowner who has lived in this home for approximately 20 years and raised our children here, I would need a substantial purchase price to consider moving away from a place we cherish deeply. We have recently undertaken major renovations with the intention of staying here much longer. A 1.3:1 FSR may not provide sufficient development opportunities to achieve the valuation needed to incentivize us to leave our beloved home and its cherished memories. I encourage you to consider a significantly higher Floor Space Ratio (FSR).

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:45:21 PM

Submitted on Tue, 06/08/2024 - 17:45

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

As a resident of Glenwood 2768, I object to the proposal to rezone parts of our suburb to high-density, due to the significant adverse impacts to residents and our community.

Jamming people into an area that is clearly already over populated will ruin the quality of life for residents & the children who use our many sporting fields.

Our narrow roads are built for low-density residential homes, exit points out of the suburb are already heavily congested. The addition of apartment housing in Glenwood will add considerable noise, traffic, pollution and increases to travel time for residents.

Local schools, hospitals and medical facilities are already struggling to meet the existing population demand – adding high-density to Glenwood will add further strain.

The new residents that will move into the proposed apartments will experience the same adverse effects with shortages in availability of local schools, noise pollution, increased crime rates, traffic congestion and over-crowding within the suburb and surrounding areas.

We constantly hear about these issues inundating other western-Sydney suburbs which are already grappling to cope with the impacts of recent overdevelopment and our suburb will have congested apartment blocks built up before residents have time to adjust – and sadly the required infrastructure will inevitably lag behind

Just because there is a metro in neighbouring suburbs, this is not enough to justify including Glenwood in the rezoning proposal. It is a poor use of resources which could be used in areas that are better suited to high-density rezoning (for instance, those that have: a commercial presence, wider roads, vacant land, old properties which are already at demolition stage etc). Glenwood does not have any of these indicators, therefore is not a sensible choice for high-density zoning.

Many of the residents of Glenwood (and Western-Sydney more broadly) are calling on the NSW Government to reconsider this approach to housing, and instead focus resources on options which won't have such significant adverse impacts to residents and local communities.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 5:43:08 PM

Submitted on Tue, 06/08/2024 - 17:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I object the high density development on the Stanhope Gardens zone because there are lost of vacant lands on the Hill District which the government can allocate rather than taking over Stanhope Gardens. Its quit obvious that its because the land value on this side the state govt is putting high density on our area.

Go find another place to distrupt. .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 5:25:54 PM

Submitted on Tue, 06/08/2024 - 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

I live in Kellyville and I'm concerned about the necessary infrastructure as it is at the moment weekend roads are so busy it takes 30 mins to go to the shop which is a 5 minute walk without proper infrastructure it would only get 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: Tuesday, 6 August 2024 5:25:34 PM
Attachments: [submission.docx](#)

Submitted on Tue, 06/08/2024 - 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 object to it

Submission file

[submission.docx](#) (22.42 KB)

Submission

Submission attached

I agree to the above statement

Yes

SUBMISSION.

I am totally against the proposed Re-zoning of the areas with Newbury Estate and as an owner in the Eastbourne Community this proposal will never get my yes vote. As I will never vote YES to dissolve the Community Title.

The roads in and out of this estate are already a nightmare of a morning (7am to 10am) and evening (2pm to 7pm). I believe that the roads study was carried out at the time of Covid lock downs. Not smart as a huge % of the population were working from home.

The shopping centres are always busy and often we are unable to park.

There is no public school with walking distance for children here as the land that was zoned for public schools was re-zoned to housing which only increased the volume of cars on the roads.

The light rail of a morning and evening is usually packed now so unless there is a plan to increase the number of trains people will have to use a vehicle and this will only make the congestion on Old Windsor Road like a parking station.

Finally I don't wish to be forced out of my home.

1. Where would I go that I could purchase a property without having to have a mortgage?
2. To another development where the land sizes are as big as a shoe box and you can shake hands with your neighbour out of the bathroom window in a morning.
3. Out to the Hawkesbury Area which has its own issues with flooding.
4. Or totally out of the Sydney 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: Tuesday, 6 August 2024 5:22:34 PM

Submitted on Tue, 06/08/2024 - 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

2765

Please provide your view on the project

I object to it

Submission

This is a terrible idea. The area is already so congested and does not have roads, schools etc to accommodate for this amount of people. Stop thinking about money and start thinking about 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: Tuesday, 6 August 2024 4:56:29 PM

Submitted on Tue, 06/08/2024 - 16:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Shil

Last name

Modi

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 support it

Submission

Hello,

I have recently become aware of this proposal to build new high-density housing in Bella Vista and Kellyville. I am generally in support of this proposal, but I also have some concerns about it.

As stated in the proposal, only approximately 3-8% of the 20,700 new homes will be made into mandatory affordable housing. As is widely known, Australia--especially Sydney--is currently in the midst of a cost of living and housing affordability crisis, meaning that it is currently difficult for the average person to be able to afford to live here. A lack of supply due to migration and a lack of construction has played a very large role in this. Low-cost, secure, high-density housing supply is one of the most effective means of alleviating this crisis. Thus, while I believe the ideal ratio for mandatory affordable housing would be

around 15%, I believe that 8% is the absolute bare minimum to be even somewhat effective at mitigating housing unaffordability in these areas.

As a resident of North Kellyville myself and a university student, I know that I would not be able to afford living here were it not for my parents owning a house and allowing me to live with them. In the time I have lived here, I have come to greatly appreciate this place, with its easy access to great amenities and transport; lovely people; and beautiful scenery. In the future, when I can afford to live apart from my family, I would love to continue to make Kellyville my home. However, that would only be possible if I had access to low-cost, safe, secure housing. Thus, I urge decision-makers to commit to at least 8% of the houses being built being made into mandatory affordable housing.

Warm Regards,
Shil Modi

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:53:50 PM

Submitted on Tue, 06/08/2024 - 16:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

The roads and schools in the hills are already overcrowded and there is inadequate plans to make the roads more accommodating

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:52:19 PM

Submitted on Tue, 06/08/2024 - 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

2768

Please provide your view on the project

I object to it

Submission

Glenwood is not in position to accommodate more houses and schools caddies creek and Glenwood high is already to full capacity..Green Hill drive is already nightmare to take in 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: Tuesday, 6 August 2024 4:45:42 PM
Attachments: [objection-submission.pdf](#)

Submitted on Tue, 06/08/2024 - 16:41

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission file

[objection-submission.pdf](#) (50.05 KB)

Submission

Please find attached my objection to this proposal. Whilst I acknowledge the need for future development, the lack of comprehensive planning for educational facilities, road infrastructure, and green spaces. The introduction of 20,771 dwellings and up to 57,000 residents without solid plans for new high schools and only one primary school, not located within the rezoned area, will exacerbate traffic congestion and strain existing educational resources. Additionally, the absence of documented plans for road upgrades and inadequate green space provisions in the Hills LGA make the proposal unsustainable and detrimental to the community's quality of life. Approval should be withheld until these critical issues are addressed with a detailed, actionable plan.

I agree to the above statement

Yes

Objection Submission: Kellyville and Bella Vista State-Led Rezoning Proposal

I am writing to formally object to the proposed state-led rezoning of Kellyville and Bella Vista. While I recognize the need for urban development and the provision of additional housing, the current proposal raises significant concerns that must be addressed to ensure a sustainable and liveable future for the community.

Lack of Educational Infrastructure The introduction of 20,771 dwellings and up to 57,000 new residents necessitates comprehensive planning for educational facilities. The current proposal includes only one new primary school, which is not even located within the rezoned area. This inadequacy will force residents to rely on cars for school drop-offs, exacerbating traffic congestion. Furthermore, there is no provision for new high schools, creating an untenable strain on existing schools and compromising the quality of education.

Increased Pressure on Road Network The proposal's lack of a detailed and documented plan for road infrastructure upgrades is alarming. The introduction of a substantial number of new residents will inevitably increase traffic volumes, yet there are no concrete plans for widening roads or improving traffic light phasing. This oversight will lead to significant traffic bottlenecks, increased commute times, and heightened road safety risks. While the proposal mentions that these issues will be "looked at," this is insufficient. The community needs a clear, actionable plan that outlines specific measures and timelines for road infrastructure improvements. Currently my commute from Rouse Hill to Norwest business park can take up to 45 minutes in peak times. This is a 7.1 kilometre journey, and all the proposed redevelopments are located between these two locations.

Inadequate Green Space Provisions The proposal fails to adequately address the need for green spaces within the Hills Local Government Area (LGA). Although some new or enhanced green spaces are planned for the Stanhope area, there is a glaring absence of similar provisions within the Hills LGA. Green spaces are crucial for community well-being, providing recreational areas, promoting environmental sustainability, and enhancing the overall quality of life. The lack of planned green spaces within the Hills LGA is a significant shortfall that must be solidified and rectified prior to approving the rezoning.

Sustainability and Feasibility Concerns The proposal's lack of concrete plans for educational infrastructure, road upgrades, and green space provisions raises serious concerns about its sustainability and feasibility. Until there is a detailed, documented plan that addresses these critical aspects, approval for this rezoning should not be granted. The community deserves a comprehensive plan that ensures the proposed development will not only accommodate the increased population but also enhance the overall living standards and environmental sustainability.

In conclusion, I urge the relevant authorities to reconsider the current rezoning proposal and develop a robust, detailed plan that addresses the aforementioned concerns. It is essential that the plan includes specific commitments to new schools, road infrastructure improvements, and green space provisions to ensure a sustainable and liveable community for current and future residents.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:43:06 PM

Submitted on Tue, 06/08/2024 - 16:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kings Langley 2147

Please provide your view on the project

I object to it

Submission

I object to the planned project. These areas are already congested with traffic and the area can not cope with additional traffic that will result from this planned construction. The hospital system in the area is unable to deal with the current community that it services and high schools in the area are already over full. There has not been enough planning around 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: Tuesday, 6 August 2024 4:39:13 PM

Submitted on Tue, 06/08/2024 - 16:38

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

Yes

Info

Email

██

Suburb/Town & Postcode

Bella Vista

Please provide your view on the project

I object to it

Submission

I totally object to this proposal for the following reasons:

- 20,700 new homes is way too many for the small area. Even 5,000 is too much!
- Old Windsor Road is already chocked with traffic. Adding even 5,000 homes is going to a huge impact. |
- The plan does not allow for residents having cars - most apartment areas are overflowing with cars. Insufficient car parking spaces are provided in apartment block, residents parking in visitors spots and overflowing to the street. No parking spaces available for visitors.
- Schools, hospitals are overflowing already so how are these services going to cope with

enormous number of residents????

- We all worked hard and invested in our homes in this area. I am totally opposed to degradation and devaluation that this proposal is going to cause.

- Finally, apartment precincts become like SLUMS. I don't want our community to become SLUM area.

PLEASE TAKE YOUR DEVELOPMENT PROPOSAL TO AN AREA WHERE THERE IS LOTS OF VACANT LAND WHERE EVERYTHING CAN BE BUILT TO SUPPORT THE NEW RESIDENTS!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I OPPOSE!!!!!!!!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:29:21 PM

Submitted on Tue, 06/08/2024 - 16:29

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

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

I am formally objecting to any rezoning proposal to Stanhope Gardens. The information given to the community is not only inadequate but there has simply not been given enough time for the community as a whole to process it and then give enough feedback. I firmly believe that this type of rezoning will ruin the area as the area already cannot cope with more residents with roads, schools, childcare already completely overwhelmed. If there is to be any rezoning or redevelopment it should be significantly downsized and limited to the metro areas and not to any of the areas on the Blacktown LGA side of Old Windsor Road. I would like to further request full disclosure of for and against submissions to be provided to the public after submissions close.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:28:42 PM

Submitted on Tue, 06/08/2024 - 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

2768

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,

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: Tuesday, 6 August 2024 4:28:20 PM

Submitted on Tue, 06/08/2024 - 16:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

DONALD

Last name

SMITH

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

As a homeowner on the Eastbourne estate in Stanhope Gardens, my objection relates to the proposed rezoning of the estate within the precinct to the west of Old Windsor Road. The proposal document acknowledges that the whole estate would need to be amalgamated before any major redevelopment could proceed. As the Eastbourne estate is subject to a Community Title arrangement, 100% of the lot owners would need to be in agreement for that to be accomplished. At this time, I and my immediate neighbours, in the terminology of the proposal document, have NO "appetite for development". Therefore, rezoning of our estate would not lead to redevelopment into higher density accommodation which is the main purpose of the TOD programme. An unfortunate outcome would be that the land values, on which Council rates are calculated, would be inflated by the theoretical development value which could not in fact be realised.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 4:21:25 PM

Submitted on Tue, 06/08/2024 - 16:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ishita

Last name

Panda

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 the high density plan because there is no adequate infrastructure to support these new developments. The traffic is beyond tolerable while getting in and out of old Windsor / Windsor road. The rouse hill public hospital hasn't started yet and this would further stress the health system around the area. Furthermore This plan is opposite to that of original hillshire council 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: Tuesday, 6 August 2024 3:59:35 PM

Submitted on Tue, 06/08/2024 - 15:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I am writing to express my strong opposition to the proposed development project. This project poses significant concerns for our community, environment, and overall quality of life.

Firstly, the environmental impact of this development cannot be understated. The proposed construction threatens local wildlife habitats and green spaces that are vital to maintaining ecological balance. The increase in pollution and strain on natural resources will have long-term detrimental effects on our environment.

Secondly, the proposed development will cause severe disruptions to our community. Increased traffic, noise pollution, and overburdened public services will degrade the quality of life for current residents. The character and integrity of our neighbourhood, which many of us cherish, will be irreversibly altered.

Additionally, there are serious concerns about the transparency and fairness of the planning process. The voices of the community have not been adequately heard or considered. Any development plan must take into account the genuine needs and concerns of the residents, rather than prioritising the interests of developers.

In conclusion, I urge the decision-makers to reconsider this proposal. We must prioritise sustainable and community-focused development that protects our environment and preserves the quality of life for all residents.

Thank you for considering my perspective.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:58:34 PM
Attachments: [rezoning-of-stanhope-and-glenwood-cr.docx](#)

Submitted on Tue, 06/08/2024 - 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

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission file

[rezoning-of-stanhope-and-glenwood-cr.docx](#) (16.33 KB)

Submission

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 tranquillity 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

2024-08-06

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.

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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: Tuesday, 6 August 2024 3:55:50 PM
Attachments: [rezoning-of-stanhope-and-glenwood-sr.docx](#)

Submitted on Tue, 06/08/2024 - 15:54

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 2768

Please provide your view on the project

I object to it

Submission file

[rezoning-of-stanhope-and-glenwood-sr.docx](#) (16.28 KB)

Submission

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.

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Where is the money coming for this?

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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

2024-08-06

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.

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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: Tuesday, 6 August 2024 3:47:50 PM

Submitted on Tue, 06/08/2024 - 15:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jianping

Last name

Xu

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'm not supporting this proposal. It will make the value of my property down and affect local residents living style.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 3:45:11 PM

Submitted on Tue, 06/08/2024 - 15:44

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

The Ponds

Please provide your view on the project

I object to it

Submission

We bought in this area, thinking it would be a nice neighbourhood for families. The roads out of Kellyville & Stanhope Gardens are already extremely congested and do not need anymore traffic. There is enough high density living around 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 3:29:13 PM

Submitted on Tue, 06/08/2024 - 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

2765

Please provide your view on the project

I object to it

Submission

Over population

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 3:20:15 PM
Attachments: [kellyville-and-bella-vista-state-led-rezoning-proposal.pdf](#)

Submitted on Tue, 06/08/2024 - 15:18

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

Kellyville 2155

Please provide your view on the project

I object to it

Submission file

[kellyville-and-bella-vista-state-led-rezoning-proposal.pdf](#) (115.67 KB)

Submission

I OBJECT TO THE KELLYVILLE & BELLA VISTA STATE-LED REZONING PROPOSAL. PLEASE REFER TO MY ATTACHED OBJECTION LETTER.

REGARDS

[REDACTED]

I agree to the above statement

Yes



6 August 2024

Dear Sir / Madam

KELLYVILLE & BELLA VISTA STATE-LED REZONING PROPOSAL

I write to formally express my **strong objection** to the above planning application/s to the proposed major development being thousands of additional apartment buildings/townhouses in the Hills Shire (Castle Hill, Kellyville, Norwest, Bella Vista and Beaumont Hills) on the following grounds:

(1) Compatibility with General Residential Zones:

As a concerned resident and in accordance with my rights as outlined in the Planning Scheme, I have thoroughly reviewed the proposal and identified several significant concerns regarding its compliance with zoning regulations, potential adverse impacts on the neighbourhood and its compatibility with existing case law.

The proposed planning scheme appears to be incongruent with the General Residential Zone's intended purpose – GARDEN SHIRE / family area. The primary purpose of this zone, as outlined in the Planning Scheme, is to provide for residential uses in a variety of forms. However, the proposed quantity of development sites/locations, size/scale and density do not align with the established character of the neighbourhood, potentially leading to negative impacts on amenity, schooling, roads and traffic, as well as infrastructure.

(2) Traffic / North West Rail Link and Infrastructure:

The increased population density resulting from the proposal will strain existing traffic, Metro rail link and infrastructure in the area. These concerns are related to parking, public transportation, and the capacity of local roads to handle the additional vehicular traffic. Surely, ensuring that developments do not unduly burden the existing infrastructure is crucial to maintaining the quality of life in our community. The metro trains are already full to capacity during peak hour periods, which in turn will reflect late trains and inaccessibility due to over-congestion.

The traffic report prepared as part of the application is vague on the total impact the proposal would have on State on roads. The report states that "state upgrades will need to occur, as the proposal nears full occupancy" but remains silent on whether an agreement has been struck with the State to ensure works will be undertaken. Having reviewed the latest State budget, there has been no mention of upgrades or duplication on [redacted information]. This uncertainty means that approval on the basis of traffic alone is inconceivable as it contradicts the required considerations under Clause [redacted] which requires the Council to consider new roads currently in their last stage of infrastructure (ie Memorial Avenue and surrounding roads) have not been designed to cope with current traffic (with one lane one way and two the other). It certainly won't cope with the many thousands of extra vehicles and congested traffic it will create from the additional new hundreds of developments.



The role and function of nearby roads and the ease and safety with which vehicles gain access to these many new developments, including increased noise and/or disturbance to dwellings and owners of current owners already living in these areas.

(3) Neighbourhood Character:

The proposed development's scale and design may significantly alter the neighbourhood's character and purpose of the supposed Sydney's Garden Shire. The Neighbourhood Character Study prepared by Council and subsequently referenced in the Planning Scheme seek to protect and enhance the character of existing residential areas. The case law precedent set in [VCAT Case Name redacted] underscored the importance of maintaining neighbourhood character when it ruled in favour of [redacted] Council's decision to reject a similar development on the grounds of character preservation.

(4) Amenity and Privacy:

Residents of neighbouring properties may experience privacy and amenity issues due to the proximity and height of the proposed development(s) building. The case law, such as VCAT Case Name and Reference redacted], emphasizes the importance of ensuring that new developments do not unreasonably impact the amenity and privacy of nearby residents.

Considering the concerns outlined above, I respectfully request that the Planning Department carefully review this major development proposal. I firmly believe that this extensive proposed expansion of the Hills district (Castle Hill, Kellyville, Norwest, Bella Vista through to Beaumont Hills including surrounding areas (such as Glenwood, Rouse Hill, Box Hill, Stanhope and The Ponds) will be significantly impacted and may have adverse effects on our current local community.

I appreciate your attention to this matter and trust that the [redacted] Planning Department will act in the best interest of the community. I look forward to receiving updates on the progress of this application.

Yours sincerely

[Redacted 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: Tuesday, 6 August 2024 3:16:27 PM

Submitted on Tue, 06/08/2024 - 15:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cassandra

Last name

Clark

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

To Whom It May Concern,

I am writing to express my concerns and objections regarding the proposed rezoning of Glenwood and surrounding suburbs. If implemented, this rezoning will lead to the destruction of an established community and comfortable lifestyle.

I am particularly concerned for my parents who are seniors and have worked their whole lives for a secure and comfortable life in Glenwood and a retirement, free from the stress of the possibility of being forced out of their home due to rezoning.

Further to this, I have concerns about the following issues:

1. 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.

2. 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.

3. 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.

4. 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: Tuesday, 6 August 2024 3:04:50 PM

Submitted on Tue, 06/08/2024 - 15:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anthony

Last name

Oates

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Seaton st Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

The roads in the area don't handle the traffic now . This area was never planned for high rise buildings in the way it was designed. The increase in population would need new infrastructure in the area (schools hospitals 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: Tuesday, 6 August 2024 2:58:39 PM

Submitted on Tue, 06/08/2024 - 14:58

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

2075

Please provide your view on the project

I object to it

Submission

I am objecting to the development due to an uncertain future for existing residents. What does it mean for the existing owners of Stanhope Gardens? It mostly sounds like we need to move but to where? Everywhere is very expensive and it is impossible for us to live somewhere close to the train stations. It does not make any sense for us without any proper 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: Tuesday, 6 August 2024 2:58:21 PM

Submitted on Tue, 06/08/2024 - 14:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Petros

Last name

Panopoulos

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

Below are my concerns regarding the development.

- 1) The proposed development lacks clarity in regards to the environmental impacts to Elizabeth Macarthur creek. Will the trees and wildlife along the creek be protected?
- 2) I object to the proposed height of the buildings. 30 Storey building have no place next to low density R2 zones. They will be out of place with the existing landscape.
- 3) Traffic problems. The intersection between Samantha Riley drive and Windsor road is a bottleneck at peak times. Adding high density into this mix will turn this intersection into a bottleneck at all times.
- 4) There is no mention of commercial space in order to reduce peoples reliance on cars.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 2:58:16 PM

Submitted on Tue, 06/08/2024 - 14:58

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 2768

Please provide your view on the project

I object to it

Submission

I strongly object to this re-zoning proposal of Glenwood, Kellyville, Bella Vista & Stanhope Gardens for the following reasons:

1. Peak Hour Traffic - Glenwood is not built to handle the increase the amount of traffic which will result as a consequence. In the morning and afternoon, it takes forever to go to Old Windsor road from Miami Street or from Meurants Ln to Green Hill Drive to Norwest Blvd. If this goes ahead, there is no absolutely way that people will be able to go to work. We will get stuck in traffic for hours and hours.
2. Lack of enough schools - There are two public primary schools and one high school. The additional influx of people will overwhelm the schools. The class sizes will have to increase dramatically and quality of education will go down when classes are filled beyond the capacity.
3. Lack of medical facilities - There are not enough GPs or hospitals to handle this

additional influx. Currently, the emergency wait times in public hospitals in NSW runs into hours and hours.

4. The suburb of Glenwood was never planned for high density housing. There are not enough parks and open spaces to handle the increased density.

5. Why not build high density housing in the city or inner west or eastern suburbs or northern beaches which are closer to the CBD.

There is not concrete proposal to address the above concerns. I worry that the NSW state government is going to push ahead without addressing the problems of traffic, schools and hospitals.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:54:51 PM

Submitted on Tue, 06/08/2024 - 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

Schofields 2762

Please provide your view on the project

I object to it

Submission

Hi I am a resident nearby and object to this proposal as it will have a huge impact on the surrounding communities. There is already so much traffic on the roads with no plans to fix old Windsor or Windsor road. There are no high schools planned. The hospitals and schools in the area are beyond full. We don't want this congestion as it will impact existing residents greatly!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:50:54 PM

Submitted on Tue, 06/08/2024 - 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

Glenwood

Please provide your view on the project

I object to it

Submission

The suburb is already under resourced and with the lack of planning of how to cope with the additional population is disappointing there is never any forethought to accommodate this scale of developments why even suggest approval in it's current form

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:37:18 PM

Submitted on Tue, 06/08/2024 - 14:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission

I support the proposal and the 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: Tuesday, 6 August 2024 2:27:35 PM

Submitted on Tue, 06/08/2024 - 14:27

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

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

We are Hills Shire resident for more than 15 years.

We feel that all houses West of New Holland Drive, Bella Vista, should be included in the master plan for Bella Vista re-zoning.

We believe, all properties West of New Holland Drive should be zoned at least R4 with reasonable height limit upto 21 metre as we are located very close to the metro. Thanks!
Looking forward to the good news.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:24:42 PM

Submitted on Tue, 06/08/2024 - 14:24

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

Stanhope Gardens & 2768

Please provide your view on the project

I object to it

Submission

Objection for Stanhope Gardens rezoning.

1. Community Title – Newbury Estate (All homes have been built and adhered to the community title)

Building Approval Process

One home per lot

Designed Privacy

Building Requirements & Materials

Overshadowing

2. Old Windsor road is already at capacity during peak times, many suburban roads are also nearing capacity during peak times. Newbury Ave is the only vehicle exit from Stanhope Gardens onto Old Windsor Road and is already beyond capacity during peak hours introducing additional dwelling which case catastrophic failure of the local road networks.

3. Stanhope Garden Streets, residential streets are narrow and not designed for high density. Precinct Boundaries are positioned on some of the narrowest streets in the entire suburb (for example Hayle Terrace). Town planning should require high density zoning to finish on main roads not residential narrow streets to avoid traffic congestion. Also noting the rezoning boundaries are surrounding community title area and not town planning requirements.

4. The Urban design report is based on a study around Kellyville station highlighting a 0-400metre (High density), 400-800metre (Medium density), 800-1200metre (Low density) however the rezoning proposal for Stanhope Gardens is all high density (R4). The structural plan and testing do not reflect how the rezoning proposal is drafted. High density zoning is proposed beyond 400 metres from the station. Therefore the urban design report is invalid and misleading.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 2:22:56 PM

Submitted on Tue, 06/08/2024 - 14:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

█

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

Yes

Info

Email

██

Suburb/Town & Postcode

2765

Please provide your view on the project

I object to it

Submission

Hey,

To approve any rezoning in Norwest, first develop the roads and public transport. Already old Windsor road has high traffic at any time. If you approve rezoning Old Windsor road will be worst. IF you don't believe me use old windsor road and you will see it. Don't say we expand old Windsor road in future*, i know it never happen. First fix these issues then approve the rezoning.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 2:22:45 PM

Submitted on Tue, 06/08/2024 - 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

Kings Park

Please provide your view on the project

I object to it

Submission

I echo many concerns regarding current infrastructure not being able to cope with the current population of these suburbs, let alone the projected population.

Traffic is unbearable and my commute through these suburbs is often 3 times the actual duration due to sheer volume of people who not only live and work in these suburbs but need to commute through these areas to reach key pieces of infrastructure such as the more reliable metro stations, or medical and shopping facilities.

Key roads that will remain impacted (even after their upgrades are complete) include:

- Windsor Road
- Old Windsor Road
- Samantha Riley Drive
- Memorial Avenue

- Norwest Boulevard
- Glenhaven Road
- Glenwood Parkway
- Old Northern Road
- Showground Road
- Sunnyholt Road
- M7

Metro Station car parks are already full by ~7:00am and parking is insufficient for current volumes already, let alone anticipated volumes with the new much faster travel times for the city.

Aside from roads, childcare facilities and schools are also struggling to keep up with volumes forcing low and middle income families to place themselves in financial stress by needing to pay for private schooling.

We all appreciate that housing is a key issue, however, we feel that lower density housing (2-3 story apartments or townhouse complexes) would be much more manageable for the current and proposed infrastructure in the area and would not ruin the beautiful spacious and green outlooks that these suburbs are known for. The flow on effects for surrounding suburbs within the Hills and Blacktown region would also be minimised.

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 2:12:42 PM

Submitted on Tue, 06/08/2024 - 14:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Michelle

Last name

Pelley

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

I strongly object to these rezoning proposals in the Kellyville and Bella Vista precinct.

I live within 1200m of Kellyville station and have done for 16 years, I have also lived in the Hills District for 39 years and witnessed the population growth and struggles of the community first hand.

I can whole heartedly say our community will not cope with such a huge increase in population.

My objections are based on the following:

1. SCHOOLING

The plan fails to address we already do not have a enough schools to service the current

population.

Ironbark Ridge Public School has continually reduced its catchment area, and is still over capacity.

Rouse Hill High School is starting to take classrooms from Ironbark Ridge, whilst also struggling to find enough teachers to actually teach the correct subjects. They also haven't yet experienced some of the biggest primary classes from Beaumont Hills, Ironbark and Rouse Hill Public coming through yet.

The Ponds High School is expected to have over 2000 students next year, making it over 4 times its original intended capacity.

Catholic and Private Schools in the area are becoming increasingly difficult to gain a place in. And given this project is to provide affordable housing, the general demographic of the people in this precinct will not be able to afford private schooling, placing further stress on the public school system.

These are just some examples in the area of a huge need for additional schools at the current population without introducing another 50000 people to the area, with no plans for extra schools.

2. ROADS

With our current population our roads are already heavily congested. Most mornings I can actually beat most traffic walking to Kellyville station - this is an approximate 10 minute walk for me and I 90% of the time am quicker than the bus I am meant to take for this walk.

A trip to Castle Towers can take close to an hour on a weekend in the middle of the day. This is not the short trip to the M7/M2 that is mentioned in the proposal.

Metro station car parks are full by 7:30am, pushing people to drive if they leave after that time.

We also need to consider the family demographic of the area, which means there is more than likely always going to be a need for these people to have a car to take kids to sport, schools etc.

Old Windsor and Windsor Road simply will not cope with an additional 20000 plus cars on the road without a planned widening.

The widening of Memorial Road was needed years ago, and is only a blip on easing traffic issues for the area.

It is all good and well to say that people live close to the metro so they will use public transport. They won't.

Cost is a factor of this - where it costs \$4 to simply travel between Kellyville and Rouse Hill - which means I would drive to get groceries, rather than have the inconvenience of going on the metro to get supplies for my family.

It is simply unrealistic to expect these dwellings to not have cars on the road, especially when living 35 kms from the CBD.

3. TRANSPORT IS ALREADY FULL

There would need to be a significant increase to the amount of transport servicing the area. Catch the metro at almost any time of day and it is busy. But in peak times it is near impossible to get a seat from Kellyville onwards heading towards the city - and this is before the metro has even opened up to connect to the city.

If you switch to a bus and catch the 607x - you will see almost every single one of these has standing room only before it's last stop.

Coming home from the city, this service is the same - even at 9/10pm at night during the week.

How are these additional 50000 people going to actually get anywhere on the public transport you expect them to catch.

4. HOSPITALS AND HEALTH CARE

If you are planning a population growth of 50000 - why is Rouse Hill Hospital only being built as a 300 bed hospital?

Hospital wait times are already huge (I waited close to 19hrs in Blacktown Emergency).

5. POPULATION DENSITY

We are 35km from the CBD - we do not need to be living in the same population density at Surry Hills and Green Square - which are actually walking distance from the CBD.

We live in the Hills for Quality of Life and and community - if we wanted to live in the hustle and bustle of high density city life - we would live in Surry Hills!

We chose to be further from the city for the suburban life, green spaces, and a great family life - not a place where schools are overflowing, roads are gridlocked and we struggle to get anywhere further than 10 minutes from home.

This is not wanted in the Hills District.

I believe I have really only just scratched the surface on my reasons for objections - but I do truly believe if this plan is allowed to go ahead, it will make the precincts of Kellyville and Bella Vista some of the most undesirable places to live in Sydney.

It will go from the Garden Shire (which it has already been struggling to be for years) to the Concrete Jungle Shire.

Go back to the drawing board, and plan to deliver us the infrastructure we need for our current population before you even think about building dwellings for another 50000 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: Tuesday, 6 August 2024 1:59:08 PM

Submitted on Tue, 06/08/2024 - 13:58

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

I object to high density housing in the Hills District as this is know as the garden shore not the high rise shire & the local road could not support the increase 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: Tuesday, 6 August 2024 1:49:18 PM

Submitted on Tue, 06/08/2024 - 13:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

Proper infrastructure with regards to road needs to be solved for before increasing the density. The Old Windsor road is already heavily clogged. Increasing the density without proper upgrade to road will increase congestion and make life difficult 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: Tuesday, 6 August 2024 1:47:04 PM

Submitted on Tue, 06/08/2024 - 13:46

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

2155

Please provide your view on the project

I object to it

Submission

I have lived in this area for over 30 years. The ridiculous traffic and overcrowding is becoming unbearable and seems to be getting worse day by day. I am tired of spending hours in traffic. We don't have the infrastructure to support further growth at this scale. Especially not in the next 5-20 years.

The metro is and will not be the answer. Packing us in like sardines is not the answer.

This project is a terrible idea and will ruin our suburbs and quality of life. I completely 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 1:47:01 PM

Submitted on Tue, 06/08/2024 - 13:46

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

2768

Please provide your view on the project

I object to it

Submission

The Government's plan DOES NOT include extra lanes on roads like Old Windsor Road, and only one public primary school and few parks and sports fields are in the forecast. In addition a lot of us have invested a lot of money in our houses because we love the area only to see our property value heavily reduced due to the new developments and in addition these developments will put extra strain on our facilities like parks, schools, shopping centres and roads which are already under strain. We have already had our share of developments please move towards Richmond or other places that still have a lot of vacant land

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:26:47 PM

Submitted on Tue, 06/08/2024 - 13:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

sharon

Last name

monk

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

baulkham hills 2153

Please provide your view on the project

I object to it

Submission

I object to this stack and pack plan for the hills district. Traffic is ALREADY HORRENDOUS through these areas.

We dont want your agenda 2030 - 15min smart cities

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:19:18 PM

Submitted on Tue, 06/08/2024 - 13:19

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

Glenwood NSW 2768

Please provide your view on the project

I object to it

Submission

I am writing to express my strong opposition to the government's unilateral decision, which they claim values our input but clearly does not. The lack of infrastructure and narrow exits from Glenwood will lead to overpopulation in the suburb, contradicting the peaceful environment I expected when I purchased my property. I am disillusioned with this Labor government, which seems determined to disrupt our tranquility. I hope residents opinion should be taken into account rather treating this as just formality.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 1:17:57 PM

Submitted on Tue, 06/08/2024 - 13:17

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

Kellyville

Please provide your view on the project

I object to it

Submission

1. Environmental Impact: The proposed site is home to several mature trees and local wildlife that would be displaced.
2. Traffic and Safety: I have lived in this estate for over 3 years and could see increased traffic congestion and potential safety hazards for pedestrians, especially children and the elderly in last 5-7 years. We cannot afford more pressure on our local community.
3. Community Character: The high-rise building could overshadow our homes and change the aesthetic of our community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 1:16:21 PM

Submitted on Tue, 06/08/2024 - 13:16

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

2768

Please provide your view on the project

I object to it

Submission

Put simply, there seems to be a scorched Earth mentality towards urban development within a quiet residential area where barely sufficient infrastructure exists to support the population we have here (in terms of public schooling for our children. FYI: The possibility existed at one stage of our two children going to two separate schools whereby she would be adversely disadvantaged by transport options). Added to this, plans for airports and additional hospitals are equally as ridiculous as the issue is not whether a hospital exists (and I am an ex-Nurse and can attest to this) but whether there is sufficient staffing to meet patient demand - there isn't unless an immigrant workforce is imported into the region which will again overly tax the schools and infrastructure existing in the area. NO ONE that is a long term resident within this area wants more of the repulsively sterile, dystopian high rise apartment Micro-city plans that Planners who reside impose outside the area they feel WE need.

That isn't up to you.

If this development goes ahead, and given how it will adversely affect value on our properties, access to facilities and infrastructure, the loss of local wildlife areas, and a decreased quality of lifestyle to people who DO actually live here already, and who saw this as their "happily ever after" scenario, you are NOT going to proceed with this without adequately compensating those who have their families in the region. I am writing to tell you that it is not going to be cheap to do this (if at all), and I would politely insist reconsideration or contacting me personally to ask what my family's valuation upon my home, community and lifestyle is.

People's lives and lifestyle aren't for you to do with what you want.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 1:15:40 PM

Submitted on Tue, 06/08/2024 - 13:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

1. Environmental Impact: The proposed site is home to several mature trees and local wildlife that would be displaced.
2. Traffic and Safety: I have lived in this estate for over 5 years and could see increased traffic congestion and potential safety hazards for pedestrians, especially children and the elderly in last 5-7 years. We cannot afford more pressure on our local community.
3. Community Character: The high-rise building could overshadow our homes and change the aesthetic of our community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 1:09:37 PM

Submitted on Tue, 06/08/2024 - 13:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

Getting out of Stanhope Gardens already takes 30 minutes on a good day at any time between 7 and 9am on a weekday. The roads around here can't handle the traffic there already is. Once you add this, it'll be a nightmare.

Any drive around Bella Vista is stuffed at any time of the day.

There should not be that much high density housing put in an already 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: Tuesday, 6 August 2024 1:01:37 PM

Submitted on Tue, 06/08/2024 - 13:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Priya

Last name

Karekar

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

Go for 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: Tuesday, 6 August 2024 12:56:42 PM

Submitted on Tue, 06/08/2024 - 12:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

stanhopeGardens

Please provide your view on the project

I support it

Submission

I am writing to express my view on the recent proposal regarding the rezoning of community titles around Stanhope Gardens and the redevelopment of our local roads and schools. I want to make sure community titles have a common view and encourage council to have further consultation with residents.

While I welcome the proposal I am a bit conscious about the infrastructure development to support the population growth. Furthermore, the proposed redevelopment of our roads and schools is a welcome initiative, but I felt is not adequate enough. Improved infrastructure is crucial for the safety, convenience, and overall well-being of our community members.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:39:35 PM

Submitted on Tue, 06/08/2024 - 12:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ron

Last name

Challenor

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Norwest 2153

Please provide your view on the project

I object to it

Submission

Although reading all the docs is difficult:

There does not appear to be a professional traffic plan.

Has there been an analysis of how the Norwest Metro will cope with the additional residents. Will the Metro be full by the time it gets to Castle Hill?

The Metro has been plagued with maintenance issues and is down regularly for maintenance. Will the additional load add to the downtime. What is the plan if the single lane (one lane) is out of action during the week? Not a lot of leeway to increase train frequency. As the Plan is based on the Metro these issues need to be addressed.

What plans are being developed to limit the impact on local residents bordering the sites in question? It should be mandatory that sites be enclosed and parking arranged for construction workers within that site.

I have been impacted greatly by developments (ie Spurway Drive and Solent Circuit) with at this stage little interest from anyone.

Where will the construction workers come from, where do we house them? Build more apartments I suppose and the cycle will go on.

Where are the plans the for infrastructure, schools, roads, police stations etc etc.

Over all I believe the idea of these precincts is ill conceived and a similar result would be achieved by a sustainable migration program.

Please Save our 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: Tuesday, 6 August 2024 12:37:44 PM

Submitted on Tue, 06/08/2024 - 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

2768

Please provide your view on the project

I object to it

Submission

I am concerned with traffic, noiss and parking. I don't support more 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: Tuesday, 6 August 2024 12:31:19 PM

Submitted on Tue, 06/08/2024 - 12:31

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

Stanhope Gardens 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,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:29:21 PM

Submitted on Tue, 06/08/2024 - 12:29

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

Stanhope Gardens 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,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 12:27:55 PM

Submitted on Tue, 06/08/2024 - 12:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 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.

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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.

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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 12:25:58 PM

Submitted on Tue, 06/08/2024 - 12:25

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

North kellyville 2155

Please provide your view on the project

I object to it

Submission

This is ludicrous and should not be considered

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 12:25:34 PM

Submitted on Tue, 06/08/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I 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.

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2. Traffic Congestion:

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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.

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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: Tuesday, 6 August 2024 12:24:18 PM

Submitted on Tue, 06/08/2024 - 12:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mohan Babu

Last name

Sukumar

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

We don't want rezoning happening to our suburb. We want to live a peaceful life and pls don't mess it. It's already overcrowded and traffic at its peak.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:58:42 AM

Submitted on Tue, 06/08/2024 - 11:58

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

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

There is already too much traffic on the roads in these suburbs and surrounding suburbs with all of the new houses that have been built over the recent years and currently still being built. It is supposed to be "The Garden Shire" yet more and more dwellings are being constructed, taking away the greenery of The Hills and also impacting native wildlife.

Just because there is a metro doesn't guarantee the people moving to the area will use it and this shouldn't be assumed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:56:58 AM

Submitted on Tue, 06/08/2024 - 11:56

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 2155

Please provide your view on the project

I object to it

Submission

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.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:47:02 AM

Submitted on Tue, 06/08/2024 - 11:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

BOX HILL

Please provide your view on the project

I object to it

Submission

Where are 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: Tuesday, 6 August 2024 11:43:09 AM

Submitted on Tue, 06/08/2024 - 11:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission

I support the rezoning proposal however it is essentially not going to be successful unless the following points too are address first:

- We all have community titles due to the club houses in this development. Unless the community title is change to Torrance Title no builder will want to touch these because they will never get 100% of the owners to agree.
- Already from Perfection Ave to go to Old Windsor Road a distance of less that 500m takes sometimes 20 minutes in the morning peak hour traffic. Once the apartments are built it is going to get much worse.
- Your assumption that apartment owners near the metro station will not have cars is wrong. If you just check the statistics of how many owners have cars living in apartment blocks near the stations then you will know. Not everyone living in the house uses the public transport. Most houses have two or more cars because they have family members who travel to different places for work or study and do not take public transport.

On another note, I don't understand why the houses in the Samantha Riley Dr and Fraser Ave in Kellyvielle are not included for rezoning when they are the same distance from Kellyville Metro station as the Stanhope Gardens houses are which are marked for 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: Tuesday, 6 August 2024 11:30:04 AM
Attachments: [ppastorfide-r4-zoning-request.pdf](#)

Submitted on Tue, 06/08/2024 - 11:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville NSW 2155

Please provide your view on the project

I object to it

Submission file

[ppastorfide-r4-zoning-request.pdf](#) (1.42 MB)

Submission

I only support for R4 zoning for Elizabeth Macarthur Estate please.
Please grant our request. Thanks a lot.

[REDACTED]

I agree to the above statement

Yes

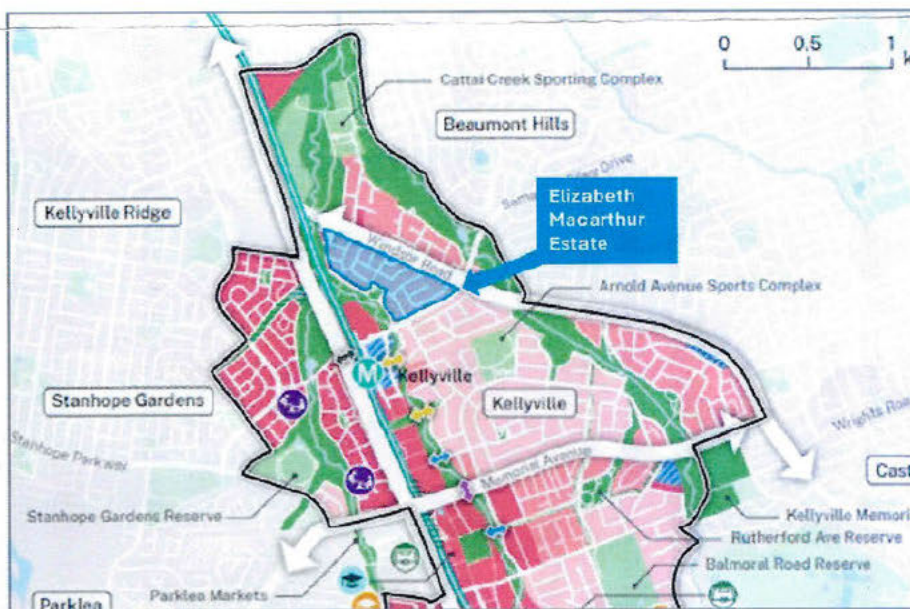
ZONING SUBMISSION TO NSW STATE GOVERNMENT FOR ELIZABETH MACARTHUR ESTATE

Online: via website, www.planning.nsw.gov.au/kellyville

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

Reasons

- (a) This land is located within the 400-800 metres optimal range from Kellyville Metro station.
- (b) There is currently direct pedestrian access to the Kellyville Metro station via existing pathways, creek crossings and underpass.
- (c) There is no community title land to delay or hinder development opportunities
- (d) This estate has convenient access to major arterial roads ensuring easy dispersion of traffic
- (e) 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.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:29:22 AM

Submitted on Tue, 06/08/2024 - 11:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sarah

Last name

Wilson

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

Submission on Proposed Housing Density Increase in the Hills Local Government Area

To Whom It May Concern,

I am writing to express my strong opposition to the NSW Government's proposed increase in housing density around metro stations in the Hills Local Government area. While the intention to address housing demand is commendable, the proposed density levels are excessively high and fail to consider the current limitations and capacity issues of the local infrastructure.

1. Infrastructure and Traffic Concerns

The Hills Local Government area is already facing significant challenges with road

congestion and infrastructure strain. The proposal to increase housing density substantially will exacerbate these issues. The current road network is struggling to cope with existing traffic volumes, and introducing additional residential units without corresponding improvements to infrastructure will result in severe traffic congestion and diminished quality of life for current and future residents.

According to the NSW State Infrastructure Strategy 2022-2042, the integration of infrastructure planning with housing development is critical to avoid creating "transport bottlenecks" and to ensure that "transport and infrastructure services are adequately matched to the growth in housing demand" (NSW Government, 2022). The proposed density increase disregards this principle, which will inevitably lead to exacerbated traffic chaos and infrastructure deficiencies.

2. Environmental and Social Impacts

Increased density without adequate infrastructure planning will also have adverse environmental and social impacts. The absence of a comprehensive strategy to upgrade local roads, public transport, and other essential services will degrade the quality of life, lead to environmental degradation, and contribute to social discord. As highlighted in the NSW State Environmental Planning Policy (SEPP) No. 55—Remediation of Land, the environmental impact of development must be carefully considered, including the effects on existing infrastructure and community wellbeing.

3. Policy and Planning Considerations

The proposed plan appears to be a rushed solution that lacks the necessary thoughtfulness and strategic planning required for sustainable development. The NSW Local Planning Policy emphasizes that developments must be consistent with the principles of “sustainable development” and “infrastructure capacity” (NSW Local Government Act 1993). The current proposal fails to meet these principles by not aligning with the existing infrastructure capacity and neglecting the need for comprehensive planning to support increased density.

The SEPP (Infrastructure) 2007 also mandates that planning authorities must assess the adequacy of infrastructure provision before approving significant increases in density. The current proposal does not demonstrate adequate consideration of these requirements, leading to a potentially untenable situation for the local community.

4. Request for Reconsideration

Given the significant concerns regarding infrastructure capacity and the potential for severe negative impacts on the local community, I urge the NSW Government to reconsider the proposed density increase. It is essential to adopt a more balanced approach that includes:

A detailed infrastructure plan addressing road upgrades, public transport enhancements, and other essential services.

A reduction in proposed density levels to align with current infrastructure capabilities. Engagement with the local community to ensure that their needs and concerns are adequately addressed.

In summary, the proposed density increase is not a well-considered solution and will likely lead to further complications rather than solving existing problems. I respectfully request that the proposal be revisited with a focus on sustainable and achievable planning that supports both current and future residents effectively.

Thank you for considering my submission.

Yours sincerely,

Sarah Wilson

[REDACTED]

Castle Hill NSW 2154

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:27:43 AM

Submitted on Tue, 06/08/2024 - 11:27

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

2155

Please provide your view on the project

I object to it

Submission

The proposal by the nsw government is too ambitious and does not provide enough assurance that the impacts of the proposed development will not negatively impact the current residences quality of living.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:24:22 AM

Submitted on Tue, 06/08/2024 - 11:24

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

Kellyville

Please provide your view on the project

I object to it

Submission

This area is already way to overpopulated and congested. Traffic is absolutely atrocious and any further development is just not needed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 11:22:14 AM
Attachments: [architectus-submission-report---ssd-10343.pdf](#)

Submitted on Tue, 06/08/2024 - 11:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I am just providing comments

Submission file

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

Submission

Executive Director – State Led Rezoning
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
PARRAMATTA, NSW 2150

Attention: Anthea Sargeant

Dear Ms Sargeant,

Public Exhibition Consultation - Kellyville/Bella Vista TOD Rezoning Proposal
Informed Opportunity to Meaningfully Increase Housing
Kellyville Station Precinct Proposal

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

During the public exhibition/consultation process concerning the draft plans for the 2013 NSW Government Structure Plan for Kellyville Station, Architectus submitted an informed proposal, titled the "Kellyville Station Precinct" Feb 2016 copy attached.

Incidentally, NSW Planning, Housing & Infrastructure also engaged Architectus to undertake their current Urban Report for the Kellyville Metro Station.

The Architectus report identified a precinct within 250m of the train station as suitable for higher density and development and that this "site is consistent with the underlying principle & objectives of the State Government," reflecting the precinct's strategic location and attributes with regards to the Kellyville Metro Station.

I own a site within that precinct. It is disappointing that the work undertaken by Architectus has not been reflected in the current exhibited Kellyville and Bella Vista TOD. The Architectus submission recommends that "large sites in well-connected serviced centres should be investigated for their potential to accommodate higher densities and provide diverse housing opportunities."

Architectus, at that time, "recommended 6-20 storeys (FSR 3.5:1+) due to the site's strategic location near the Kellyville Metro Station and provides the best opportunity to optimise the site for more housing outcomes with greater permeability through the site to the Kellyville Reserve whilst maintaining amenity."

Architectus stated, "The site is highly visible from the station precinct and has the critical role of providing the edge to the existing linear open space that will form the spine of the new precinct."

They also understood, "The urban renewal of the Kellyville area is only achievable on larger sites and is a far superior outcome for the neighbourhood and the amenity of individual apartments."

Additionally, Architectus established, "The site is a pivotal part of this strategy" "Kellyville's role in the corridor is primarily a residential centre with landscaped character & quality public domain that balances the impacts of increased densities."

The Architectus proposal provides excellent orientation, vistas, amenity & permeability through the site into the adjoining nature reserve complemented by existing walking paths along the Elizabeth Macarthur Creek and Macquarie Avenue Reserve. These paths lead into Samantha Riley Drive and the Kellyville Metro Station for residents and the broader community, allowing more orderly access and minimising access from Macquarie Ave.

Furthermore, there is also an underpass & a bridge for pedestrians; the underpass sits beneath Samantha Riley Drive, which interconnects the Elizabeth Macarthur Estate with the Kellyville Metro Station; the bridge is over the Elizabeth Macarthur Creek, interconnecting the Elizabeth Macarthur Estate with the Kellyville Station.

Clearly, the Elizabeth Macarthur Estate is well connected to the Kellyville Metro Station, a

self-explanatory advantage when developing more housing.

The NSW Government has made significant investments to address the ever-increasing housing crisis with more housing, especially within the context of the Transport Oriented Development program.

We take comfort in the fact that the Minns Government is investigating the potential for additional housing yield within the Stanhope Gardens community titled estate, Glenwood, and the surrounding areas, including the wider NSW urban area, for the benefit of our state.

To optimise the Kellyville Metro Station Urban Development and in the context of the Explanation of Intended Effects, the NSW Department of Planning, Housing & Infrastructure should pursue high-density zoning for this site, as Architectus recommended in Feb 2016. Eight (8) years later, the need for affordable housing has grown exponentially, and the potential of our precinct has yet to be realised under the current TOD proposal.

This site would make a meaningful and necessary contribution to the government's commitments and facilitate an orderly urban renewal for the Elizabeth Macarthur Estate when the need arises, and it will, particularly if other uplifts are not realised; forecasting is fraught with difficulties.

For the reasons outlined in this letter, culminating from the work that Architectus has conducted, we ask that the Minns Government, with the NSW Planning, Housing & Infrastructure department, provide a high-density zoning, including any appropriate controls through this rezoning proposal, to achieve its potential and deliver the necessary, well-located affordable housing to meet its commitments and policy objectives for the benefit of our State.

Thank you for your time.



Long term resident.

I agree to the above statement

Yes

Kellyville Station Precinct Proposal

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

26 February 2016

Architectus Group Pty Ltd
ABN 90 131 245 684

Nominated Architect
Managing Director Sydney
Ray Brown
NSWARB 6359

Architectus Sydney
Level 3 341 George Street
Sydney NSW 2000
Australia

T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.com.au

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Level 7 250 Victoria Parade
East Melbourne VIC 3002
Australia

T +61 3 9429 5733
F +61 3 9429 8480
melbourne@architectus.com.au
Managing Director Melbourne
Mark Wilde

www.architectus.com.au

Purpose of this preliminary submission

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

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

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

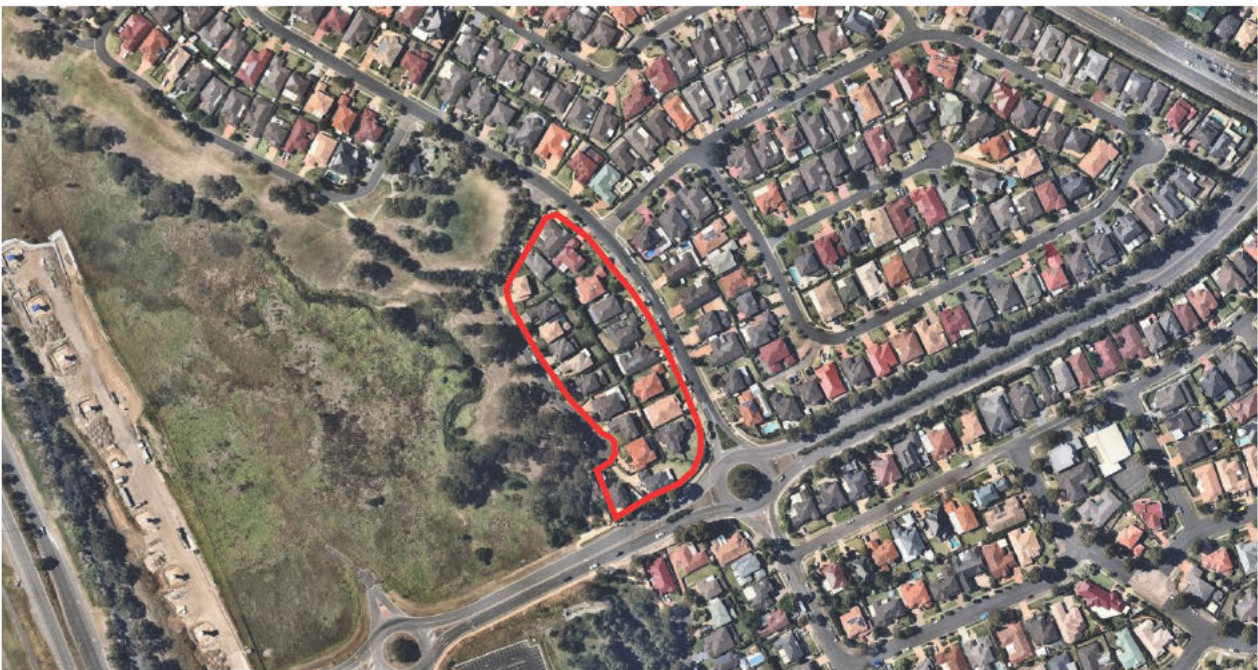


Fig. 1 – The consolidated 11,600sqm site area comprising 21 lots

The opportunity

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

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



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

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

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

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

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

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

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



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

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



Common open space – The Emporium, Brisbane

3. Coordinated public domain – landscaped setbacks



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

4. Coordinated public domain – through site links



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

5. More homes near the station and the local centre



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

6. Design excellence



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

Options being tested

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

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

Early concepts for the tested options are shown below:



Option 1



Option 2



Option 3

Next steps

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

The report will comprise:

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

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

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Harrison', followed by a period.

Michael Harrison
Director of Urban Design & Urban Planning
Architectus Group Pty Ltd

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 11:13:17 AM

Submitted on Tue, 06/08/2024 - 11:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Martono

Last name

Tjandra

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

Dear Blacktown council and town planner.

I am not against any high rise development, but i cannot see your plan in term of parking for these high rise resident.

I used to be in property industry, specialising in selling off the plan home, including apartment.

All council requirements for studio and 1 bedder is with no parking as it push the use of metro train n bus. But it doesnt guarantee they didnt buy or use any car.

Where are they gonna park ?

Is council have a plan to make the M7 for free from old windsor to sunnyholt exit so all residents from neighbouring suburb like kingspark, acacia garden and stanhope / the ponds

cut through glenwood to avoid old windsor congestion in peak hour?

Is council plan to move parkea jail from stanhope garden as it give council more lands and freedom to use rather than rezonning the existing R2 residence.

More schools will be built to cater these few thousands residents ?

Please bring that to the table for us, the glenwood residence to decide.

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 11:06:59 AM

Submitted on Tue, 06/08/2024 - 11:06

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

2768

Please provide your view on the project

I support it

Submission

It does make since 100 for a rezoning and development of high rise

Every time I wake up I see the high rises across the old Windsor road this is visible from near school not to forget the redevelopment of 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: Tuesday, 6 August 2024 10:54:10 AM

Submitted on Tue, 06/08/2024 - 10:53

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

STANHOPE GARDENS 2768

Please provide your view on the project

I support it

Submission

To whom it may concern,

At this stage in my life I see no issue with supporting this project. I see it as an opportunity to not only allow for me to plan my future but also to allow for growth and more families a chance at enjoying the area and what it has to offer.

I do not see the 100 per cent rule as necessary as this can be discussed individually.

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: Tuesday, 6 August 2024 10:32:17 AM

Submitted on Tue, 06/08/2024 - 10:31

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

Gables 2765

Please provide your view on the project

I object to it

Submission

Hi there,

Thank you for the opportunity to submit our feedback for the rezoning proposal. Understandably it might be great for population growth but the current infrastructure does not support high density rezoning of these suburbs.

As it is there are transport issues, be it public or private. There are not enough schools to support the growth as well.

I strongly feel that prior to rezoning the areas, government needs to build the infrastructure to support 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: Tuesday, 6 August 2024 10:24:11 AM

Submitted on Tue, 06/08/2024 - 10:23

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

BELLA VISTA, 2153, NSW

Please provide your view on the project

I object to it

Submission

How can the Minns Government justify constructing 42,000 new apartments on such a small parcel of land. If you estimate that each apartment will have an average of 2 people per apartment that is an additional 84,000 people living in a small area that is already congested. Where are the roads that are supposed to service the area. These suburbs already resemble car parks during peak hour with only a small number (2 or 3) of roads providing access in and out of the area. Where will these new residents be parking their cars? Despite the presence of a Metro people still need cars to get around and these cars need to be parked somewhere. Where are the schools? 42,000 apartments will definitely have thousands of children that need to attend day care, primary school, high school. Current local schools are already at full capacity. A few walkways, parks, cycleways and commercial shops does not mitigate the construction 42,000 new 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: Tuesday, 6 August 2024 10:16:42 AM
Attachments: [objection-for-high-density-apartments_vidhya.docx](#)

Submitted on Tue, 06/08/2024 - 10:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vidhya

Last name

Brahadesh

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 file

[objection-for-high-density-apartments_vidhya.docx](#) (16.46 KB)

Submission

Please find attached objection letter for the high-density development in my area.

I agree to the above statement

Yes

From

06th Aug 2024

Vidhya Brahadesh

[REDACTED]

[REDACTED]

[REDACTED]

To

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

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

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 common sense:

The 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, 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 tranquillity 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,

Vidhya Brahadesh

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:11:08 AM
Attachments: [objection-for-high-density-apartments.docx](#)

Submitted on Tue, 06/08/2024 - 10:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ramamurthy

Last name

Brahadesh

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 file

[objection-for-high-density-apartments.docx](#) (15.65 KB)

Submission

Please find attached my objection letter. I do not endorse this development which is sheer problem to the community rather than resolving housing needs.

I agree to the above statement

Yes

From06th Aug 2024

Brahadesh Ramamurthy

[REDACTED]

[REDACTED]

[REDACTED]

To

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

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

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:

16 years ago, they originally said there will be new school will be built for the kids. Unfortunately, it has gone into building development. 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 Logical thinking:

The 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, 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 tranquillity 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,

Brahadesh Ramamurthy

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:05:14 AM

Submitted on Tue, 06/08/2024 - 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

Castle Hill 2154

Please provide your view on the project

I object to it

Submission

Whilst I agree with the need for housing, I object greatly to the proposed development. The Hills area does not have the infrastructure to accommodate such a large influx of additional population.

As a long term resident of the Hills area I have experienced the transition from free flowing traffic and road ways sufficiently capable of facilitating smooth and easy travel in, out and around the area, to today's reality of traffic jams, bottle necks, extensive queues and wait times, trying to traverse the same in, out and around the Hills.

The mass development of former farmlands into suburbia was made and continues, without the necessary infrastructure developments to facilitate a low impact on the flow of traffic.

The influx of so many people and subsequent vehicles has seen many roads turn from open entry and exit points to no entry or left turn only, etc. This has created an unfortunate daily bottleneck, with thousands of residents all attempting to exit the region from the limited

options available to them. I personally sit in a traffic queue each day on President Road waiting to exit the Hills; on some days this wait can be over half an hour which equates to the longest part of my trip to work. Green road is often worse than this. The counter argument of people would use public transport is a naive cop-out and fantasy. A small portion may utilise the services, but the reality is that the roads, schools and so-on will be unfavorably impacted.

A proactive government would be looking for long term stable and sustainable ways to address the growing population and housing crisis. We have dying regional centers, that business could be incentivised to relocate to. This would give people a reason to relocate inland, a win win all the way. We reduce the burden on our infrastructure, services and utilities. Reinvigorate regions with new blood moving in, repopulate areas and revive local small business.

Stop looking for the five minute fix and start thinking about long term benefits. This is should not be treated as a political soap box, it is not about looking like you have addressed the issue. Lack of foresight and provisioning leaves lasting impacts and expensive problems to rectify, assuming it is even possible to do so. New South Wales, is not Hong Kong, we do not lack for space. There are feasible alternatives to address the housing crisis with out overdeveloping already congested areas. Mr Minns, don't be remembered for making a mess, be remembered for your deep thinking and long term planning; leave a legacy, not a liability.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:59:35 AM

Submitted on Tue, 06/08/2024 - 09:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission

I support the proposal and the 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: Tuesday, 6 August 2024 9:57:06 AM

Submitted on Tue, 06/08/2024 - 09:56

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

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission

I fully support the reasoning proposal in 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: Tuesday, 6 August 2024 9:51:52 AM

Submitted on Tue, 06/08/2024 - 09:51

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 support it

Submission

We fully support this proposal. Absolutely makes sense to bring more affordable housing close to metro station in Stanhope Gardens. The strata community titles in Stanhope gardens are of no use! Please get rid of these titles

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:47:47 AM

Submitted on Tue, 06/08/2024 - 09:47

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

Chisholm 2322

Please provide your view on the project

I object to it

Submission

Having lived in Cherrybrook, Glenhaven and West Pennant Hills - these proposals are insane without proper increases in hospital, education and other infrastructure updates- lack of future access planning made us 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: Tuesday, 6 August 2024 9:38:03 AM

Submitted on Tue, 06/08/2024 - 09:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

I object to high rise and increase in affordable housing in this area.

The roads cannot cope with this increase, eg, Tarwin Ave GLENwood in peak hour is already backed up.

This area of the Hills is sought out for its homes with gardens and this plan will change the flavour and feel of the whole community.

I understand the increase in high density around transport hubs and shopping precincts and respectfully submit that this medium to high rise density should be concentrated around the Castle Hill and Rouse Hill shopping precincts/transport links.

Affordable housing brings a new set of issues to any area and we have paid premium price

to reside in this area where there are less of the issues that are found in affordable housing areas.

With the risk of being misunderstood, I have worked all my life, and continue to do so, to enable myself to reside in this area.

As a resident of Bella Vista for over 20 years I strongly object to the plans that will change my life, home and working environment.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:24:50 AM

Submitted on Tue, 06/08/2024 - 09:24

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

North Kellyville

Please provide your view on the project

I support it

Submission

Need more housing in our community. Don't listen to NIMBYs and vested interests.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:21:07 AM

Submitted on Tue, 06/08/2024 - 09:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood NSW 2768

Please provide your view on the project

I object to it

Submission

We do not want new apartments buildings in Glenwood.

There is no benefit to the current glenwood residents and we will all be burdened by the consequences of new construction.

WE VOTE "NO".

Please put the apartments somewhere else. But leave our quiet, happy community alone.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:14:49 AM

Submitted on Tue, 06/08/2024 - 09:14

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

I already feel trapped in my suburb do to poor roads and traffic issues. I'm land locked in North Kellyville and takes me as long to get to my local metro as it does to drive to Castle Hill. Box Hill is booming to the west of us and already adding more traffic congestion. You can't force people to use a train that doesn't aid in their commute. I work in Parramatta not City so Metro is no use to me. I understand we need more homes for people to live in but not by creating getos along metro lines.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 9:10:20 AM

Submitted on Tue, 06/08/2024 - 09:10

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

Dear NSW Government,

We have lived in Glenwood for over 10 years. We don't want our living conditions to deteriorate.

Proposing apartment buildings in our area will create chaos of greed amongst neighbours, when to sell, how to sell, who to sell to.

We all have relatively small land area here which means we can't do what we want.

Additionally our council rates and levies will go up even if we want to continue living here. Our family came here to be close to the Sikh Temple, and live a life of peace.

This proposed solution by the state government will result in Glenwood residents being the ultimate losers.

We have a great community and we don't want to have all of this disturbance around us.

Imagine the construction noise, the roadworks, the traffic. We definitely don't need that in our neighbourhood.

We propose to build your dwellings on the other side Windsor Road as it is already a commercial 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 9:06:10 AM

Submitted on Tue, 06/08/2024 - 09:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville ridge 2155

Please provide your view on the project

I object to it

Submission

No proper planning to support the growth in terms of infrastructure , Schools and facilities. The community is already struggling with a lack of infra with roads clogged. With the additional housing slated to go in , it will be impossible.

Need to see a better plan to uplift the neighbourhood first to support 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: Tuesday, 6 August 2024 9:03:41 AM

Submitted on Tue, 06/08/2024 - 09:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rebecca

Last name

Richardson

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:58:43 AM

Submitted on Tue, 06/08/2024 - 08:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill

Please provide your view on the project

I object to it

Submission

I strongly oppose this proposed plan as it will make our area one of the most dense areas in Sydney!

- The increase in density has not come with an appropriate increase in infrastructure. Current infrastructure is already significantly insufficient.
- 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.
- No additional commitment to funding Library and Community Centre projects to accommodate this unplanned growth.
- No commitment to an upgrade of Old Windsor Road to three lanes which is badly needed, meaning it's to remain a 2 lane road? Madness.

To go ahead with the proposed plan will mean parts of the Hills District will easily be comparable and on par with Surry Hills, Haymarket and Green Square, which is true insanity.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:57:32 AM

Submitted on Tue, 06/08/2024 - 08:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill

Please provide your view on the project

I object to it

Submission

I strongly oppose this proposed plan as it will make our area one of the most dense areas in Sydney!

- The increase in density has not come with an appropriate increase in infrastructure. Current infrastructure is already significantly insufficient.
- 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.
- No additional commitment to funding Library and Community Centre projects to accommodate this unplanned growth.
- No commitment to an upgrade of Old Windsor Road to three lanes which is badly needed, meaning it's to remain a 2 lane road? Madness.

To go ahead with the proposed plan will mean parts of the Hills District will easily be comparable and on par with Surry Hills, Haymarket and Green Square, which is true insanity.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:52:35 AM

Submitted on Tue, 06/08/2024 - 08:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Manish

Last name

Kumar

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

Current plan to add more than 20000 new homes would severely affect the quality of life for existing residents. Shopping centers, parks, schools are already over crowded. Sometimes it takes more than 20 minutes just to find a parking spot. I personally can vouch for the change in the last 5 years.

When full scale of the new planned development comes in effect, it will worsen the quality of life for existing residents. The new plan only mentions homes. No word about parks, schools are more.

This plan shouldn't be implemented in its current form unless there are concrete plans to add the supporting 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: Tuesday, 6 August 2024 8:40:31 AM

Submitted on Tue, 06/08/2024 - 08:40

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

The Ponds, 2769

Please provide your view on the project

I object to it

Submission

This area suffersvfrom road congestion and parks being full. With adding more population the existing infrastructure will be under more pressure and not able to cope up bringing down the quality of living.

Also, evacuation plan in case of an emergency like flooding etc. in neighbouring areas is already strained and adding more people will put people's life at risk.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:40:22 AM

Submitted on Tue, 06/08/2024 - 08:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Crysta

Last name

Conn

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 understand that more housing needs to be built but the Hills District is already at capacity. If these towers are built the infrastructure will NOT cope as it cannot cope now. The Kellyville Metro carpark is already full come 8am and it is one of the biggest carparks along the line.

Windsor Road and Old Windsor Road are already a mess.

Not to mention the mess that is being created in Castle Hill.

There's not enough schools in the area - particularly public high schools and more green spaces are needed.

I have been a Hills girls most of my life. It was always renowned as the 'leafy shire' but now it is being over-run by too many immigrants, big ugly buildings and lots of poor 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: Tuesday, 6 August 2024 8:35:28 AM

Submitted on Tue, 06/08/2024 - 08:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Trifiro

Last name

Nora

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 is an absolute disaster, no planning in place for this to go ahead, I have been a resident of Glenwood since 1999 and I object, there is no infrastructure in place it is already a nightmare to get in and out of Glenwood, with extra housing I may as well get myself a helicopter to get out, also it is unfair that residents should pay extra council rates due to this when it has not been planned out. Shame on the Government and Council for allowing such a Re Zoning proposal, for once can they think of residents, we are already struggling to pay bills and now more rates, very annoyed resident. Can't wait for election's. These are people that should be looking after residents. Glenwood should not be in this proposal. Please take this into consideration

Regards

Nora Trifiro

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:28:40 AM

Submitted on Tue, 06/08/2024 - 08:28

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

Please provide your view on the project

I object to it

Submission

The proposal has several flaws and can not proceed in its current manner.

1. There is insufficient infrastructure to support the existing community as it is, particularly within the Glenwood suburb.
2. there is not enough greenspace within Glenwood, and when referring to the heat map of the suburb, increasing the density and removing the few trees and open spaces will be detrimental and increase costs to residents for energy consumption.
3. There is insufficient traffic management within Glenwood with existing commuters travelling through the suburb to access major roads, already creating delay times of up to 20 minutes to travel 2-4km, depending on the exit.
4. There is insufficient education options. Glenwood High School is already more densely crowded than the vast majority of NSW High Schools. Despite the recent redevelopment of the school, there is not enough space for the expected number of additional students these proposals will bring.

5. Glenwood has a low crime rate and a high owner occupied ratio. Changing the demographic of the area will increase crime, and safety on our streets.
6. The proposal also affects the local Baptist Church and their community. without a place to worship, they will need to travel further afield, and this will also mean the only religious representation in Glenwood will be the temple. All residents should be able to worship close to home, in whatever faith they chose.

Despite the fact that Glenwood dwellings are older than those in Bella Vista, it needs to be recognised that Glenwood was designed for low density. the current roads are not equipped for the number of cars already. There is not enough green space in Glenwood and Glenwood mainly sits outside of the requirement of not being more than 1200m from the station. There is already plans to redevelop Parklea, and as it stands Glenwood can not cope with that development and that's without adding the pressure of this current proposal.

Glenwood is not Haymarket. There is no work, entertainment or lifestyle to that of city dwellers and the high density proposal is out of kilter with a sprawling suburban lifestyle that many residents desired when moving into the area. Without State investment in proper infrastructure - bringing work to the North West, bringing more education and mandated greenspace, the residents will suffer. Already we have seen over the past 4 years the many number of ways that Glenwood residents have been treated differently to those on the otherside of Old Windsor Rd. The inequality needs to end.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:23:03 AM

Submitted on Tue, 06/08/2024 - 08:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

The plan looks at increasing the houses near train station.

The current traffic going from north Kellyville to Kellyville metro station itself can take upto 30 minutes.

The old Windsor road is choked completely each morning.

The plan to have apartment near to local transport doesn't guarantee people will take local transport.

Also, the weekend's when people go out to shopping centres and other play areas, it does take lot more time already with sometimes no parking left in rouse hill town centre which is more tha 1300 car park.

If government wants to plan more houses in concentrated places, they need to improve the road, school, hospital, public recreational facilities first.

We can't have just more homes and make the lives of people already living there hell.

I strongly oppose this development.

When we bought the property, it was for our kids to have a good suburban living with easy access to everything but this development will change the ways of living for our future generation.

This needs to be rethought. We are 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: Tuesday, 6 August 2024 8:02:21 AM

Submitted on Tue, 06/08/2024 - 08:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill

Please provide your view on the project

I object to it

Submission

Roads are already congested and your plan allow not allow people to safely commute, including school going kids and men and women.

You don't live in these suburbs and don't have any personal knowledge and experience about day to day challenges in these suburbs as an example poor or almost none medical facilities, poor schools and no support for special needs children.

If you still think that your plan is for growth then its nonsense, its creating isolated neighbourhoods and congested lifestyles.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:20:26 AM

Submitted on Tue, 06/08/2024 - 07:20

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 2768

Please provide your view on the project

I support it

Submission

I support it

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 7:16:11 AM

Submitted on Tue, 06/08/2024 - 07:15

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood 2768

Please provide your view on the project

I am just providing comments

Submission

This development shouldn't go ahead without the necessary infrastructure upgrades to support it. During peak times it can already take 15-20 minutes to exit Glenwood through Miami St or Greenhill Drive, which will be made a lot worse. Schools don't have the capacity or infrastructure to support new students, both at primary and secondary level. The local shops are badly in need of an upgrade and although privately owned, again do not have capacity to support the population growth. And finally not enough local parks are planned.

I understand the need for development, and support adding growth to make housing more affordable. But tacking on development in Glenwood while focusing all infrastructure upgrades in Kellyville and Bella Vista only is not achieving that in a viable way.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:48:43 AM

Submitted on Tue, 06/08/2024 - 06:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I moved to this area 24 years ago because I was looking for space, to be away from the city and raise kids in a peaceful suburban area. It now takes 45 minutes just to go 1km to collect my kids from school in perfection ave because of traffic. Schools are bursting at the seams. Our kids cant get local jobs because there are limited vacancies. Crime is on the increase. There is cultural divide. Aged care is stretched, commuter car parking maxed out around the metro. I live in a cul de sac and cars from other streets now park in ours because there is no room in their own street. You play chicken driving around Kellyville Ridge/Stanhope because cars line the streets and there is no room to pass one another and its a hazard. I see this plan and my only thought is I now need to plan on how to get out of here. Its getting too crowded and it's not a place I would want to live anymore

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 2:03:27 PM

Submitted on Wed, 07/08/2024 - 14:02

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

I object to the planning proposal. Glenwood is an established suburb. Glenwood homes and schools are relatively new with homes and schools supported by local community. The idea of having perfectly good ,and some well above the standard for quality, homes bulldozed, and have them replaced makes absolutely no sense at all. With all the vacant land available to create precincts that are more adaptable to our current and future needs. This government had nothing to do with the development of the Metro rail link. If it were up to this government the Metro would never have been built ant all. Now, to use it to piggy back poor policy to fix an issue in an area that they have never supported to is in my opinion, absolutely ludicrous.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 2:03:08 PM

Submitted on Wed, 07/08/2024 - 14:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Raffaella

Last name

Samawi

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 live in the Stanhope Gardens area and when we purchased it was with the idea of living in a quite, peaceful suburban neighbourhood and not in a density populated area. We opted in for suburban living lifestyle and paid top dollar only for now to be told that we will have an immense number of housing and units surrounding us. I don't believe it's fair or acceptable and not something the residence and owners opted into when they purchased. I 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: Wednesday, 7 August 2024 2:01:14 PM

Submitted on Wed, 07/08/2024 - 14:00

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

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

The area is understandably a major business hub and requires additional homes to support future growth. However the scale of the rezoning is excessive when considering the existing roads, public transport and school requirements.

Metro trains already run at 4min intervals during peak and the seats are already full for what is potentially a 45 min journey into the the City. Standing 45 minutes to commute is not reasonable. How can the Metro increase peak capacity for the additional homes when it already runs at 4min intervals?

In terms of traffic during peak times, getting to the local businesses or schools via Norwest Boulevard takes 30min+ for what is a 5-10min journey. Add the projected numbers of homes to be built with what is already being built in Norwest then it is difficult to justify any traffic assessment report as being reasonable. Norwest Boulevard, Windsor Road, Old

Windsor Road would need major upgrades to alleviate traffic congestion in the area. Memorial Avenue is only now being upgraded to keep up with the existing demand. Will this be upgraded again? There are already a large number of cars doing a "rat run" through tight residential streets not designed for this purpose. Is a well considered plan for major road upgrades going to accompany the planning proposals?

There is no consideration given to a new High School in the proposed plans?.

I am in favor of developing the current vacant land around the Metro stations however extending the R4 Zoning across Elizabeth Macarthur Creek into the current residential area in Bella Vista and into Glenwood is excessive and is out of character for the area. There are sufficient apartment buildings already being built in Norwest along Solent Circuit, the Bella Vista Metro and Kellyville Metro precincts and the Parklea Markets site yet to be built which should form part of the traffic and other various assessments reports.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:27:22 AM

Submitted on Wed, 07/08/2024 - 00:27

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

2769

Please provide your view on the project

I object to it

Submission

Why would you do this is an already overpopulated area. Crime has gone through the roof already, traffic is beyond horrible and now you want to take away the beautiful homes people spent their hard earned money on and put blocks and blocks of ugly apartments. Shame.

We bought in the ponds because it was beautiful and quiet. Now we have people parking in front of our house and across our drive way to use the station. Poor planning yet again and this is 1000 times worse. Please please don't do this to an already over populated 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: Wednesday, 7 August 2024 8:32:23 AM

Submitted on Wed, 07/08/2024 - 08:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

This rezoning proposal lacks critical information on how it will address the following issues:

1. Public Schools and Hospitals: There are no plans or commitments for additional public schools and hospitals in nearby locations. It is unrealistic to expect most residents to rely on expensive private schools and hospitals.
2. Increased Road Traffic: The proposal does not include solutions to address the additional road traffic demand on the main roads. Even without this rezoning, traffic jams are already observed during peak hours near Old Windsor Road. What will the traffic situation be like once the rezoning is implemented and new apartments are built?
3. Community Services and Leisure Spaces: The proposal appears to lack details about the space reserved for community services and leisure activities on-site for the apartment residents.

It is important to note that the Hills and Blacktown are outskirt suburbs, and it is

unrealistic to expect infrastructure of these suburbs can support the similar population density as Sydney CBD.

This rezoning plan should be revised to align with forecasts and modeling of demand for public hospitals, schools, and road traffic resulting from the new apartments. Additionally, it should include a funding commitment to address the increased demands for infrastructure, in consultation with the Hills and Blacktown councils

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 12:25:20 AM

Submitted on Wed, 07/08/2024 - 00:24

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

STANHOPE GARDENS 2768

Please provide your view on the project

I support it

Submission

Hi,

I support this proposal as development is important.

But planning team needs to consider the traffic management in and out of Stanhope Gardens via Newbury Ave onto Old Windsor Road as this becomes a major bottleneck in the morning peak hours.

It takes us 30min to drive from Perfection Ave onto Old Windsor Road.

With all the development in Rouse Hill, Box Hill, Schofields etc Old Windsor Road becomes very busy in the morning peak hours and a bottleneck.

Traffic situation needs to be addressed simultaneously with this proposal. If this is sorted

out, many of the residents won't object to this proposal is my opinion.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 4:55:32 PM

Submitted on Wed, 07/08/2024 - 16:55

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 no infrastructure to support this kind of housing. First upgrade the roads and 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: Wednesday, 7 August 2024 8:24:40 AM

Submitted on Wed, 07/08/2024 - 08:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Infrastructure does not support this idea.

To much traffic around here already .

Parking everywhere is already difficult.

Strongly disagree.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 7:09:35 AM

Submitted on Wed, 07/08/2024 - 07:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Fiona

Last name

Arakelian

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 surrounding infrastructure, new hospital budget with expanded population will still not enough beds. come and hang out in Blacktown hospital emergency for a day and observe the appalling state of the current medical support.

Not enough parking causing streets to become even more congested especially Glenwood.

New schools not in re zoning catchment areas.

Not creating affordable/livable housing for people who continue to live in fibro shacks with no insulation, black mould and not repaired by DCJ Housing. Build on housing blocks with public housing on as you have tinny homes on massive blocks is areas in Lalor Park, Seven Hills, Emerton, Telopea, etc. increasing public housing stock and shortening wait lists.

How can housing be affordable in one of Sydney's more expensive suburbs and threatening to increase council rates.

You expect people to live in a construction site for years in Glenwood. Causing pollution, constant cleaning in homes to remove dust and dirt. You may decrease home values during construction period.

Frankly this project in my option is a Royal Commission waiting to happen with of pay offs and under the table deals soon to be taking place.

From Glenwood resident a resounding No no 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: Wednesday, 7 August 2024 8:12:22 AM

Submitted on Wed, 07/08/2024 - 08:12

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

2768

Please provide your view on the project

I object to it

Submission

I do not support the rezoning.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:10:12 AM

Submitted on Wed, 07/08/2024 - 08:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2769

Please provide your view on the project

I object to it

Submission

These changes would see increased pressure on already busy roads and infrastructure. The area has already seen a lot of new new development and increased population of late.

There is already an influx of apartments in the area and think it is vital the family friendly feel of the area is maintained.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:10:00 AM

Submitted on Wed, 07/08/2024 - 08:05

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

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I am against the proposed development as I believe that the support infrastructure is not there to support such a large influx of people.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:33:02 AM

Submitted on Wed, 07/08/2024 - 08:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Daniel

Last name

Kalma

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

We don't have enough infrastructure to support that many new homes. We need more schools for starters

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:09:25 AM

Submitted on Wed, 07/08/2024 - 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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

We need at least 4 more schools, hospitals, wide roads, more open spaces, more access to public transport before we add more units

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:05:34 AM

Submitted on Wed, 07/08/2024 - 08:00

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

Please provide your view on the project

I object to it

Submission

At present roads, schools, public transport networks, sporting facilities, parks, shopping centres, and the list goes on, are just not adequate and are way below satisfactory. Building blocks are far too small for the large families that live in them already. Streets are too narrow. Many of these facts noted above will never be able to be improved. Increasing populations in these areas will just exacerbate the situation. This is craziness and will not achieve anything but \$\$\$ for the 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: Wednesday, 7 August 2024 7:48:30 AM

Submitted on Wed, 07/08/2024 - 07:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2765

Please provide your view on the project

I object to it

Submission

The plan lacks key information for us to comment at this stage. However, I'd strongly object based on my experience living in Box Hill, where they over promised under delivered.

1. What infrastructure upgrades are planned to support the homes?
2. I don't see a plan that even mentions schools. Hills shire needs more schools already
3. No hospital in the entire hills shire. Please prioritise this over building more houses.
4. Driving on Old Windsor and cutting through Kellyville and Bella Vista will be a nightmare as I don't see any new roads in the plan. If someone from gables is driving to Westmead hospital emergency, it already takes about an hour or more and this project makes it even worse for everyone.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:47:08 AM

Submitted on Wed, 07/08/2024 - 08:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

We are 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: Wednesday, 7 August 2024 1:59:13 PM

Submitted on Wed, 07/08/2024 - 13:58

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

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

I have been living in Beaumont Hills for over 15 years and have witnessed first hand and experience daily the results of poorly thought out development in and around the area. Traffic congestion is ridiculous. Infrastructure not sufficient as it is. Any further development like the one proposed would be disastrous for everybody's quality of living.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 4:49:28 PM

Submitted on Wed, 07/08/2024 - 16:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jlsha

Last name

Robin John

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens

Please provide your view on the project

I object to it

Submission

1. 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. 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.

5. 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.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 8:39:48 AM

Submitted on Wed, 07/08/2024 - 08:39

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 support it

Submission

Overall I support the proposal. But I feel like the boundary lines are too far from the station in bellavista zone 17. This section needs to be reduced or changed to mid density.

I am also concerned about the lack of park lands with the rezoning of valentine park without any further green spaces planned.

There also needs to be additional schools and extra entry/ exit points from 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: Wednesday, 7 August 2024 1:47:34 PM

Submitted on Wed, 07/08/2024 - 13:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Renita

Last name

Lobo

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

Already the traffic in the mornings is a mess . Schools are overflowing . With more homes added it will be a chaos . This area is not suitable for adding more 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: Wednesday, 7 August 2024 1:42:32 PM

Submitted on Wed, 07/08/2024 - 13:42

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

Adamstown

Please provide your view on the project

I object to it

Submission

I object to only 3-8% affordable housing being included as part of the rezoning. Affordable housing should be as close to 15% as possible, as previously indicated by the NSW Government. The current requirement is likely not even half the original commitment. The community will only welcome density when it delivers affordable housing.

This level of affordable housing should not impact the viability of projects. Given the land is not rezoned yet, costs to developers associated with delivering affordable housing can be factored in to the price they purchase land. Developers just need clear requirements regarding affordable housing to ensure projects can be delivered economically.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 1:42:14 PM

Submitted on Wed, 07/08/2024 - 13:42

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 don't support the rezoning and don't want the change to go 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: Wednesday, 7 August 2024 1:29:37 PM

Submitted on Wed, 07/08/2024 - 13:29

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

2765

Please provide your view on the project

I object to it

Submission

There is already not sufficient infrastructure or schools to support the population growth in the Hills now. Adding more units will further increase the population and probably lower the socioeconomic status of the Hills region. The last thing we need is more construction work to add more stress to an already overpopulated area. I also strongly object to units on Windsor Rd/old Windsor Road because it will take away from the look and appeal of the Hills area. So disappointed this is being considered. When the government should be focused on building Rouse Hill Hospital and public schools in the already developed areas as promised. There's no point bringing more people to the Hills when there isn't adequate public health care or public education available 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: Wednesday, 7 August 2024 1:38:20 PM

Submitted on Wed, 07/08/2024 - 13:38

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

This is our home, it is not fair for you to turn it into multi complex housing and distroy what we have built. This is a family area and safe for our children to grow.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 7 August 2024 6:46:49 AM

Submitted on Wed, 07/08/2024 - 06:46

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

The suburbs are extremely crowded with most traffic bottled up near kellyville station. It is unfair to add more congestion around station.

I agree to the above statement

Yes