

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:14:59 AM

---

Submitted on Thu, 08/08/2024 - 11:14

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Aiswarya

**Last name**

Kottakunnummal

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Gables/2765

**Please provide your view on the project**

I object to it

**Submission**

Hi Planning Department,

Whole of the newly developed area in hills is struggling with the shortage and lack of infrastructure upgrades, lack of schools. Pushing in more people without addressing any of the above is suicidal

I oppose 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:** Thursday, 8 August 2024 10:41:29 AM

---

Submitted on Thu, 08/08/2024 - 10:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Johannah Nicole

### **Last name**

Musni

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

No

## **Info**

### **Email**

[REDACTED]

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

Rooty Hill 2766

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

I object to it

### **Submission**

Thank you for the opportunity to submit to the Kellyville and Bella Vista TOD.

I am Johannah Nicole Musni from the Philippines and I experienced challenges in acquiring an affordable rental home in NSW, Sydney. My husband and I are currently living with my husband's cousin here at Rooty Hill because finding our own home has been a challenge since last year. There was a time when we were doing a house inspection and there were at least 50 of us lined up in a long queue just to see the rental unit. It became harder and harder to find one so we resorted to just staying with our cousin for the time being. I also noticed the huge difference from the rental price: from 250-350/week last year to 500-650/week this year. My husband and I are both working in a warehouse as casual freight handlers. As casual workers, we do not have regular work shifts and we are on call. We are also supporting our children back home and what we are earning now is still not enough for us to live on our own yet.

I don't believe 3-8% range is helpful for affordable housing, I want to see a higher % so I object to this submission. It should be 8% , the top of the range of the percentage. But it would be better if 15%. This is a huge difference of 1300 affordable homes (even more if this is 15%).

I also support affordable homes in perpetuity. I also support affordable homes near public transportation. We need affordable homes right now and I am fervently hoping this can be addressed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:26:55 AM

---

Submitted on Thu, 08/08/2024 - 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**

STANHOPE GARDENS

**Please provide your view on the project**

I support it

**Submission**

I support the project with conditions of new infrastructure development also on project sites.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:25:49 AM

---

Submitted on Thu, 08/08/2024 - 10:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood/NSW2768

**Please provide your view on the project**

I object to it

**Submission**

Not enough infrastructure to support extra housing

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:12:22 AM

---

Submitted on Thu, 08/08/2024 - 09:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Magdalene

### **Last name**

Kanaris

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

No

## **Info**

### **Email**

[REDACTED]

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

Kellyville

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

I object to it

### **Submission**

What the Government is planning for this area is ridiculous. The current traffic flow and over congestion as it stands is not supported by the current infrastructure. Where are the new schools, new Hospitals, better traffic flow/roads required to service the area!. There are several roads in the vicinity (memorial Ave, case in point) that have taken forever (years....) to be constructed and it's still ongoing, and the traffic chaos that this minor project has created is an absolute joke. How the hell can anything of a greater magnitude than this be serviced. Further to this, the so called proposed planning in the area is supposedly targeting the older housing for development purposes, yet the oldest houses of this precinct as located in the original Kellyville estate are actually unaffected by these so called development Plans !?!. This is in total contradiction (lies) as made by the representatives of the Government to the community presentation made (now on Youtube). Go and listen , words as quoted are straight out lies about the older housing reason given, which falls flat on its face... This has all come about as a result of labors ridiculous

immigration Policy and poor planning. Labor has destroyed the country as it is, we are a complete basket case compared to how the rest of the world has fared in the past several years, they have shown that in the past and again now, with this ridiculous proposal (lack of planning and panic reaction to the housing needed). Can't wait to see the Liberals back in power so that they can correct and reverse the damage that labor is doing to this electorate and neighbourhoods. Fix your immigration Policy to bring in skilled labour that we need in the service industries that are required, instead of bringing in more Uber and Pizza drivers... and yes watch this space, because of the urgency they have now placed on accommodation, these new buildings will be built quickly, cheaply and bypass a lot of codes to get the job done, we all know that and have seen it in the past. We will see future buildings issues and slums being created in these areas all thanks to labor. The lack of understanding of the true impact of immigration to Australia's work force and GDP has been totally miscalculated.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 2:47:27 PM

---

Submitted on Thu, 08/08/2024 - 14:47

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**

North Kellyville

**Please provide your view on the project**

I object to it

### Submission

Schools are overflowing with extra demountables added each & every year.

Roads are already choked most of the time, peak hours are a nightmare!

Maybe some of these pollies could have a little drive around in peak times and see how we, in The Hills are already suffering with third world infrastructure.

Hospitals - Westmead, Blacktown wait lists are shocking and Emergency departments stretched to breaking point. What's happening to the new Rouse Hill hospital that has been touted for years?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:23:25 AM

---

Submitted on Thu, 08/08/2024 - 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**

2066

**Please provide your view on the project**

I object to it

### **Submission**

Thank you for the opportunity to submit to the Bellavista and Kellyville TOD. I object to the 3-8% range, we need 8% or 15% even better. There is a 1300 difference in affordable housing if it is 8%, even more if it is 15%. I support open space environments.

I am currently employed in the retail sector while establishing my life. I have resided in the Eastern suburb for five years, where I have established a community and participated in various activities, including work, church, and social engagements with friends.

Two years ago, I signed a lease for a one-bedroom, one-bathroom apartment at a monthly rent of \$580. However, this year, the rent increased significantly to \$890. After months of searching, I finally found more affordable housing in Lane Cove. Despite this, the move has presented challenges, particularly with the daily commute back to the Eastern suburb for work, social connections, and community involvement. Since relocating to the north, I

have experienced a profound sense of loneliness due to the distance from my established community. I want to see more affordable housing.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:22:26 AM

---

Submitted on Thu, 08/08/2024 - 10:22

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

### Submission

Unless you are upgrading roads and adding more schools and actual green space, the idea of the number of new apartments at exorbitant prices only creates a place where the average person can no longer live, this creates an environment of the rich get rich and the poor even poorer.

The height of apartments being allowed to be built overshadow skylines. The Hills area is unique in the bushland surrounding it and the amount of apartments being created will have a detrimental effect on the wildlife.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 9:10:35 AM

---

Submitted on Thu, 08/08/2024 - 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**

2765

**Please provide your view on the project**

I object to it

### **Submission**

Need to develop infrastructure for road, school, shopping centre and hospital before we even think about adding new apartments.

Have a drive through old Windsor road and you will experience what local residents are going 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:** Thursday, 8 August 2024 2:27:06 PM

---

Submitted on Thu, 08/08/2024 - 14:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

This proposal is beyond absurd.

The roads in and out of Stanhope Gardens are already gridlocked during peak hour.  
The government want us to go back to working in the office yet it can already take close of 20minutes to just get out of Stanhope Gardens and onto Sunnyholt Road / Old Windsor Rd.

Yes, we do have the metro at our doorstep, but this too is at capacity during peak hour travel.

The schools in our area (both public and Catholic) are all already at (if not over) capacity.  
The roads around these schools are also already gridlocked at school drop off / pick up time.

Whilst there may be land available for such high density dwellings to be built, the area does not have the infrastructure (roads, school, transport) to cope with substantial increases in the number of people that such high density dwellings will bring.

Perhaps other areas of Sydney should be considered in the first instance.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 8:00:48 AM  
**Attachments:** [submission\\_rezoning-to-r4.pdf](#)

---

Submitted on Thu, 08/08/2024 - 07:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Qin

### **Last name**

Wang

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood NSW 2768

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

I support it

### **Submission file**

[submission\\_rezoning-to-r4.pdf](#) (1.42 MB)

### **Submission**

8 Aug, 2024

More properties to be included into Kellyville-Bella Vista TOD R4 rezoning plan

Dear Ms Nicola O'Brien,

Please consider including the small sepetated and solitary pocket of Glenwood (corner of Old Windsor Road and Sunnyholt Road) into the R4 rezoning plan, instead of Potential Playing Field.

We support this Kellyville and Bella Vista TOD Program to relieve the housing crisis. That is the meaningfulness of the investment of Northwest Metro system.

This particularly small pocket of Glenwood is separated and being away from all other areas, without neighbors. This part should be one of the earliest pioneers to be rezoned, because of its unique location, current existing zoning and least impacts to the environment & life of neighboring areas.

There is a vast vacant land adjacent to the mentioned pocket. That is big enough to be used as playing field.

Please see the attached file, with 4 pages of signatures of the owners , as your reference of how high our voice is to ask for being rezoned.

Wish the program a success, so we can help provide more affordable residences to people in needs.

Thanks.

Qin Wang

**I agree to the above statement**

Yes

## **SUBMISSION**

### **Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**To:** Ms Nicola O'Brien, Director, Planning Team, Kellyville and Bella Vista Transport Oriented Development Program

**Copy:** Hon. Rose Jackson, NSW State Minister for Housing ; Hon. Warren Kirby, NSW Parliament Member for Riverstone ; Hon. Mark Taylor, NSW Parliament Member for Winston Hills ; Hon. Brad Bunting, Mayor Blacktown City Council.

**From:** Residents of Rothwell Circuit, Carolyn Court, Jakob Way, Rory Court and Consolo Avenue in Glenwood NSW 2768

**Date:** 28/07/2024

The NSW Department of Planning, Housing and Infrastructure is currently exhibiting the Draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct seeking to deliver up to 20,700 additional homes and 620–1,650 affordable homes in perpetuity within the TOD Precinct close to Kellyville and Bella Vista Metro stations.

We, the undersigned, request to redefine the Kellyville and Bella Vista TOD Precinct boundary to accommodate the land comprising 90 properties that are bound by Sunny Holt Road to the north, Old Windsor Road to the east, SP1 Market zoned land to the south and Caddies Creek corridor to the west and rezone the subject land to R4 shown in Attachment 1 to this Submission. The undersigned provide the following sound justification for their proposed redefinition of the Kellyville and Bella Vista TOD Precinct boundary:

The subject land:

- is already zoned for residential purposes.
- already has access to all essential public and service infrastructure to accommodate any future high density residential development on the land.
- is strategically located and free of any environmental constraints or threats such as bushfire, land slip, heritage and ready for upzoning to R4 High Density Residential.
- is well positioned as shown in Attachment 1 to enable easy amalgamation with the TOD Precinct.
- is quite a large land with an area of approximately 7.2Ha, and therefore has the potential to yield around or more than 1,000 dwellings including 30 -80 affordable dwellings.
- is located within 1,200m of public transport hubs.
- is located between Bella Vista Metro Station and Kellyville Metro Station.
- is located within reasonable walking distance to Kellyville Metro Station and Northwest Transitway linking Rouse Hill and Parramatta.
- is located within reasonable cycling distance to Bella Vista Metro Station and the major employment hub, Norwest Business Park which is considered to be the largest business park in the area.
- is well positioned with access to a good supply of existing public parks, open spaces, large tracts of natural vegetation within reasonable walking and cycling distances as shown in Attachments 1 and 2 to this Submission.
- is located close to community amenities and facilities similar to the TOD Precinct.

The above justification for the proposed adjustment of the boundary of the Draft Kellyville and Bella Vista TOD Precinct to accommodate the subject land within that Precinct by the undersigned is considered to be the most appropriate, acceptable, logical, efficient and time-effective proposal to achieve the NSW Government's housing target, the desired outcome.

The undersigned strongly believe that the proposed addition to the TOD Precinct will significantly boost the NSW Government's aim to address the current shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

The undersigned request the Minister and other relevant authorities to take this matter into due consideration and rezone the subject land to R4 High Density Residential to achieve improved outcome when finalising the Draft Kellyville and Bella Vista TOD Precinct.

Thank you in advance.

#### **ATTACHMENTS**

Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct

Attachment 2: Subject Land

Attachment 3: Extent of the Subject Land and Surrounding

**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct**



**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

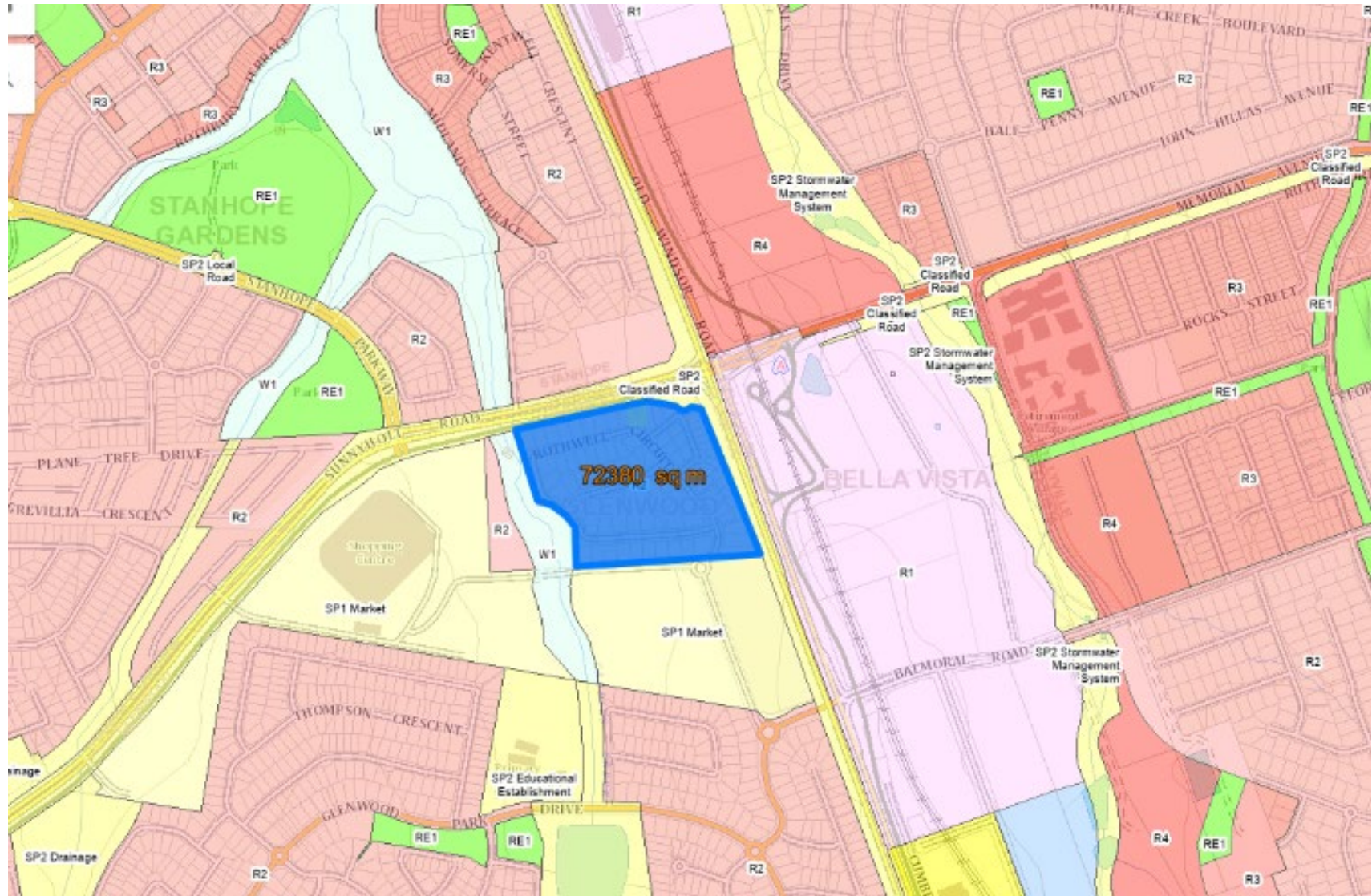
**Attachment 2: Subject Land**





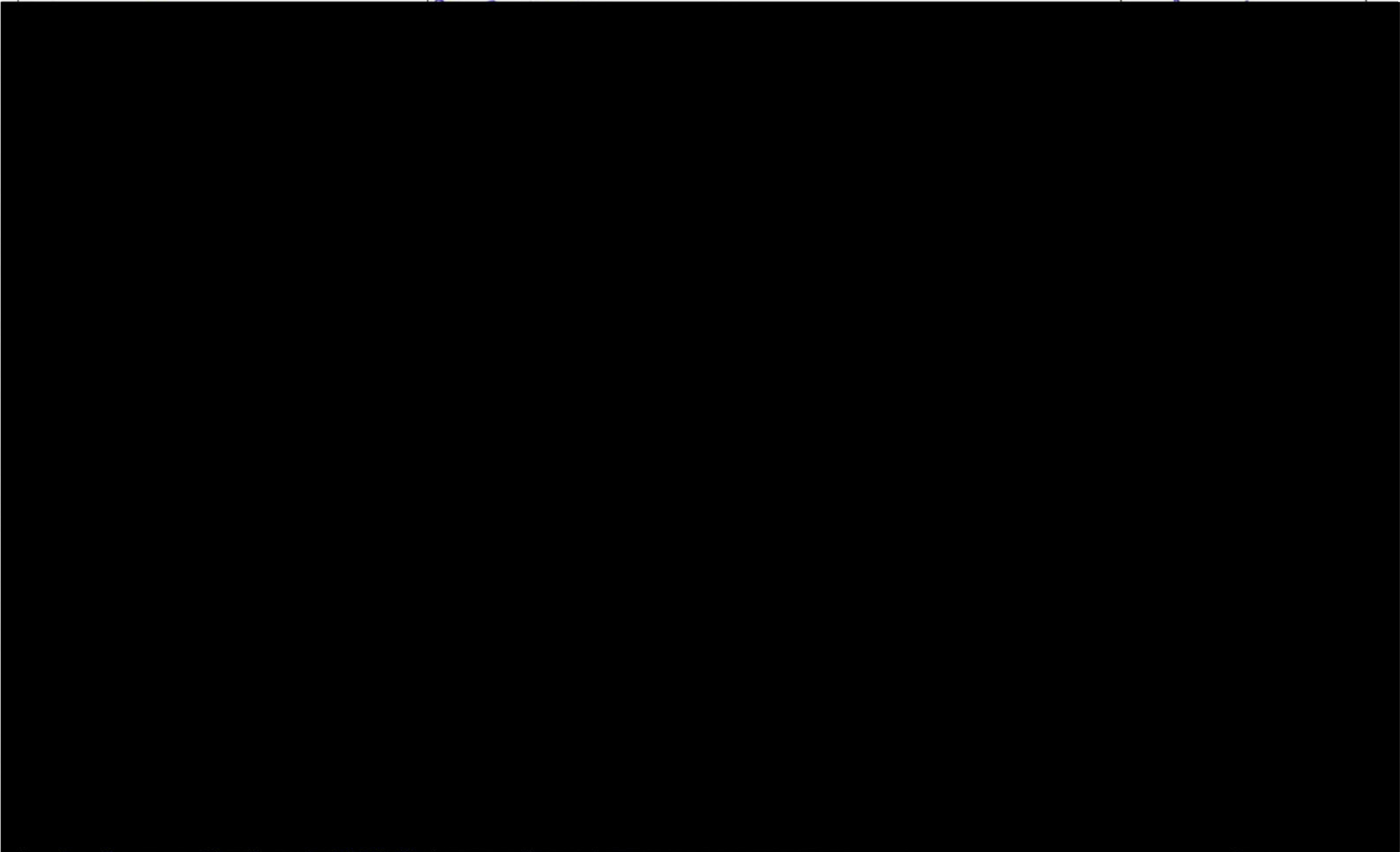
**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 3: Extent of the Subject Land and Surrounding**



Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Name	Address	Signature
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1/5/2024

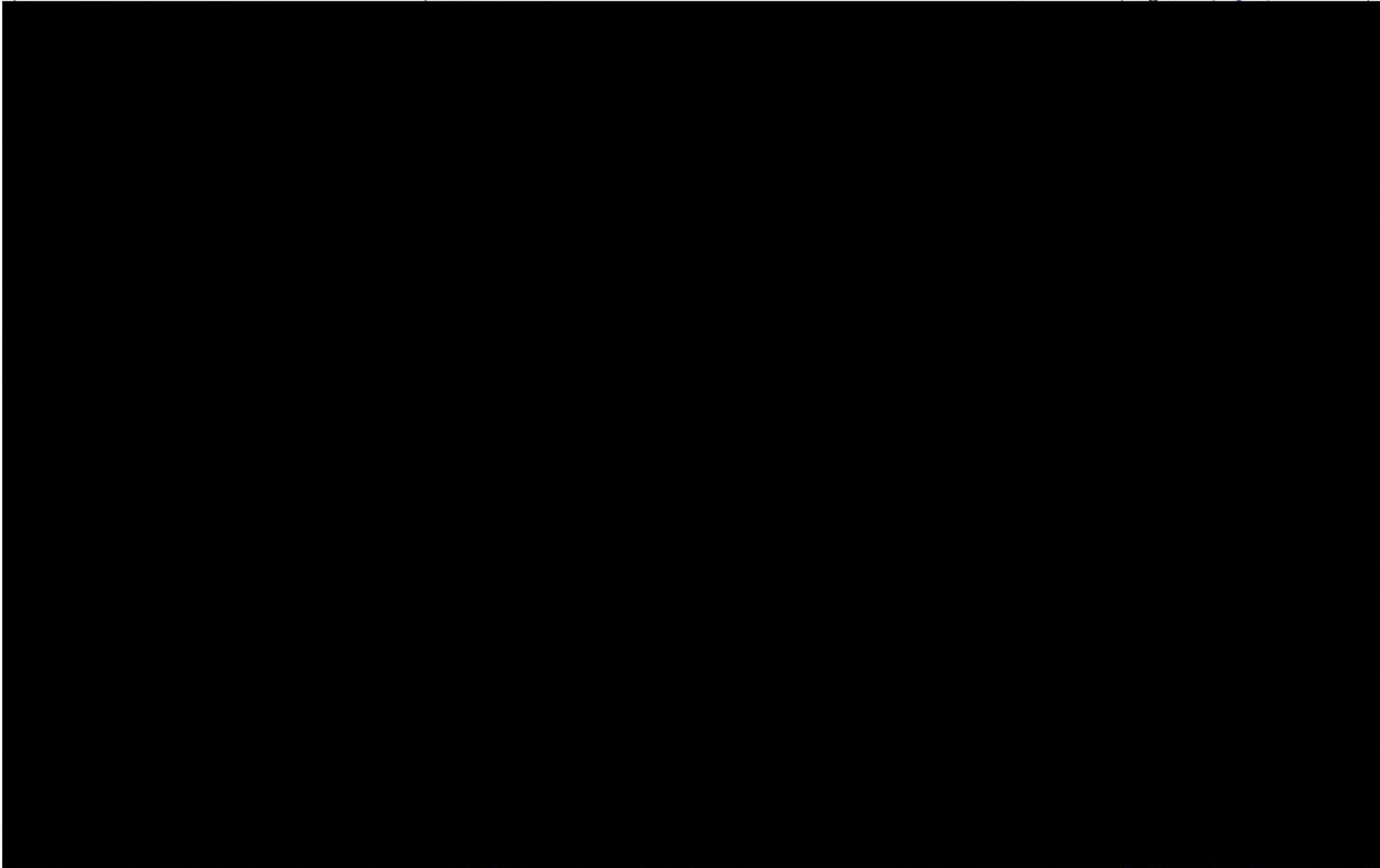
**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

Name	Address	Signature
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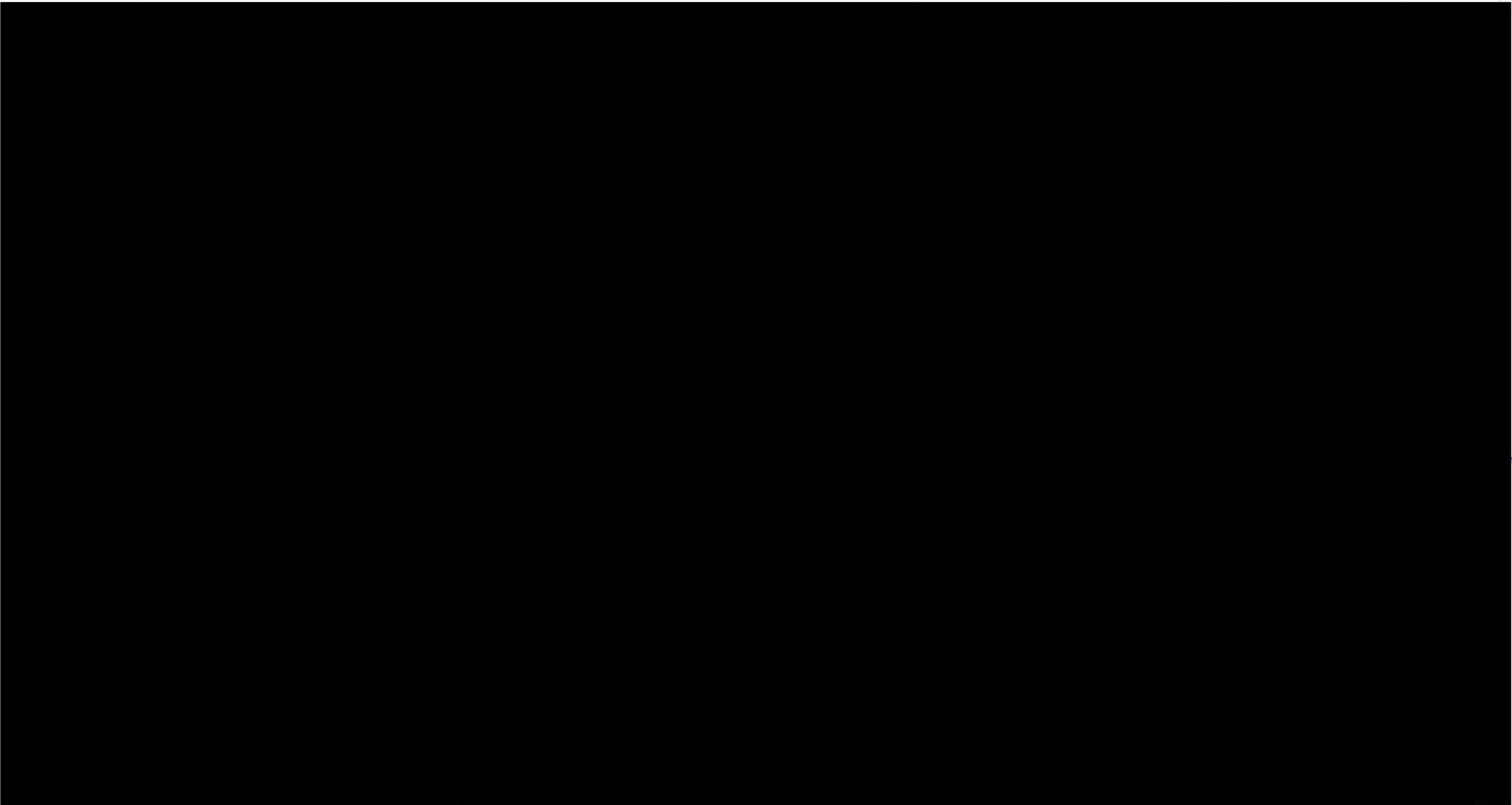


Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Name	Address	Signature
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Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct




**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:09:43 AM

---

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

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood NSW 2768

**Please provide your view on the project**

I object to it

### **Submission**

I do NOT agree to the current proposal to change our part of Glenwood from small independent dwellings into large Apartment buildings!

We don't want this plan in our community.

Glenwood is a family oriented area and we came here so my family can live a stress-free life and visit the Temple daily.

Many other residents are very upset about this as it will create noise and traffic and many disputes amongst neighbours.

Please find another more suitable place to put your 20,000 apartments.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
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**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:47:23 AM

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Submitted on Thu, 08/08/2024 - 05:47

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kamal

### **Last name**

segran

### **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**

People have chosen to pay high price to locate or relocate in this suburb. So many residents have just recently moved in the area. People have had renovation and spent lot of money for this. If we have to move, we won't get a land as big as we have now and the price is even unaffordable. Please have some mercy and consider this project in older suburbs where homes are much older. Why didn't people also get informed when this proposal was planned 15yrs ago. New residents would have avoided to buy in this area.

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

Yes



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**To:** [DPE 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 4:34:59 PM

---

Submitted on Thu, 08/08/2024 - 16:34

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Aman

**Last name**

Manocha

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765, BOX HILL

**Please provide your view on the project**

I object to it

**Submission**

The area is already over crowded.

This will result in population densities reaching 28,000 people per square kilometre in some parts of this emerging mini city – making sections of it more dense than Haymarket, Green Square and Rhodes.

No plans are currently in place to upgrade Old Windsor Road. Only one new school is proposed when at least 3-4 are needed. The number of playing fields on offer is inadequate.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:30:39 PM  
**Attachments:** [kellyville-and-bella-vista-draft-rezoning-proposal-submission.doc](#)

---

Submitted on Thu, 08/08/2024 - 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**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission file**

[kellyville-and-bella-vista-draft-rezoning-proposal-submission.doc](#) (50 KB)

**Submission**

I did not receive a confirmation email following my submission last night, so I am resubmitting my objection to the rezoning proposal.

**I agree to the above statement**

Yes

## **To Whom It May Concern,**

I am writing to express my concerns regarding the proposed rezoning of the Glenwood suburb as part of the Kellyville and Bella Vista state-led rezoning proposal. Glenwood is a well-functioning suburb with clean streets, low crime rates, and a diverse population. I fail to understand why there is a need to disrupt this functional community.

During a public gathering on Sunday, August 4<sup>th</sup> at the Ettamogah pub in Kellyville, Blacktown Mayor Brad Bunting expressed that there are several other sites more suitable for redevelopment in the Blacktown area.

He emphasized that these areas already possess superior transport links. Despite his plea to the NSW government for funding, it was declined. Additionally, Mayor Bunting highlighted Mt Druitt, Marayong, and Seven Hills as locations that would greatly benefit greatly from similar redevelopment efforts and are better positioned to support it.

Have the local council's suggestions been thoroughly reviewed?

It would make more sense to increase the population where the future work will be, at Marsden Park and the areas servicing the new airport. There are numerous undeveloped areas that would better suit this population increase.

My property is on the edge of re-zoning, Kidman St, Glenwood

My concerns are as follows

### **Key Points:**

#### **1. Parklea Markets Redevelopment:**

- The proposed Parklea Markets redevelopment, scheduled for 2025, addresses many of the issues I will outline.
- It eliminates the necessity to rezone significant portions of the existing Glenwood suburb.
- Located within 500 meters of the Bella Vista metro station, it meets essential transport requirements.
- The 22-hectare site, mostly undeveloped apart from the markets, service stations and food outlets, can accommodate several thousand residents, along with additional shopping and other amenities.
- Direct access to major local roads (Sunnyholt Road and Old Windsor Road) enhances convenience. And would minimise disruption during construction

#### **2. Ecological Impact:**

- The planned rezoning fails to adequately compensate for the loss of green spaces, trees, and open areas.

- Local wildlife habitats will be significantly impacted, including native species such as magpies, finches, frogs, skinks, blue tongue lizards and insects such as bees, butterflies and moths.
- The removal of existing water courses trees and grass areas threatens biodiversity.
- Glenwood Lake, a sanctuary for wildlife, including birds, frogs and skinks this must be carefully considered to protect bird and amphibian life there.
- NSW threatened species report

<https://www.soe.epa.nsw.gov.au/all-themes/biodiversity/threatened-species>

The clearing of native vegetation results in the direct loss of species and destruction of habitat, followed by lag effects due to disturbance from subsequent land uses and the fragmentation of remnant vegetation. Increasing populations and expanding human settlements

### **3. Infrastructure Strain:**

#### **1. Upgrading Existing Infrastructure:**

- The plan to service the increased population involves substantial redevelopment, impacting not only the rezoned area but also neighbouring residents.
- Limited road access in Glenwood will worsen traffic congestion due to heavy haulage and construction equipment.
- Additional water and electrical services are necessary but will strain already overloaded systems.
- Expanding sewage and waste removal requires substantial earthworks—how will the additional waste be managed?

#### **2. Power Supply Demand:**

- In summer, the new Urban Heat Island effect will force residents to rely on air conditioning.
- NSW already faces power supply issues during peak times. Where will the additional power come from?
- Many current dwellings use solar power, multi-story buildings with limited roof space may not generate enough power for residents' needs.

#### **3. Water Runoff and Drainage:**

- Paving over green areas and natural drainage will increase water runoff.
- Communities downstream may face drainage issues. Has this been adequately planned to prevent flash flooding?

#### 4. **Transportation Challenges:**

- With limited work opportunities in Bella Vista, thousands of new residents will need to commute to Blacktown, Marsden Park, and the Aerotropolis.
- Overcrowding on the Metro during peak hours is unrealistic, as it's already at capacity.
- Restricted Metro access from Glenwood poses safety risks due to limited crossings over Old Windsor Road.
- The Metro's two-directional service may not accommodate those working outside the CBD.
- This impacts commuters, increases travel time, and worsens pollution, contrary to the intended goal.

#### 5. **5. Road Network and Congestion:**

- Glenwood currently relies on only three small roads, which are already congested during peak hours. Commuters allocate 20-30 minutes just to leave the suburb in the morning.
- Arterial routes like Windsor Road, Sunnyholt Road, Bellavista Road, and the M7 motorway experience gridlock during peak times.
- Realistic plans to address existing traffic congestion and pollution are crucial. Adding thousands of vehicles to overloaded roads exacerbates the problem.
- The school run worsens traffic—parents often drive their children to school rather than walking. Glenwood High School, in particular, faces bumper-to-bumper traffic daily.
- **NSW State of Environment** document **"Population density and distribution status and trends"**

<https://www.soe.epa.nsw.gov.au/all-themes/drivers/population#population-density-and-distribution-status-and-trends>

"Overall household trips increased as measured by total vehicle kilometres travelled by drivers (VKT), but at a lower rate than population growth because fewer trips are being made per household. The environmental impacts of increased traffic on roads include congestion, noise, air pollution and greenhouse gas emissions. "

#### 6. **6. Bus Infrastructure:**

- While current bus lanes can transport many people, most routes don't align with work hours. Services to town have been reduced, and only a limited number connect to Parramatta.
- Travel times are excessive for non-standard routes, requiring frequent changes.

- During rush hour, local buses become gridlocked once they leave their designated routes.
- Although COVID reduced bus congestion, adding thousands of daily commuters will strain services again.
- Sydney already struggles to hire bus drivers. Increased wages could impact ticket fares or rates for local council residents.
- As of August 7, 2024, **Seek.com.au** lists **100 bus driver-related job advertisements** within 25 km of Bella Vista, NSW.
- It's essential to consider transportation challenges in any rezoning decisions.

## 7. Employment Opportunities:

- Glenwood lacks sufficient local employment opportunities within easy walking distance. Most people commute elsewhere for work.
- The Bella Vista areas around the Metro are mostly built out, and additional development near Norwest Hospital isn't walkable. Lack of shuttle buses or trams means employees will likely drive.
- The resulting traffic increase forces more people onto congested roads, trains, and buses, reducing the appeal of living in Sydney.
- As of August 7, 2024, **Seek.com.au** lists the following job opportunities near Bella Vista, NSW:
  1. 371 jobs within 2 km
  2. 1,382 jobs within 5 km
  3. 4,419 building-related job vacancies within 25 km
  4. 2,095 construction-related job advertisements within 25 km
  5. 1,273 truck driver-related job advertisements within 25 km.

## 8. Crime:

- Increased population density without adequate employment opportunities often leads to higher crime rates.
- Impact on policing and community harmony should be considered.
- Addressing teenage and unemployed populations is crucial to prevent an increase in burglaries, graffiti, and other crimes.

## 9. Health and Education Services:

- Glenwood already lacks sufficient health, schooling, and childcare services.
- Planned hospitals may not meet future population needs without addressing thousands of additional emergency and long-term health cases.

- Ambulance wait times during peak traffic could lead to avoidable deaths.
- Additional ambulance services and first responders need planning.
- As the population ages, demand for aged care, diabetes management, and dialysis will grow.
- Current schools are at capacity, and planned new schools won't suffice for substantial increases in demand.
- Overcrowding impacts education quality and future skilled employees.
- Seek.com.au lists **3,923 health-related job advertisements**.

It's essential to address these aspects in any development plan.

#### 10. Construction:

- Between July 2022 and April 2023, **1,709 construction companies** across Australia entered administration, highlighting industry challenges according to the **Australian Security and Investments Commission (ASIC)**
- Research by the **NSW Building Commission** revealed that **53% of surveyed apartment buildings in 2023 had serious defects**, up from 39% two years earlier.
- While extreme cases like Opal Tower and Mascot Tower stand out, quality issues in multi-unit dwellings are increasingly common, especially in NSW and Victoria.
- The impending housing boom presents a **ticking time bomb** due to:
  - **Skills shortages**: A real issue worsening each year.
  - **Supply chain challenges**: Impacting construction materials and resources.
  - **Differing regulatory frameworks**: Varying rules across states and territories.
  - **Poor apprenticeship completion rates**: Affecting skilled labor availability.
- Premier Chris Minns acknowledges defects in new buildings and emphasizes the need for buyer and investor confidence in quality.
- Efforts to address defects require **changing the culture of the residential building industry**.
- As reported by news.com.au and several other news sites  
<https://www.news.com.au/finance/real-estate/australias-race-to-build-12-million-new-homes-could-spark-a-ticking-time-bomb-experts-warns/news-story/e1a33f7eba6fd283a40fa5e8cc263d90>

#### Additional Insights:

- Seek.com.au lists the following job opportunities near Bella Vista, NSW (as of August 7, 2024):
  1. **2,095 construction-related job advertisements** within 25 km.



2. **1,273 truck driver-related job advertisements** within 25 km.

Addressing quality and workforce challenges is crucial for sustainable development.

#### **11. Urban Heat Island Effect:**

- Covering existing open areas with asphalt, concrete, and tall multi-story buildings exacerbates heat issues. Concrete structures retain heat, raising overall temperatures.
- Western Sydney is globally recognized for compounding the Urban Heat Island Effect due to inadequate planning. Marsden Park already faces significant heat challenges.
- Personal observations confirm extreme temperatures (up to 48°C) during summer. The trapped air in the area contributes to this issue.
- Greenery alone won't shade tall buildings, reducing airflow and creating localized hot spots.
- As the planet warms, adding more heat islands in Sydney is counterproductive. Residents will rely on air conditioning, straining electrical supply.
- Increased heat-related health issues will burden already limited health services.
- Removing drainage ditches and covering green areas worsens heat problems.

#### **12. Recreational and Shopping Amenities:**

- Glenwood lacks sufficient recreational activities and public shopping options; the planning does not sufficiently address these short falls. This will impact existing and future residents' quality of life.
- Suggestions to enhance community amenities and increase local employment, even if this plan does not go ahead:
  1. **Community Parks:** Develop green spaces, playgrounds, and walking trails.
  2. **Local Markets:** Regular markets for fresh produce, crafts, and community gatherings.
  3. **Sports Facilities:** Multi-use courts, swimming pools, and fitness centres.
  4. **Cafés and Restaurants:** Encourage local businesses to thrive.
  5. **Community Centres:** Spaces for workshops, events, and socializing.

Thank you for your time.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:29:28 PM

---

Submitted on Thu, 08/08/2024 - 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**

Parramatta 2150

**Please provide your view on the project**

I object to it

### Submission

I am living in Parramatta. I have personally witnessed how expensive the cost of living especially the transport fare and rental fees. According to my experiences as a casual worker, I do not have guaranteed shift which means no guaranteed earning as well. In relation to my experience, whenever there are shifts available, I tend to take them despite of the distance between areas. Based on my perspective and opinion, I can see how important this project is to many people because closer transport can bring not just convenience to individuals but most importantly, it can add up to the household income. According to my perception, I would like to propose to increase the affordable housing to 15% across all sites to support in bringing long term solution not just to housing crisis but also to the other underlying problems associated with high cost 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:** Thursday, 8 August 2024 2:46:34 PM

---

Submitted on Thu, 08/08/2024 - 14:46

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**

Cherrybrook, 2126

**Please provide your view on the project**

I object to it

### **Submission**

The roads and schools in the area are already well above capacity. With many major intersections not coping as is. I can't even imagine how over populated the hills will become if this proposal goes ahead.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:27:29 PM  
**Attachments:** [submission-tod.pdf](#)

---

Submitted on Thu, 08/08/2024 - 16:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Peter

### **Last name**

Fryar

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

No

## **Info**

### **Email**

[REDACTED]

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

Hornsby NSW 2077

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

I support it

### **Submission file**

[submission-tod.pdf](#) (717.6 KB)

### **Submission**

Submission – Bella Vista Transport Oriented Development Precinct

I act on behalf of the owners (our “clients”) of land known as Lot 3 in DP 552746 No 92 Balmoral Road BELLA VISTA (the “site”). My client’s site is located within lands identified as the Bella Vista focus for accelerated rezoning as part of the NSW Government Transport Oriented Development Program (TOD).

Peter Fryar

**I agree to the above statement**  
Yes

8<sup>th</sup> August 2024

NSW Department of Planning, Housing and Infrastructure  
*dphi.nsw.gov.au (via Planning Portal)*

To whom it may concern,

**Submission – Bella Vista Transport Oriented Development Precinct**

I act on behalf of the owners (our “clients”) of land known as Lot 3 in DP 552746 No 92 Balmoral Road BELLA VISTA (the “site”). My client’s site is located within lands identified as the Bella Vista focus for accelerated rezoning as part of the NSW Government Transport Oriented Development Program (TOD).

Figure 1 – Kellyville and Bella Vista focus for accelerated rezoning

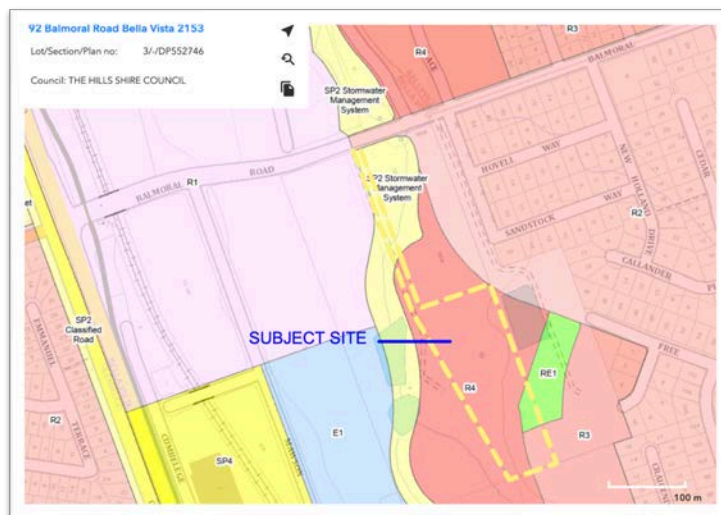


The site is accessed from Balmoral Road by an access handle that serves as a reciprocal right-of-way to the adjacent lot 2 immediately adjacent to the west. The site has an area of approx. 2.2 hectares. An easement for electricity transmission extends across a small portion of the site however, it should be noted that the transmission easement dissects the adjacent lot 12 and will significantly restrict future development of Lot 2 with minimal constraint to future development of the site (lot 3). A natural watercourse extends across a portion of the access handle and through the adjacent lot to the west. The watercourse extends along land that is zoned SP2. A copy of the Deposited Plan is at (Appendix A).

The Hills Local Environmental Plan 2019 identifies the land to be:

- Zone SP2 Infrastructure
- Zone R4 High Density Residential
- Zone R3 Medium Density Residential
- Zone RE1 Public Recreation

**Figure 2 – LEP zoning map (NSW Planning Portal)**



The majority of the site is currently zoned R4 High Density Residential. The access handle to Balmoral Road is predominantly zoned SP2 – Stormwater Management Systems and contains a natural watercourse. The south-eastern portion of the site contains RE1 zone and R3 zone (refer Figure 2).

### 1. Proposed Land use zones

The intended provisions of the TOD proposal seek to amend The Hills Local Environmental Plan 2019 (LEP 2019) zoning map and re-zone part of the site from R3 Medium Density to R4 High Density Residential. My clients raise no objection to the proposed zoning changes.

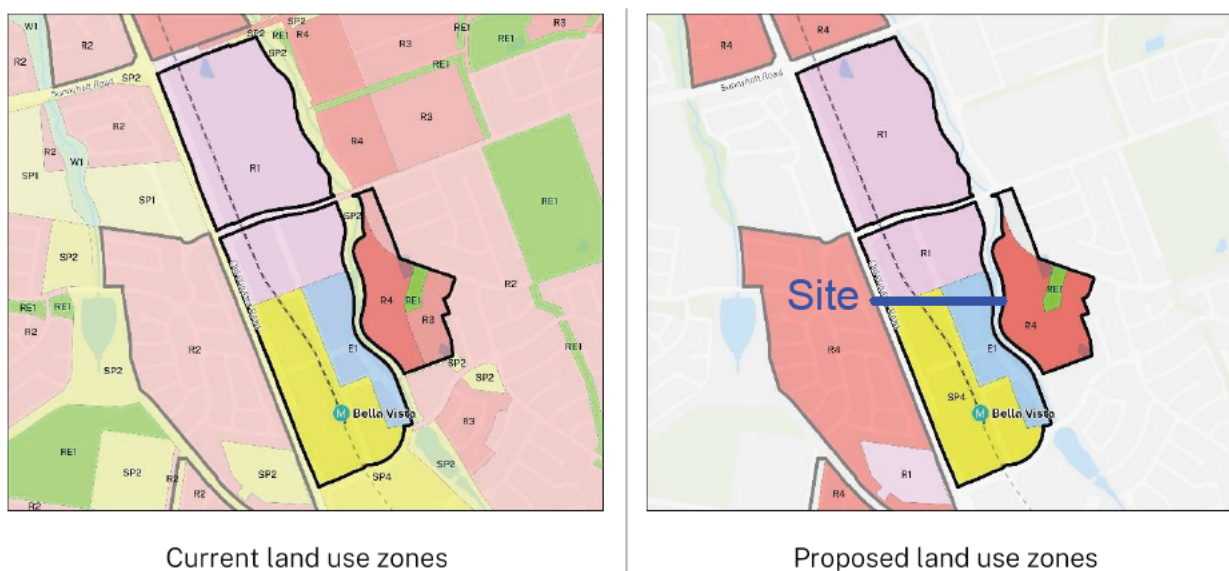
I ask that consideration be given to the appropriateness of the zoning applying to that part of the site that is zoned SP2 Infrastructure. The SP2 zone currently applies to the site access handle from Balmoral Road and the adjacent land to the east. The indicative map at Figure 1 identifies the land as

'open space' however the proposed land use zone maps (see figure 3) do not propose any change to the zoning of the SP2 zoned land.

The future development of the site can be achieved without any reliance upon access through adjacent lands. This requires the use of the existing access handle from Balmoral Road for vehicular access purposes. The co-operation of the adjoining landowners to the east of the site is required to enable alternative access to the site in circumstances where no direct vehicular access is available via the access handle to Balmoral Road.

A reliance upon the co-operation of adjoining land owners to allow for the development of my client's site could result in significant delays in the accelerated development of my client's site in circumstances where adjoining landowners may choose to 'hold my clients to ransom' demanding the use of adjoining lands for access to enable development of my client's site. I will discuss this issue further below in the submission.

**Figure 3 – Current and proposed zoning**



Clause 5.1A of the LEP 2019 imposes restrictions on development on land intended to be acquired for public purposes.

The objective of this clause is to protect land that is intended to be acquired for a public purpose. Development consent must not be granted to any development on land identified on the Land Reservation Acquisition Map to be acquired for a public purpose unless the consent authority is satisfied that the development is likely to be consistent with the public purpose identified on that map for that land.

The RE1 zoned land that forms part of the site is identified on the Land Reservation Acquisition Map (refer Appendix B).

I note that the EIE identifies that a review will be undertaken of sections 7.11 and 7.12 of the EP & A Act to enable councils to levy contributions for developments in the provision of expanded local infrastructure. My clients seek to have the provisions of clause 5.1A of the LEP 2019 regarding land



acquisition of the RE1 zoned land being reviewed in the context of the development of a section 7.11 & 7.12 developer contributions plan. State contributions should be considered as part of the 'acquisition' and development of the RE1 zoned land for future recreation purposes.

## 2. Proposed amendments to the 'Height of Buildings Map'

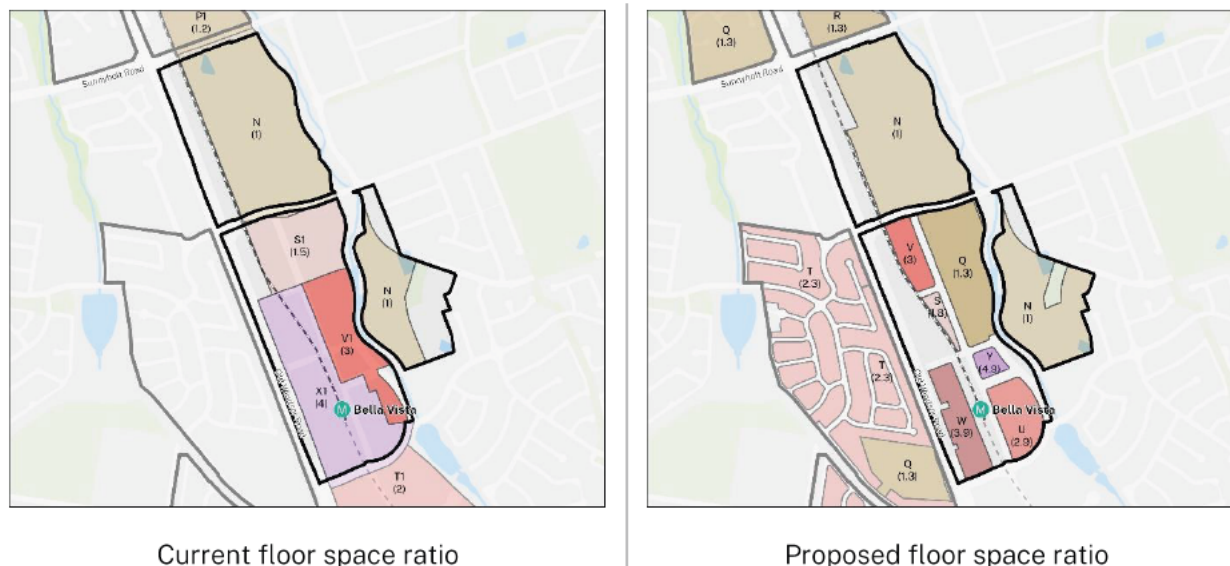
The intended provisions of the TOD propose to amend the LEP 2019 'Height of Building Map' to increase the maximum building height from 21m (6 storeys) to 51.5m (15 storeys). My clients raise no objection to the proposed height changes that will now apply across all parts of the site proposed to be zoned R4 (including that part of the site currently zoned R3). However, I am of the opinion that the proposed maximum building height control is 'at odds' to the proposed maximum Floor Space Ratio (FSR) identified as part of the TOD program.

## 3. Proposed amendments to the 'Floor Space Ratio Map'

Clause 4.4 of the LEP 2019 refers to the map that identifies the maximum floor space ratio (FSR) for a building. The FSR that applies to the R4 zone is 1:1. Currently, no FSR applies to the other zones within the site.

The proposed changes seek to apply a 'blanket' 1:1 maximum FSR across the R4 zone that will apply to the land in its entirety. Oddly, the 1:1 FSR is proposed to apply to the R4 zoned land immediately adjacent to the site to the east. This land is identified as having a maximum height limit of 22.5m compared to the proposed 51.5m to apply to our client's site.

Figure 4 – Current and proposed FSR



The TOD precinct plan identifies land to the west of the town centre having the same 51.5m maximum height standard. However, that land has a maximum 1.3:1 FSR identified on the map to apply. My clients are of the opinion that the maximum FSR applied to their site should be 3.5:1 when considering the size of the site and to avoid the resultant tall narrow built form that will occur with the proposed 1:1 FSR. There is also an opportunity to capitalise on the unique characteristics of the site such as topography, quantum of developable land, accessibility to transport and services that would enable additional housing stock to be provided. Currently, there is no FSR applying to development on that part of the land zoned R3.

Floor space ratio is a 'crude' planning mechanism that is used in planning instruments to control the bulk and scale of buildings. An increase to the proposed 1:1 FSR control will not necessarily contribute to an increase in bulk and scale of built form.

The calculation of the maximum allowable floor space for a use can be specified by the application of an FSR based on for example, infrastructure constraints. Consequently, the definition of 'gross floor area' in the LEP contains several exclusions that may not contribute to the demand on infrastructure capacity e.g. plant rooms.

The origins of FSR controls date back to New York in the early 20<sup>th</sup> Century where buildings were growing taller and more intense and consequently resulting in increased overshadowing and loss of light to streets. The construction of the Equitable Building in New York in the early 20<sup>th</sup> Century resulted in New York's largest building at the time in terms of floor space that had no setback from the street beyond the depth of the footpath and rising vertically for all of its floors. The unprecedented volume of the building resulted in significant impacts on surrounding properties by the impacts of overshadowing from the building.

The underlining objective of the FSR proposed to apply to the site is a 'tool' to control the resultant bulk and scale of the building. Floor space ratio is simply a control of the ratio of floor space to the site area. This presumes that controlling factors are equally important and of the same proportion across the site in its entirety. A building that is fully compliant with the FSR could result in the 'stacking' of floor area in one part of the site.

The proposed 1:1 FSR will result in a built form that under utilises the proposed zoning and height standards. There is a likelihood that future development of the site in an orderly and economic manner will require a clause 4.6 variation request under the provisions of the LEP 2019 to vary the FSR standard for development consistent with the zone objectives. This likely scenario should be avoided in order to facilitate the accelerated development of the site.

#### **4. Proposed Development Control Plan Provisions**

The Balmoral Road Release Area (BRRA) applies to the site. The BRRA DCP provides controls for the future development of the area and contains specific controls that deal with subdivision, road design and hierarchy, stormwater management and building design. Parts 8.2 and 8.3 of the DCP contain development controls for multi dwelling housing and residential flat buildings. Regarding specific design controls for development types, Part Section 4 – Multi Dwelling Housing and Part B Section 5 – Residential Flat Buildings of the DCP specify requirements for those development types.

Figure 5 – Balmoral Road Urban Release Area



A layout plan for future development and a road hierarchy and design is contained in a plan that forms part of Part D section 7 of the DCP (see Figure 5). Part 4.1 of the DCP specifies that the “.....street and road network should conform to the pre-planned road layout as shown on the accompanying development control plan map”. The DCP specifies requirements for road construction including requirements for roads that cross natural drainage lines include the construction of bridges with raised approaches rather than culverts.

Regarding the RE1 zoned land located within the site, the DCP prescribes that no development is able to have direct pedestrian, bicycle or vehicular access to any existing or future public land other than to a public road that is not classified road unless Council consent is granted. “Public land” includes public open space, greenway links, trunk drainage and local drainage areas.

The EIE indicates that additional provisions will apply to the site under Part 8 of the LEP 2019. I have raised issues above regarding access to the site being reliant on adjacent lands. The current development layout plan in the DCP (see figure 5) identifies road access reliant upon the future extension of Settlers Drive.

Further, the internal road layout is prohibitive in the achievement of development of the site. The indicative road layout will stifle design and layout for future site development. My clients ask that serious consideration be given in the review of the DCP under Part 8 to the following matters:

- Traffic management.
- Internal road design within the site. No prescribed layout for future roads should apply to enable flexibility on design layout.
- Access to the site not being reliant on the construction of Settlers Road and access through

adjoining separately owned sites.

- Adjustments to the SP2 zoning and alternative access design from Balmoral Road to the site.

My client, as a key landowner within the TOD precinct, is willing to continue to collaborate with the NSW Government to assist in achieving the broad outcomes identified under the TOD

Yours faithfully,

**Peter Fryar**

BTP(UNSW), CERT T&CP(Ord4), MPIA



Director,

**KEY URBAN PLANNING**

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:26:32 PM  
**Attachments:** [objection-to-proposed-tier-1-kellyville-bella-vista-transport-oriented-development-program\\_4-waddell-rd-bella-visata\\_070824.pdf](#)

---

Submitted on Thu, 08/08/2024 - 16:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission file**

[objection-to-proposed-tier-1-kellyville-bella-vista-transport-oriented-development-program\\_4-waddell-rd-bella-visata\\_070824.pdf](#) (74.58 KB)

**Submission**

Many thanks for your consideration. Please refer to attached.

**I agree to the above statement**

Yes

7<sup>th</sup> August 2024

Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Paramatta NSW 2124

**Re. Submission - Object**

***Proposed Tier 1 Kellyville-Bella Vista Transport Oriented Development Program***

To whom it may concern,

This submission has been created response to the proposed Kellyville-Bella Vista Transport Oriented Development (TOD) Program, for the sole purpose of stating my objection, and the sentiment underpinning this position.

The proposed Kellyville-Bella Vista TOD program is in stark contrast to the recently approved Norwest Precinct Plan, and for those residing within the impacted area, presents immense negative impacts. Several key issues have already been raised in the Hills Shire Council [Mayoral Minute No. 11/2024, NSW Government's Plan for Kellyville-Bella Vista Precinct](#), July 2024.

I support all concerns raised in the aforementioned address, and request the NSW State Government consider, respond, and address each in a collaborative manner inclusive of both council and the local community. To date, community collaboration in this critical drafting phase has simply been non-existent.

As a resident in DP 1186053, the proposed changes stand to negatively impact our lot, street, surrounding neighbours, and broader community in a significant manner. To this point, it is vital that the NSW State Government understand the premise on which we - and may residents - purchased and built our home:

- The positioning of Bella Vista, and specifically Bella Vista Waters, stands as a premium, luxury residential precinct with many homes valued or sold at the +\$5 million mark.
- The highest of standards towards building and recreational planning determined by the Hills Shire Council and Mulpha are a key attraction for those seeking to reside in the area.
- Our plans to build our dream family home were guided by, and heavily dependent on, the Hills Local Environmental Plan 2019 (2019 586). These plans have now drastically changed.

With the above in mind, this objection specifically relates to **parcel BV8**, encompassing **DP 1186053, DP 17213, DP 552746 and DP1244850**. In addition to the broader concerns around infrastructure, quality of life, green space, community facilities, over shadowing, flooding, ecology, biodiversity and sustainability, I wish to raise the following objections:

**1. Lack of graduated zoning.**

I object to the proposed plans failure to provide graduated zoning for residents in DP 1186053. Under the proposed, existing R2 zoned family homes on Waddell Road (lots 107, 108, 109, 110, 111 DP 1186053) and Free Settlers Drive (lots 116, 117, 118, 119, 120, 121) will directly face, and be overshadowed by multistorey R4 developments of up to six levels.

**2. Rezoning of existing lots in DP1186053 from R3 to R4.**

I object to the proposed rezoning of lots 112, 113, 114 and 115 in DP 1186053 from R3 to R4 zoning.

- Recently approved plans for lots 113, 114 and 115 DP1186053 have been replaced with six storey buildings.

- Plans disregard the existence of a residential dwelling lot 112, DP 1186053, and the impacts of instating R4 zoning in this vicinity. This single dwelling will effectively be encircled by multistorey developments on all sides.
- Residential Lot 111 DP 1186053 will directly border a six-storey building under proposed plans.

**3. Raised maximum building heights.**

I object to proposed plans to raise the maximum building heights in DP 1186053, DP 1170934, DP 17213, and DP 552746.

**4. Failure to continue linkage of Free Settlers Drive to Balmoral Road.**

I object to the proposed plan which fails to link Free Settlers Drive to Balmoral Road as per existing approved plans. This oversight directly impacting residents of Waddell Road, Ceder Cuttlers Way, Callander Place, and New Holland Drive.

In closing, I absolutely object to the state-led Teir 1 TOD rezoning proposal for Kellyville-Bella Vista and request that the NSW State Government overturn it immediately.

The blatant disregard shown for the precinct's existing residents within the proposed planning is simply unfathomable. Drafting such significant amendments without council or community consultation demonstrates complete negligence and a breach of duty of care.

I request that the NSW State Government commence a comprehensive review of the Tier 1 Kellyville-Bella Vista TOD in a manner that befits, supports, and collaborates with the local community it represents.

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:** Thursday, 8 August 2024 4:22:54 PM

---

Submitted on Thu, 08/08/2024 - 16:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Danielle

### **Last name**

Bourke

### **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**

Those approving this certainly don't like anywhere near it and it won't affect them in the slightest. There is 4 roads in and out of Glenwood and it can take up to if not more than half an hour to exit the suburb in peak hour! The timing of the lights going tout allows maybe 4-8 cars through each time it's ridiculous! The infrastructure is disgraceful and no word of what improvements will be made which no doubt will be none. What about parking? That many units will there but sufficient car spaces because lets face it they are not going to get public transport! As for DCJ housing I'm strongly against that in Glenwood area as sadly the rental property 2 doors down is one and the amount of police call out, drugs, thugs, the house has been damaged and ruined is scary living in my street! RAPTOR Squad yep 12 months of hell drug deals in street. Next lot, not much better. Police still come for them all!

I'm unable to this rental owner remove over a dozen huge gum trees in his front yard yet you will be removing so many no drama at all!

There is no doubt be increased council rates for me and the value of my home will decrease.

You expect people to live in a construction site for 5 or more years in Glenwood. Causing pollution, constant cleaning in homes to remove dust and dirt. You may decrease home values during construction period.

There is not enough Hospitals nor schools in the area to accommodate these many more people to move into a tiny little suburb!

Even no GP's available to see you!

Unit blocks need to stay in places where the entire suburb are unit blocks! Maybe extend the train line and build them there!

Forcing people out of their homes to create dark damp shadowing style apartments is not necessary!!!

NO NO NO NO NO

Can't get parking spot at local shopping centre as it!

Been to Castle Hill lately? It's disgraceful! One a pretty place now a hell hole which nobody wants to go traffic is painful! Add extra half hour to anything you want to do there

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:20:31 PM

---

Submitted on Thu, 08/08/2024 - 16:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

To Whom It May Concern,

I am writing to express my strong opposition to the proposed high-density residential developments in Kellyville and Bella Vista. My concerns stem from the current state of infrastructure and public amenities in these areas, which are already under significant strain.

#### **1. Traffic Congestion:**

The roads in Kellyville and Bella Vista are currently experiencing severe congestion. The increase in population due to new high-density residential developments would exacerbate this issue, leading to even more traffic jams and longer commute times. This would significantly impact the quality of life for current residents and pose safety concerns, particularly during peak hours.

## 2. Overburdened Shopping Facilities:

The local shopping centers are already struggling with overcrowding, especially in terms of parking availability. Adding more high-density housing would likely increase the number of shoppers and residents, making it even more difficult to find parking and access essential services. This could potentially drive away customers and negatively impact local businesses.

## 3. Infrastructure Strain:

The existing infrastructure, including roads, public transport, and utility services, is not equipped to handle the additional demand that high-density developments would bring. This could result in a decline in service quality and increased maintenance issues, which would further deteriorate the living conditions in these areas.

## 4. Environmental Impact:

High-density developments could also have adverse effects on the local environment, including increased pollution, loss of green spaces, and strain on local resources. The balance between urban development and environmental sustainability must be carefully considered to ensure long-term livability and ecological health.

In conclusion, while I understand the need for housing development, I urge the government to reconsider the proposed high-density residential projects in Kellyville and Bella Vista. It is crucial to address the current infrastructure and service limitations before adding more pressure to these already strained systems.

Thank you for considering my concerns.

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:** Thursday, 8 August 2024 2:14:25 PM

---

Submitted on Thu, 08/08/2024 - 14:13

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

We oppose this proposal due to below numerous reasons:

High-density buildings will be built over-reaching into our suburb and includes demolishing existing homes to make way buildings up to 15 storeys in Glenwood (some of which are public/affordable housing)! The consequences of this will be:

introducing an influx of over-population (demolish 926 houses and build 13,164 units in Glenwood alone!) - refer to images BV17 & BV18.

even louder construction, kicking up up dust, sound pollution for years to come (decades!).

Public buses (616X, 663 etc.) and metro don't have capacity to cope.

High rises block sunlight to houses in proximity

Streets aren't wide and don't support an influx of another 10,000 cars in Glenwood...

Crowded schools and not enough car park spaces in common amenities area.

Traffic is already worst in Glenwood with not enough exit points and this proposal will make it worst.

There is lack of supporting infrastructure and will ruin the current vibe of our suburb.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:16:29 PM

---

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

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**

Revesby, NSW 2212

**Please provide your view on the project**

I object to it

### **Submission**

I am a renter who currently lives in a house over 20 minutes walking distance from the train station and groceries. Due to rapidly increasing rents, I cannot afford to rent a room closer to the train station or the centre of the suburb. This situation has become very frustrating for me. My daily commute to work takes excessive time, and carrying bags of groceries for over 20 minutes is challenging. Alternatively, taking a bus between the train station and my home adds extra transportation costs.

Regarding the range of 3-8% of affordable housing in the TOD proposal, I believe it is not reasonable. I want to see a higher percentage, so I object to this proposal. It should be 15%, or at least the top of the range at 8%.

TOD projects often lead to significant investments in infrastructure and amenities, making these areas more attractive and increasing property values. Without a higher percentage of

affordable housing, renters like me would be priced out of these communities. By providing affordable housing near transit hubs, we can significantly reduce transportation costs. Proximity to reliable public transportation means we can save money, allowing us to allocate more of our income to other essential needs.

In addition, affordable housing in TOD areas can provide greater access to job opportunities, education, and other essential services. Proximity to transit can open up a wider range of employment options, potentially leading to better job matches and higher wages. This can significantly improve the quality of life for renters like me.

Given these compelling reasons, it is clear that a higher percentage of affordable housing in TOD projects is essential. A commitment to 15% affordable housing, or at least the upper limit of 8%, would better align with the goals of fostering inclusive, sustainable, and thriving 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:** Thursday, 8 August 2024 7:53:20 AM

---

Submitted on Thu, 08/08/2024 - 07:53

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 am just providing comments

### Submission

Thank you for the opportunity to comment on the proposed accelerated rezoning and development in Kellyville and Bella Vista.

My wife and I are Stanhope Gardens residents who have lived in the area for about eight years.

The draft proposal acknowledges the need for appropriate infrastructure supports (including roads), but makes only the vaguest suggestions as to how this might be achieved. We would like to see more specific detail about how the increasing population associated with the rezoning would be supported by appropriate infrastructure.

In the far southern corner of the proposed Kellyville rezoning area sits the pocket of Blacksmith Close, Aberdeen Way and Guernsey Way (where we live). We have noticed

that this pocket of three streets remains unchanged as low density residential in the proposal. We don't understand the decision to leave these streets unchanged, given that if the proposal goes ahead as planned, they will be overshadowed by high density apartment buildings. Please consider including Blacksmith Close, Aberdeen Way and Guernsey Way in the accelerated rezoning to high density residential.

Thank you for the opportunity to make this submission, and we look forward to following its progress.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:06:42 PM

---

Submitted on Thu, 08/08/2024 - 16:06

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**

PARKLEA

**Please provide your view on the project**

I object to it

### **Submission**

This is absurd! You already can't get from perfection drive to Samantha Riley!!!! All the extra cars and all these people will have cars - they will not rely on public transport alone! No green space or schools or shopping centre. An absolute disaster!!!!!!!!!! No way is this in the community's interest to continue.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:00:09 PM

---

Submitted on Thu, 08/08/2024 - 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**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

I Don't want high density at all as it affects the infrastructure which Glenwood already can't cope with what we have, it means more pollution. More stress, higher risk in health issues such as if we ever have covid lock downs again ( look at NEW York), lack of health structure, lack of education facilities and not widening Windsor Road. Knocking down what is already built is not sustainable or thinking of environmental resources. We bought in this area because it is low density and already established. The infrastructure, such as metro and buses are already crowded at peak times, I have experienced this as have my family have. When we use cars the traffic exiting Glenwood are stuck in traffic. Our roads are full of parked cars for those to catch the public transport making our roads 1 lanes including our culdesac. We have to wait to get through from both ways. We do not want high rise 4-25 stories here it should not be allowed. Building blocks of units with rushed approval concerns me as the structure would not be sound. We want safety and to be able to see the sky not units. For people with auto immune issues and long term

illnesses the pollution/ dust around building such high building would affect their health.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 3:58:31 PM

---

Submitted on Thu, 08/08/2024 - 15:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

GLENWOOD

**Please provide your view on the project**

I object to it

### **Submission**

Current infrastructure is already stretched. There has been no identification of new surrounding infrastructure being identified or upgraded.

Parking (specifically in Glenwood) is already limited and in most areas (due to the slim size of our streets) dangerous, adding more high density housing will increase this to a level which cannot be accommodated. Glenwood originally was built in a time when most homes only just started having two cars, now many homes already have more than two forcing the use of street parking, which is already limited.

There is only one high school in Glenwood, it is already at capacity (despite a recent rebuild/expansion).

I recently bought in Glenwood because it was a fully established area, limited building as

the land doesn't exist, occasional rebuilding based on the age of the current housing stock. What studies have been done regarding how years of new builds will impact on the health and well being of the current local residents. Those who are not in the rezoning area who will have to live with demolition and construction around them for future years.

From Glenwood resident who loves it the way it is. I vote 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:** Thursday, 8 August 2024 2:46:26 PM

---

Submitted on Thu, 08/08/2024 - 14:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Lisa

### **Last name**

Jajou

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

No

## **Info**

### **Email**

[REDACTED]

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

2146

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

I object to it

### **Submission**

The traffic around and lack of infrastructure (schools, roads and medical) in these areas could not possibly accommodate this many new dwellings. I do support more housing but this number is ridiculous.

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

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:57:49 PM

---

Submitted on Thu, 08/08/2024 - 15:56

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood NSW 2768

**Please provide your view on the project**

I object to it

**Submission**

I object to the government's housing plan to put 20,000 new apartments in my backyard.

The government needs to find somewhere else to build these apartments.

We are not going to sell our houses ever in our lifetime. There is a big religious community here and we are well settled. Please listen to your people before destroying our beautiful 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:** Thursday, 8 August 2024 3:52:07 PM

---

Submitted on Thu, 08/08/2024 - 15:51

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**

Beaumont Hills 2155

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposed development as it will create traffic congestion along Windsor Rd. The current congestion is already bad enough due to growths in Box Hill, Schofields and North Kellyville.

Furthermore it will add increased constraints on local schools where all of the schools in the area are already operating over capacity. There are no hospitals in the area to accommodate this growth and the proposed hospital at Rouse Hill once completed may not be able to handle this growth.

Public transport in this area will also be overwhelmed as during peak hours currently the Metro services is already running at full capacity and parking at these metro locations becoming harder to find. Instead of relying on Metro Rail for this growth the bus services that were previously running to the city will need to be reinstated to cater for the new

demand.

I believe lower density housing like duplex or townhouses will be more sustainable development for this area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:45:55 PM

---

Submitted on Thu, 08/08/2024 - 15:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sheron

### **Last name**

Kumar

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

No

## **Info**

### **Email**

[REDACTED]

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

Stanhope Gardens

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

I support it

### **Submission**

I am happy for the government to proceed with the plans outlined. I live in Newbury and I am very pleased with the plans in place to redevelopment.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 3:44:21 PM

---

Submitted on Thu, 08/08/2024 - 15:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

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

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Glenwood, NSW 2768

**Please provide your view on the project**

I support it

**Submission**

I support this proposal

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:43:10 PM

---

Submitted on Thu, 08/08/2024 - 15:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Lauren

**Last name**

Trovato

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Grantham Farm 2765

**Please provide your view on the project**

I object to it

**Submission**

Area is already overpopulated and the infrastructure cannot keep up with the demand. Fix the infrastructure before developing 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:** Thursday, 8 August 2024 8:59:19 AM

---

Submitted on Thu, 08/08/2024 - 08:59

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**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

Too many people and cars as it is.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:38:24 PM

---

Submitted on Thu, 08/08/2024 - 21:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

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

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

Public schools in Kellyville are already over crowded. Some children do not even have a desk to do their school tasks.

The roads are congested and traffic jam is everywhere seven days a week even for weekends.

Parking in metro is also overfilled. Nowhere to park in mornings.

It is very no-brainer thing to build these houses to make the area overpopulated. Such a stupid proposal which should never be implemented.



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:37:48 PM

---

Submitted on Thu, 08/08/2024 - 21:37

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Peng

### **Last name**

Shang

### **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**

1. The traffic are already super crowded through the day. Residents are so hard to to turn into Windsor and old Windsor road during peak hours.
2. The car park lots next to these two metro stations cannot even meet current demend. So many commuters couldn't find a spot. For kv metro, if u come after 7:30, no parking at all. Bella vista at around7:45.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 9:36:48 PM

---

Submitted on Thu, 08/08/2024 - 21:36

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Hollie

**Last name**

Parker

**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**

Until our roads are improved, the number of high density dwellings that are planned would be an absolute disaster for the community. The chokehold between Windsor road and Old Windsor Road will be at a standstill, it already is. Let's not forget there is also a business park amongst this with peak hours that also need to be accounted for. I approve of further housing and low rise apartments to finalise the remaining blocks, but our roads can't take further high rise 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:** Thursday, 8 August 2024 9:33:07 PM

---

Submitted on Thu, 08/08/2024 - 21:32

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**

Baulkham Hills

**Please provide your view on the project**

I object to it

### **Submission**

Firstly, this area is way too busy, not even you can encourage people to walk or ride a bike. It's not pedestrian or biker safety area. Therefore, the main source of transport will automatically be vehicles.

Do you know how full the car park at showground station right now? What will happen when population reaches to target numbers in the plan?

Our main road like, Windsor road, old Windsor road have been already heavily trafficked.

A lot of schools have already reached its capacity that children are leaning in the temporary buildings with not enough attention from teachers. Even now, we need more new schools around this area, but do we have enough teachers?

I am early childhood educator, and I have seen the number of children who need additional support has been increasing. Again, do we have enough teachers to support those children? Many children are waiting for assessments.

In so many areas, we have reached our capacity in this area, and how the government think this plan will 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:** Thursday, 8 August 2024 10:18:48 AM

---

Submitted on Thu, 08/08/2024 - 10:18

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

**Submission**

I am against this development. This development will cause severe disruption and stress to an already stretched infrastructure in Glenwood. Upgrade the infrastructure first. The peak hour journey of people in Glenwood are already terrible without 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:** Thursday, 8 August 2024 9:26:32 PM

---

Submitted on Thu, 08/08/2024 - 21:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

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

Yes

## **Info**

### **Email**

[REDACTED]

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

Stanhope Gardens, NSW 2768

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

I object to it

### **Submission**

Even today, exit to Old Windsor Rd and Sunnyholt Rd are congested in weekday mornings. it takes 10-15 more minutes to get on the main roads. And after dropping my children at Kellyville metro, to get back to home from Samantha Riley Dr, have to stop at traffic light for 2-3 times. I cannot imagine after thousands of more residents will be living. I dont see there is sufficient infrastructure to support the influx of residents in this area. There is no enough seats/places in high school and primary school either.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 9:19:24 PM

---

Submitted on Thu, 08/08/2024 - 21:19

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**

Box Hill 2765

**Please provide your view on the project**

I object to it

### Submission

I came in The Hills Shire council as I found a peaceful place and community. With this plan, more people will come and place will be denser. Currently we are already facing challenges: lack of schools, traffic, parks, safety, etc.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:18:26 PM

---

Submitted on Thu, 08/08/2024 - 21:18

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2762

**Please provide your view on the project**

I object to it

### Submission

I totally object to this redevelopment. Please stop forcing people to sell their homes. Many have been living there for many years and money isn't everything. My parents also built their dream home in Kellyville Ridge including renovations throughout the past 12-13 years. We also recently bought and built a home nearby which took our life savings to be near our parents. There are probably many people in our boat or their own personal. Why force people out of their homes to build another person's home? This is stealing someone's land and property! Forced selling.

People take many years to settle including sending their kids to school. Emotions run through. People carefully select areas. Not everyone has the preference to live in an apartment especially with a big family, many cars and things that require storage.

On top of that all traffic will become even worse. Who wants to be living in such an area anyway?

Yes metro exists but it is not feasible to travel on metro everywhere nor does every

profession especially non-corporate mean people find it easy to travel via metro. I am a primary teacher and it already takes 1 hour of traffic in the morning to get to Wentworthville. I am not able to take train from my home to school. That would double my journey and all in all be very exhausting and inconvenient even more so than 1 hour of travel in traffic. I am sure there are many people in my boat. Even kids can't be dropped off to school via 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:** Thursday, 8 August 2024 9:18:13 PM

---

Submitted on Thu, 08/08/2024 - 21:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

I live on Balmoral Road Kellyville and completely object to what is being proposed.

The Metro railway has been a wonderful addition and benefit to the local area and community but the surrounding supporting infrastructure in terms of roads, parking, parks, schools, shopping centre and hospitals are not equipped to facilitate the number of new residents that's is being proposed.

The two main local roads of Windsor Rd and Old Windsor Rd are heavily congested during the morning and afternoon peak hours and over the course of the weekends and will only get worse under this proposal. These roads have multiple pinch points and are effectively car parks during these times due to slow moving traffic. Other surrounding main roads in Kellyville, Bella Vista and Norwest also suffer from high congestion especially during peaks hours.

The local Bella Vista public school is already at max capacity and there is no new public high school yet built outside of aging Crestwood High School which is some distance away from the local Bella vista and Kellyville area.

The proposed Rouse Hill hospital development has been delayed under the current state Labour Government and with this proposal a larger higher capacity hospital should now be seriously considered and fast tracked for development.

Finally, the local Hills police command is not resourced to safely patrol and manage such a large increase in the number of local residents. The local police patrols, in terms of visible policing of on the beat police and highway patrol is effectively minimal. I honestly can't recall seeing Police patrolling the local area. The building of such high density housing and retail around the metro stations of Bella Vista and Kellyville will bring an increase in local crime, assaults and robberies which has already been seen and experienced around the metro stations of Castle Hill and Rouse Hill. This proposal and project does not address any of these risks.

It is a rushed and unplanned reaction to then housing crisis and needs to be reconsidered for the overall benefit, wellbeing and safety of the local community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:13:57 PM

---

Submitted on Thu, 08/08/2024 - 21:13

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**

STANHOPE GARDENS

**Please provide your view on the project**

I object to it

### Submission

My first issue is the traffic that will be added to area. The precinct Transport statement says that the existing roads in the Kellyville & Bella Vista precinct have been designed with low permeability to stop large amounts of traffic using the area. The current smaller roads cannot handle anymore traffic and the main roads in the area, which are the limited main thoroughfares to exit the precinct, are currently at or over capacity during the peak hour periods. At one of the transport meetings last week, we were told that the data that was obtained to show usage of the roads was taken during the period right at the end of the pandemic, when a large percentage of people were still working from home. This data does not reflect the current usage of these roads especially during the peak periods. Some areas in the precinct have only one street exit from them onto these main exit roads, especially the ones close to the exits onto Old Windsor Road & Sunnyholt Rd. These small streets are near impossible to exit during peak times now & access will be completely blocked if more cars are added to the area.

My next issue is the schools. We were told at the meeting that there were plans for a new primary school at Bella Vista but there was no mention of a new high school. Firstly, there is already a primary school at Bella Vista, and I don't see where you would put another one. Secondly The Ponds High School is at over capacity with the need for extension already being noted. Glenwood High School is almost at capacity too. There is no more room for the additional students that would be joining the schools catchment areas.

Then there is the hospitals. The already overcrowded emergency rooms at Blacktown, Mount Druit & Westmead Hospitals, and the inaction of either side of the state government to start work on the proposed Rouse Hill Hospital, the extra 20,000 people to the area will only put more pressure on the hospital system.

Lastly, in the documentation and at the meetings it was noted that many of the new apartment buildings will not have car parking for the tenants. Even if every person that moves in, travels to work on the Metro, outside of that these people will have cars. They will need to drive to shops, weekend outings, kids weekend sports and mid week trainings, to visit relatives etc. Not everything can be accessed by the metro. If these people don't have parking provisions, then they will look to parking their cars in the local streets which are not remotely wide enough to accommodate parked cars, thereby clogging the streets.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 9:10:32 PM

---

Submitted on Thu, 08/08/2024 - 21:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

-

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

Yes

## **Info**

### **Email**

[REDACTED]

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

Stanhope Gardens 2768

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

I object to it

### **Submission**

There is not enough infrastructure to support the number of dwellings being proposed - roads are already crowded, Rouse Hill Hospital is still years away from being built, schools and even basics such as supermarkets are not sufficient to support the huge population influx that would result

Not to mention, those of us who have worked hard to create a life and build a home our families will be (eventually) forced out to pave way for high rise apartments. We've been told that if this does eventuate that we would receive 'market price' which is not going to be enough to buy anything comparable in the area once built up as planned - especially for those of us still with mortgages.

It's just not right, and many of our homes here are little more than 15 years old - why can't the government take land that is not yet built up? ... it wouldn't try this in suburbs like North Sydney, Kirribili or Kurraba Point.

The west however it seems, is fair game.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:10:23 PM

---

Submitted on Thu, 08/08/2024 - 21:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Casey

**Last name**

Berte

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2762

**Please provide your view on the project**

I object to it

**Submission**

Negative impact on already insufferable traffic and damage to roads. Ridiculous that this is even being 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:** Thursday, 8 August 2024 8:56:09 PM

---

Submitted on Thu, 08/08/2024 - 20:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Justin

### **Last name**

Scott-Rogers

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

No

## **Info**

### **Email**

[REDACTED]

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

Kings Langley NSW 2147

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

I object to it

### **Submission**

Government, be it Local, State or Federal is responsible for working for the benefit of its existing population. We expect you to provide us with a quality of life that strives to exceed the status quo.

So why then are we subject to untold congestion, over subscribed facilities, inadequate services, tolled roads and forced growth primarily through immigration, when its obvious that our infrastructure could not cope with the population we had two decades ago.

An intelligent practice would be to encourage organic growth and plan by first building core road and rail networks well prior to a house brick being laid, yet we have countless satellite suburbs popping up all over the place before our existing congested road upgrades are even contemplated.

The works required to get what we have now upgraded to the point where the current population in the region is able to navigate efficiently, put our kids in school, get the services we need is going to take another 10 years at a minimum

Scorched earth development practices are stripping the land of riparian habitat, plant life, canopy coverage and all the hard surface area is creating heat sync zones and flood prone streets.

These new suburbs look ugly, they are hard to get in and out of and the sub cultural enclaves being created, housing new immigrants primarily, are a blight on an otherwise nice place to have grown up.

To not see a tree across a suburb of roof tops, to feel like a foreigner in the suburb you grew up in isn't pleasant, and like many of the people who also grew up in this region, we cant wait to get out of the place its become.

Why the race to grow so rapidly and so uncontrolled ?

Whats the goal ?

Stop this tsunami of growth across this region.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 8:54:04 PM

---

Submitted on Thu, 08/08/2024 - 20:53

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

**Please provide your view on the project**

I object to it

**Submission**

Appalling plan for an overpopulated area already lacking adequate infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:51:29 PM

---

Submitted on Thu, 08/08/2024 - 20:51

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

As a resident of Stanhope Gardens, this proposed change would have a detrimental effect on our suburb as well as surrounding suburbs. Our schools and roads are already at full capacity. I understand that the study on traffic congestion was carried out during the January school holidays whilst COVID was prevalent. If the study had occurred during a standard period of time, the effect on our roads would be apparent. The Metro alone will not solve this problem. Catching public transport is not always a feasible option. With no new schools planned, where are the additional residents expected to go to school? This area simply cannot cope with this proposal. It will turn a well planned area into absolute chaos.

Our local council have proposed other undeveloped areas where apartments can go, but the state government has rejected these proposals. Instead, you want to knock down perfectly fine houses in a nice neighbourhood. You want to bring down the value of properties in the area that are not part of the rezoned area.

Please go back to the drawing board, and leave this area the way it is.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:38:46 PM

---

Submitted on Thu, 08/08/2024 - 18:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Sen

**Last name**

Thangavel

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

BLACKTOWN

**Please provide your view on the project**

I support it

**Submission**

Hi,

I'd like to see the the transport demand management strategy considered and how this will be addressed. The current state of Old Windsor Road is not sufficient to maintain this additional load of roughly 19,000 additional residents.

If the development is to pursue forward, we will need see how Transport will be upgrading the Old Windsor Road, Samantha Riley Drive, and most importantly Norwest Boulevard. I note the upgrade to memorial avenue however. Norwest being the major business hub will be hit the hardest and the lack of upgrade to this road will cause more trouble as further residences move in. Has the developer considered land acquisition for the potential upgrades or discussed with TfNSW and/or Council on these strategies?

There are also no parks within the Bella Vista side of the proposed structure plan. With the mass highdensity infrastructure incoming, the lack of a major local park is evident. The open space is not sufficient for this. The developer has a fantastic opportunity to utilise parts of the developable area to create a monumental park that can be enjoyed by all and be a statement for the area, close to transport as well.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:42:03 PM

---

Submitted on Thu, 08/08/2024 - 20:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

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

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

The Hills district is already so overcrowded and roads and infrastructure are hugely lacking in support of the existing population let alone this ludicrous plan by the government!

If this goes ahead I will be leaving the district and other will in droves.  
You'll end up ruining the Hills and as it is it's been overrun by so many immigrants!!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 8:39:04 PM

---

Submitted on Thu, 08/08/2024 - 20:38

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**

2769

**Please provide your view on the project**

I object to it

**Submission**

The traffic is unbearable now

What will happen to this area after you destroy it further

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:38:42 PM

---

Submitted on Thu, 08/08/2024 - 20:38

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**

Glenwood

**Please provide your view on the project**

I am just providing comments

### **Submission**

I am a resident near the south west corner of proposed rezoning precinct at Glenwood, I see there are at least 2 critical transport bottlenecks in connecting Glenwood to Bella Vista crossing the busy old Windsor Road. Firstly, there needs to be better connected public transport service at the Southern end of the precinct (Meurants Ln) to the Metro station, the existing bus service 730 goes through heavy traffic on Norwest Blvd, a preferred alternative or addition could be making direct connection to the existing T-way on Meurants Ln then head North to Bella Vista, similar improvement can be made to bus service 663 heading South to Parramatta. Secondly, there is a need for passenger drop off and pick up to be created for easy access to the existing footbridge to avoid going over Old Windsor Road.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:32:48 PM

---

Submitted on Thu, 08/08/2024 - 20:32

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**

Bella Vista, 2153

**Please provide your view on the project**

I object to it

**Submission**

I do not support this plan/ project as traffic congestion in this area is already bad.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:29:42 PM

---

Submitted on Thu, 08/08/2024 - 20:29

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

There are no plans for additional schools, it's already bad that local children from the Kellyville Ridge area have to travel to Rouse Hill High school. The congestion around Perfection Ave and surrounding streets is at nightmare levels now, a 3 minute drive takes up to 20 minutes in peak hour. Limited parking at stations and pay parking does not encourage users on to public transport. Roads are already overcrowded, adding thousands of new properties will only make it worse. This proposal was developed during covid, traffic was much lighter then, this proposal does not address current traffic issues and delays in the Stanhope, Kellyville Ridge and Glenwood areas. Residents could be waiting years to sell their property and could end up getting less than a fair price. This whole proposal and process is a terrible idea. It appears that no one is listening to local residents.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:27:03 PM

---

Submitted on Thu, 08/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

### **Submission**

I do not think we have the infrastructure to support people who will move to the area after the new development. It will create traffic chaos, overcrowding of the metro and will burden the limited health facilities that we have 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:** Thursday, 8 August 2024 8:26:59 PM  
**Attachments:** [wendy-small\\_submission-tod-tier-1-bella-vista-and-kellyville.pdf](#)

---

Submitted on Thu, 08/08/2024 - 20:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission file**

[wendy-small\\_submission-tod-tier-1-bella-vista-and-kellyville.pdf](#) (700.33 KB)

**Submission**

Please see attached document.

Thank you.

Wendy Small

Bella Vista Resident

**I agree to the above statement**

Yes

8th August 2024

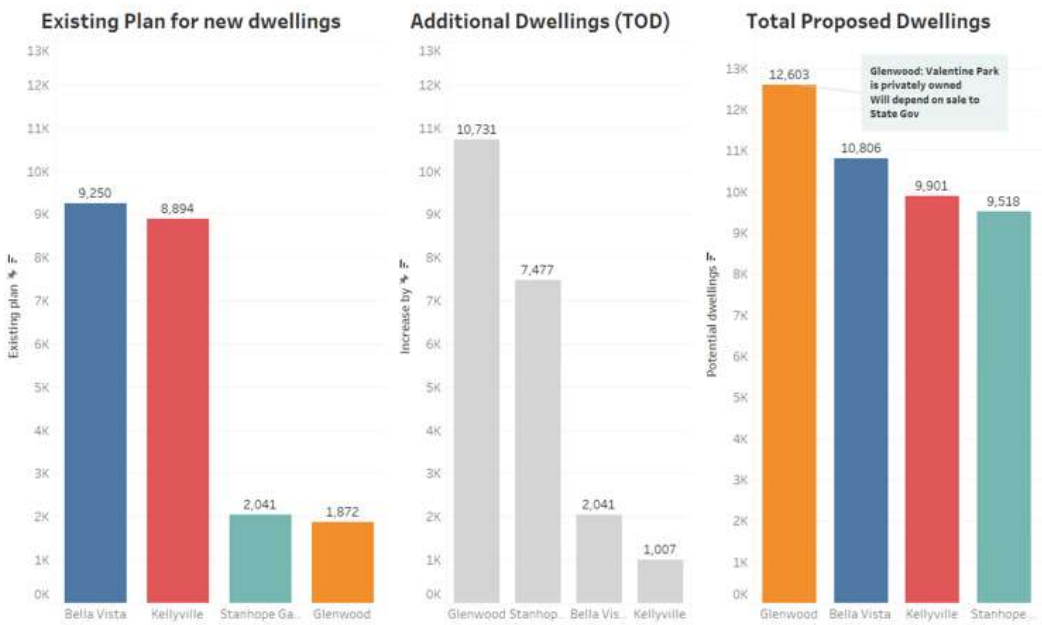
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

To whom it may concern,

**Re: Submission – Transport Oriented Development Program Tier 1 Bella Vista and Kellyville**

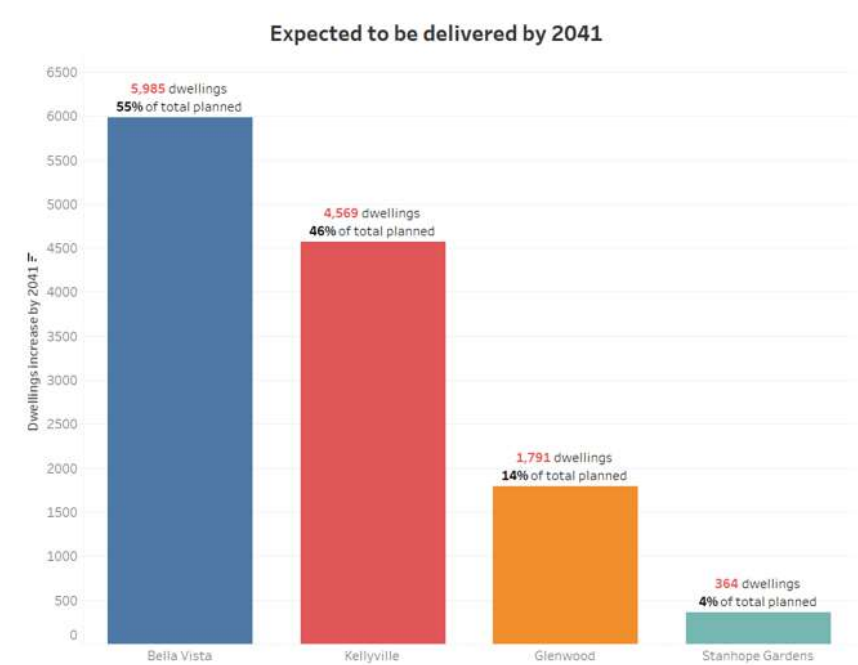
The housing crisis in Australia is a real problem impacting many families. NSW has a target of 377,000 new homes within 5 years. This is our share of the 1.2 million new housing development commitment by all states as part of the National Housing Accord. The Transport Oriented Development program (both Tier 1 and 2) have been put forward as a feasible solution to addressing this target.

Bella Vista and Kellyville have been categorised as part of the Tier 1 “Accelerated” program together with Glenwood and Stanhope Gardens. Below is a chart representing the incremental change.

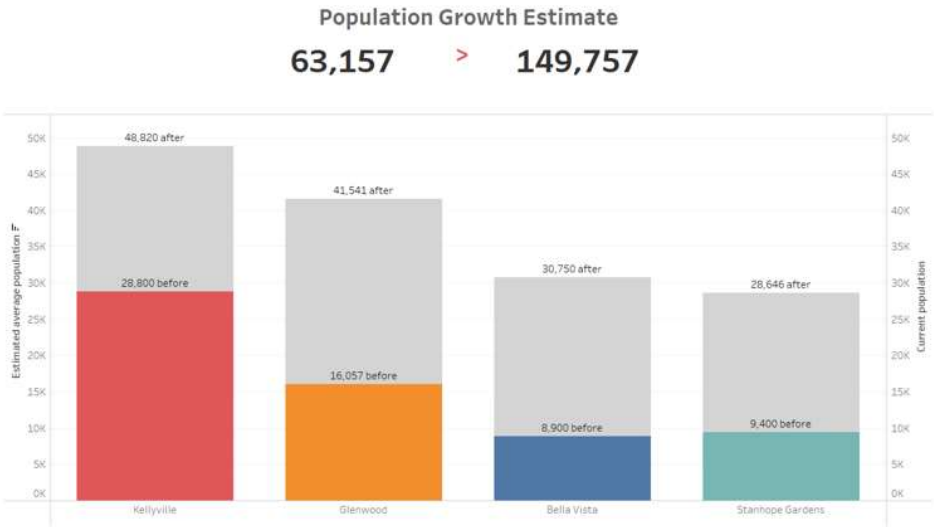




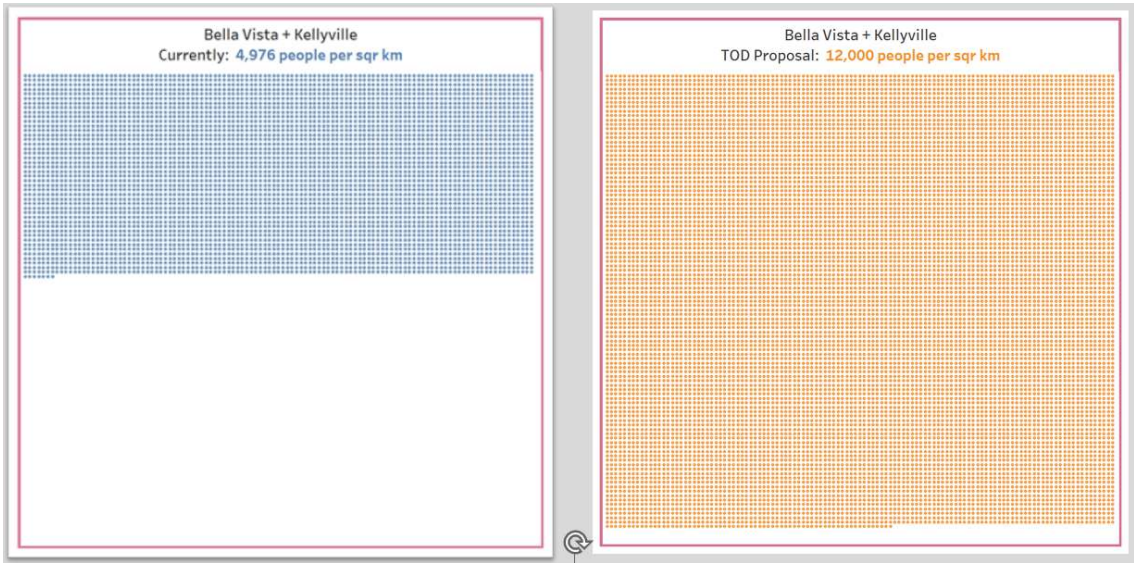
Based on the EIE document the following is what is expected to be delivered by 2041 – Bella Vista and Kellyville representing the lion share in the short to medium term.



Based on the population growth estimates presented at the online information session, below represents the total expected growth based on 100% development. There is no clear information at to the timeline for this.

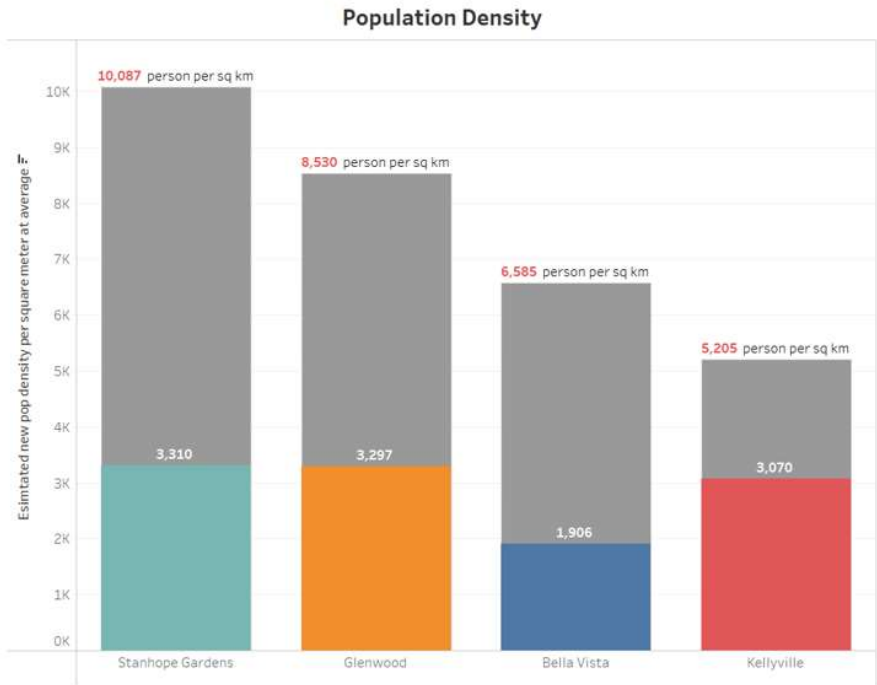


Following on from these estimates are the new population density numbers per square km. We would move from 4,976 per square km to **12,000 people per square km**



Another way of looking at this is to visualise 4,976 people in a room and then expecting another 7,024 people to fit comfortably. Another 141% people.

The density changes for Glenwood and Stanhope Gardens are even more alarming.



Despite this disproportionate increase in population, only \$520m has been allocated for “infrastructure”. This is **grossly** inadequate.

The NSW Government has **a duty of care** to support any planned increase in population with adequate infrastructure. Where is this plan and why has this not been supplied with the proposal for review?

In addition to the above, I present a list of arguments addressing why this proposal is flawed:

- 1) **Proliferation of High-Rise Apartments:** There were no high-rise apartments in Bella Vista in 2005. Today, at least 25 high-rise apartment blocks are either completed or under construction in Solent Circuit and Spurway Drive, with additional vacant sites approved for high-rise development. High-rise apartment blocks planned between Bella Vista and Kellyville Metro Stations will now face a dramatic height increase.
- 2) **Inadequate Infrastructure:** Existing roads and traffic infrastructure are already presenting limitations during peak times. This proposal will create grid lock and chaos on the roads will become the norm.
- 3) **Rezoning Concerns:** The proposed rezoning from R3 Medium Density Residential to R4 High Density Residential for land east of Elizabeth Macarthur Creek will permit the construction of apartments from 6 to 15 stories near R2 zoned low-density homes. This was never the plan for the area and is now part of the “accelerated” approach adopted by government.
- 4) **Need for Transition Zoning:** Objection to the proposed rezoning from R3 to R4 and a recommendation to retain the R3 zoning to allow a transition from R3 medium density dwellings to R2 low-density homes. This transition is crucial as these homes are already constructed and fully occupied by families.
- 5) **Consultant Findings:**  
*“A previous massing option for this site tested a 6-storey built form as baseline for the super lots, with more towers along the western and southern edges of the proposed super lots, adjacent to the riparian corridor. Good amenity outcomes solar access riparian corridor, and on communal open space were considered to be **difficult to achieve** on this site **for this tested level of density**”.*

A review should be requested to address these concerns  
(Source page 110: [https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-](https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/3+Urban+Design+Report.PDF)

[test/fapub\\_pdf/NSW+Planning+Portal+Documents/3+Urban+Design+Report.PDF](https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/3+Urban+Design+Report.PDF))

- 6) **Quota for Affordable Housing:** 3-8% or 1650 units will be included in the development. Affordable housing is defined as:

*"Affordable housing is rental housing for very low to moderate income households. It is open to a broader range of household incomes than social housing. Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties."*

<https://www.facs.nsw.gov.au/providers/housing/affordable/about/chapters/how-is-affordable-housing-different-to-social-housing>

Many questions arise as to the viability of affordable housing. For example:

- What measures will be taken to ensure that new residents integrate well into our community and that social cohesion is maintained?
- How will the aesthetic design of the affordable housing units blend with the existing neighbourhood character to preserve our community's look and feel?
- What plans are in place for the long-term maintenance of these affordable housing units, and how will they be funded?
- will this increase the risk of crime and impact the safety and wellbeing of existing residents? Residents should not be made to feel unsafe. How will govt address these real concerns?

- 7) **Infrastructure Improvements:** Emphasis on the need for better infrastructure:
  - a) including traffic management,
  - b) parking provisions – the proposal is expecting a car per household ratio of 1.4 when the current ratio is around 2.2. There is no evidence to support the assumption that new residents will favour public transport. ABS census data indicates that use of trains in Bella Vista has decreased overtime from 2011-2021 (despite the Metro opening in 2019)
  - c) cycle ways,
- 8) **Population Load Balancing:** Advocating for population load balancing with other areas along the Metro/train line.
- 9) **Utilization of Large Plot Areas:** Suggesting the utilization of large plot areas such as Parklea and Valentine Park to alleviate over-concentration on the side of Old Windsor Road.
- 10) **Population density:** As noted above, 12,000 people per square km is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be like Haymarket, Chippendale and Green Square.
- 11) **Schools:** there is already significant crowding in our public schools. Where is the plan to build high schools to support the exponential increase in demand for education in the area?

12) **Utilities constraints** - it would be essential to conduct comprehensive utility capacity studies and infrastructure planning before any rezoning is approved. This would ensure that all necessary upgrades are identified and planned for, mitigating the impact on current residents, and maintaining the quality of life in Bella Vista and all other precincts list in Tier 1 TOD Accelerated proposal. For example, where is evidence to support that the following risks have been mitigated?

a) **Water Supply:**

- i) **Capacity Issues:** Existing water supply infrastructure may not have the capacity to handle the increased demand from a higher population density.
- ii) **Pressure Problems:** High-rise buildings require higher water pressure, which might necessitate upgrades to existing water pumping and distribution systems.

b) **Sewage and Waste Management:**

- i) **Overloaded Systems:** Sewage systems could become overloaded, leading to potential overflow or backflow issues.
- ii) **Treatment Plant Capacity:** Waste treatment facilities may not have the capacity to process the additional waste generated by more residents.

c) **Electricity Supply:**

- i) **Grid Capacity:** The local electrical grid may not be capable of handling the increased load, leading to potential blackouts or the need for significant infrastructure upgrades.
- ii) **Distribution Issues:** Upgrading power lines and transformers to meet the higher demand from new high-rise buildings can be costly and time-consuming.

d) **Gas Supply:**

- i) **Infrastructure Upgrades:** Existing gas lines might need to be upgraded or replaced to ensure sufficient supply to a larger number of residential units.
- ii) **Pressure and Safety:** Ensuring that gas pressure is adequate and that safety standards are maintained can be challenging with higher density developments.

e) **Telecommunications:**

- i) **Network Congestion:** Increased demand for internet and phone services can lead to network congestion, requiring upgrades to existing infrastructure.
- ii) **Coverage Gaps:** High-rise buildings might create coverage gaps that need additional infrastructure like more cell towers or fibre optic lines.

f) **Stormwater Management:**

- i) **Drainage Issues:** High-density developments can lead to increased runoff, overwhelming existing drainage systems and causing flooding.

- ii) **Erosion Control:** More impervious surfaces can lead to erosion issues that need to be managed with upgraded stormwater infrastructure.
- g) **Waste Disposal:**
  - i) **Collection and Processing:** Increased waste generation requires more frequent collection and potentially new or expanded waste processing facilities.
  - ii) **Recycling and Green Waste:** Adequate facilities for recycling and green waste processing need to be ensured to handle the increased volume.

The TOD proposal has been rushed through in response to the housing crisis. We need a more even distribution of population growth to avoid the problems presented above. This requires robust planning and development of infrastructure **in advance** of housing development of this magnitude.

I urge the NSW Government to reconsider this proposal and conduct a thorough infrastructure plan in consultation with local councils and communities. I also request that the word "accelerated" be removed from any development proposal. Solving the housing crisis cannot be based on an "accelerated" plan. Addressing one problem at the expense of another is irresponsible and does not align with a democratic process.

Yours faithfully,



Bella Vista resident

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 8:25:14 PM

---

Submitted on Thu, 08/08/2024 - 20:24

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Casey

**Last name**

Hicks

**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**

To Whom it May Concern.

As a resident within the radius under review of the Kellyville and Bella Vista metro stations where rezoning and apartments have been proposed, we wish to express our concerns for your consideration as you move forward.

**Traffic Considerations:**

Suggesting that dwellings will be increased by 7,477 within the Stanhope area that was addressed during the consultation meeting will put significant pressure on traffic flow that is already stressed at the best of times and horrific during peak hour. We are fortunate in that our area, whilst within the zone, has not been identified for potential rezoning; however the additional cars that will be a result of the increased dwellings within the area will mean that turning out of Blacksmith Close onto Stanhope Parkway, particularly across

traffic toward Perfection Ave/away from Sunnyholt Road, will be more difficult and dangerous than it already is. Note that this provides residents with access to supermarkets, medical services, health clubs and eateries etc. it would be a significant time extension if residents needed to turn left (away from these services) instead of being able to turn right and directly to them – 20mins vs 5mins.

#### Services Considerations:

With an increase of 7k+ dwellings, this may bring family units of 4+ = 28,000 extra people to ensure we have adequate services for – considerations such as police, schooling, healthcare, public transport, safe pedestrian and cycleways, and public green spaces are all important yet don't feel as though they have been accounted for. In the consultation there was no clarity provided on all of these aspects which provides residents with no confidence of a successful change to our community. This has been a key failure of the new developments around Schofields and Marsden Park and has yet to be resolved.

#### Parking Considerations:

For users of the metro or bus services around Bella Vista and Kellyville stations, car parking is already full by 7:30/8:00am which doesn't bode well for potentially 7,477 cars to be needing to use these services. Furthermore, suitable street parking in nearby areas does not exist, meaning that patrons will need to find alternative means (for us personally, it is a 20minute walk to either Bella Vista or Kellyville station and there is not a bus route that can get us there).

#### Consultation Considerations:

As people who work in change management in various forms (people change and software change), we were quite disappointed in your attempt of consulting with the community. There was very little effort given to make the community feel valued – referring to houses as 'stock' is a great way to de-value people's homes, communities and lives that they have built - please consider being more mindful of your language when you 'consult' with others in the future. Only one of your presenters made an effort to remind listeners that the session was a consultation session, including taking into account any of the views that were being shared in the chat, all other panellists were speaking as though it was all a 'done deal'.

Please let us know should you wish to discuss further and thank you for considering our 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:** Thursday, 8 August 2024 8:19:52 PM

---

Submitted on Thu, 08/08/2024 - 20:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I strongly oppose we are already suffering due to heavy traffic from Stanhope garden,ponds,kelliville Ridge etc converging here on Glenwood Park drive for getting on to Okd Windsor road,M7 and Norwest.

Our parks are crowded,green area is shrinking on a great pace please spare us and don't proceed with this rezoning proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:16:44 PM

---

Submitted on Thu, 08/08/2024 - 20:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

### **Submission**

There is not enough infrastructure to support such developments- where are the new schools , wider roads hospitals etc how will this 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:** Thursday, 8 August 2024 6:37:52 PM

---

Submitted on Thu, 08/08/2024 - 18:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

barbel

**Last name**

winter

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Newcastle

**Please provide your view on the project**

I object to it

**Submission**

the labor government promised up to 15% social/affordable housing in all Tier 1 ToDs  
this allocation here is way too low  
and not worthy of a Labor 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:** Thursday, 8 August 2024 8:15:30 PM

---

Submitted on Thu, 08/08/2024 - 20:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### **Submission**

I don't want this place to be overcrowded already leaving Glenwood is challenging it takes over 20min to cross Glenwood Park drive and Meurants lane during morning rush,buses for parramatta and city are overcrowded no seats, any more residents will ruin the quality of life of current residents it is not fair.

Money is not an incentive to compromise peaceful living,please don't support expansion of concrete jungle to Glenwood after evading nearby suburbs leave us 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:** Thursday, 8 August 2024 8:07:51 PM

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Submitted on Thu, 08/08/2024 - 20:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

STANHOPE GARDENS

**Please provide your view on the project**

I object to it

### **Submission**

Stanhope Gardens is a lovely and well planned neighbourhood with a prestige outlook. Putting high rises will make this area less desirable for those looking to stay in a quiet and nature rich place. It will take away the glamour of Newbury estate. The traffic congestion during peak hours will increase as well as noise which will affect remaining residence. I feel this area should be left out of the rezoning scope.

Thanks

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 8:05:29 PM

---

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

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I support it

**Submission**

I support the change

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:55:27 PM

---

Submitted on Thu, 08/08/2024 - 19:55

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Kirsten

**Last name**

BREWER

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge 2155

**Please provide your view on the project**

I object to it

**Submission**

Thank you for the opportunity to submit an objection.

I am highly concerned about the increased number of dwellings with no increased infrastructure on this side of Old Windsor Road.

The proposed number of dwellings is going to put so much pressure on an already very busy area and make a significant decrease on our family's quality of life.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:53:05 PM

---

Submitted on Thu, 08/08/2024 - 19:52

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**

Round Corner

**Please provide your view on the project**

I am just providing comments

### Submission

All we hear is the local council and mayor complaining about extra development. Our kids need somewhere to live when they start a family, we cannot develop any further East, we need to develop near transport infrastructure to alleviate congestion and the north west is an obviously well located option.

I feel that the current Hills Shire Council 20-year vision requires better planning and requires a review to take into account much better opportunities that are present for the rapid increases in population to alleviate the lack of quality housing supply. The plan lacks the housing options required close to the current transport and infrastructure hubs.

The state government has spent billions of dollars on the North West Metro. This year this train line will go directly into the city.



Castle Hill has a Metro station that is well serviced by a new bus interchange.

Castle Hill has large amounts of 5 acre lots within 5 to 10 minutes in the areas of Glenhaven, Dural and Kenthurst. With an increase to the existing bus services in these areas to the Castle Hill bus interchange it provides very good transport options to access the North West Castle Hill Metro station.

The focus in these areas seems only to put some high-density unit blocks near Metro stations. Not every one wants to live in a high-rise unit.

If the areas in Glenhaven, Dural and Kenthurst were opened up to housing that was stand alone on standard size blocks and town houses and duplexes it would give the current residents that are currently living in Castle Hill and surrounding areas in large 4- and 5-bedroom homes that are now empty nesters options nearby to relocate, enabling young family's that need the larger homes more opportunities for their housing needs.

The Hills Shire Council 20-year vision seems to miss this big opportunity for development so close to the Castle Hill North West Metro infrastructure and is intent on pushing the population out further and further towards Windsor where there is a lack of or no transport options and the traffic already grid locked.

The 20 year plan was set in stone in 2016 and has not a trigger for a review, a lot has changed since 2016 and a lot will change before 2036, the plan really needs to be re visited.

Can you please advise your views on this.

Many thanks



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:43:31 PM

---

Submitted on Thu, 08/08/2024 - 19:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Hi,

I object to this plan, as the infrastructure upgrades such as Old Windsor road, schools, additional medical services is missing from this plan. We need to look holistically and not just make money for Builders. STOP

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:43:22 PM

---

Submitted on Thu, 08/08/2024 - 19:43

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I object to it

### Submission

I am a home owner in the proposed BV17 area of Glenwood.

I have concerns about the following points.

1. Traffic. There is already difficulty with Greenhill drive onto the Norwest extension and then back into Glenwood currently. This would definitely be worse with extra housing.
2. Schools. Caddies Creek PS is already 400 students over capacity. Another school at Norwest would have to cross Old Windsor Rd at peak times.
3. Value of our home. If this goes ahead we may not be able to sell to ordinary buyers, only developers. This might mean we could not sell at a time that was convenient for us or at a price that is similar to the rest of Glenwood.
4. Rates. We have been advised that our council rates may go up. This would be for no extra benefit for us. We would not get an increased selling price.
5. What protections do we have as home owners if developers start buying homes in our street? Do they have to buy every home or can they leave single homes surrounded by new

high rise apartments?

6. Timelines. Even now with a proposed change of classification, this may affect our house prices. If it goes ahead, we will be affected by the developers timelines which may be 5 to 10 years or longer to purchase homes , given the current state of the building industry. This will be a significant period of uncertainty for all BV17 home owners and have significant impact on our planning for our future.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:38:31 PM

---

Submitted on Thu, 08/08/2024 - 19:38

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

This will only further impact traffic and there is not enough schools to support a greater 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:** Thursday, 8 August 2024 7:32:02 PM  
**Attachments:** [8-august-2024---minister-paul-scully---submission---tods---teresa-brierley.pdf](#)

---

Submitted on Thu, 08/08/2024 - 19:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

SPEERS POINT 2284

**Please provide your view on the project**

I am just providing comments

**Submission file**

[8-august-2024---minister-paul-scully---submission---tods---teresa-brierley.pdf](#) (48.96 KB)

**Submission**

I have uploaded a file which outlines my submission for consideration to be given to providing a higher percentage of affordable housing in the TOD's.

**I agree to the above statement**

Yes

**8 August 2024**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]@gmail.com  
[REDACTED]

The Hon. Paul Scully  
Member for Wollongong  
Minister for Planning and Public Spaces

Dear Mr. Scully,

Thank you for progressing the proposed Transport Oriented Developments (TOD) for NSW across the initial six influential sites in Sydney.

I have read and applaud the proposals for Hornsby, Macquarie Park, Bellavista and Kellyville, Bankstown, Crows Nest and Homebush. Having just spent time at a Conference in Brisbane City I was impressed by the number of apartment-living options, with good availability to the city precinct and modes of transport. As well as during the day, the city was a hub of activity in the mornings and evenings.

I note the total number of dwellings across these six locations is estimated to be 62,155. However, the proposed number of affordable housing at the lower end would only be 2,835 or 6,190 at the higher proposed end.

You will note that I live in the Hunter and am concerned that this lower end of providing affordable housing in the Sydney roll out of TOD's will also be applied to the nine "Tier 2" stations in the Hunter. We in the Hunter need at least 15% affordable housing options in our roll out.

I believe there needs to be an increase in the percentage of affordable housing provided in this much needed initiative. Could you and your department please consider raising the affordable housing allocation to 15% for these developments?

As a member of the Catholic Church and the Hunter Community Alliance, I am very aware of the cost-of-living pressures faced by many who live in the Hunter and the prohibitive cost of housing for many. Affordable Housing would allow many who provide essential services to those living in the Hunter and particularly those who work in the Newcastle and Lake Macquarie areas an affordable place to call home. As part of the Hunter Community Alliance, I have heard many stories from people who are unable to afford to rent and certainly are unable to buy a home. The situation is quite desperate.

As you know, essential to these developments is the provision of green space, community facilities and services. While I was in Brisbane, I did not need to use my car once and could walk to the Brisbane Convention Centre, shops, Southbank, church and restaurants. This is good for our health, the environment and well-being.

I believe the intention is for people to be able to afford to live, work and socialize locally.

I ask that you please consider an increase in the proposed percentage provision of affordable housing in the "Tier 1" Transport Oriented Developments. I believe this outcome would then have a flow-on effect to the provision of the "Tier 2" TOD's in the Hunter. I also think that these affordable housing options need to be in perpetuity.

Having a village feel to these proposed developments is achievable with good planning. Increasing the affordable housing component of these developments would provide a greater diversity of people who would have access to these housing changes.

Thank you for considering my request.

[REDACTED]

[REDACTED]



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:25:38 PM

---

Submitted on Thu, 08/08/2024 - 19:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Damien

### **Last name**

Viviani

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

No

## **Info**

### **Email**

[REDACTED]

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

2155

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

I object to it

### **Submission**

The traffic around the area is already unbearable . Shopping centres are over run. Not a single parking spot at the station by 7.30am every single day - where will these people park everyday once they come home ? This part of the world is at breaking point don't push it over the edge. Come and spend time in peak hour and on the weekend and see for yourself. This cannot go ahead !!!!!!!

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:34:06 PM  
**Attachments:** [feedback-or-comments-to-the-exhibition.pdf](#)

---

Submitted on Thu, 08/08/2024 - 18:33

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

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

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

Glenwood, 2768

**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 letter. Thanks.

**I agree to the above statement**

Yes

## State Led TOD for Accelerated Precincts

7<sup>th</sup> August 2024

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

Dear Planning officer,

I am contacting you as a member of the Bella Vista 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 Kellyville and Bella Vista. 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.

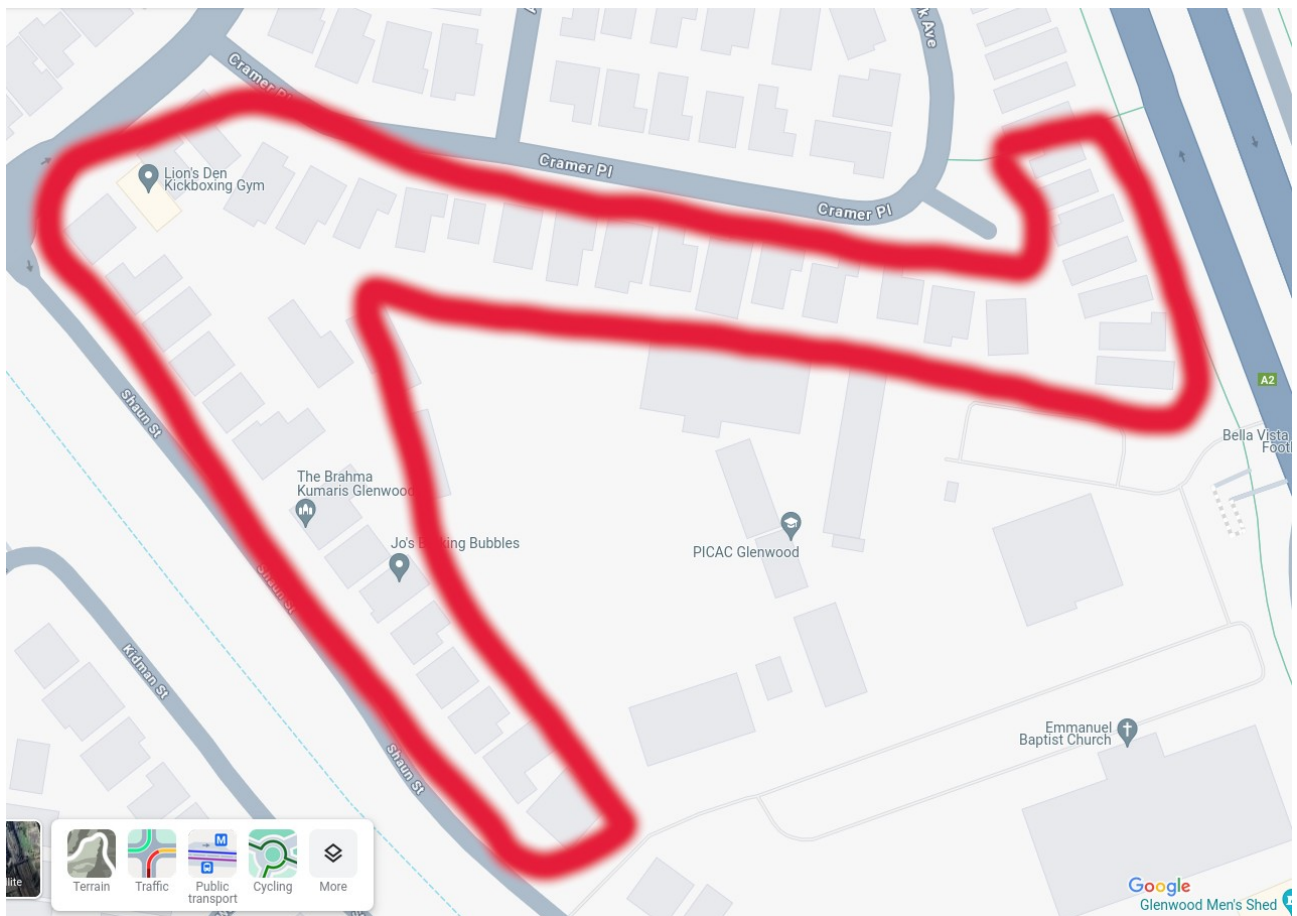
The area I wish to address is BV18b, within Bella Vista precinct, and my suggestion is to extend the boundaries of this area to the north-east.

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 Bella Vista 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 minimal 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 Transit way 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:** Thursday, 8 August 2024 7:22:05 PM

---

Submitted on Thu, 08/08/2024 - 19:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood

**Please provide your view on the project**

I object to it

**Submission**

No extra development..

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:19:34 PM

---

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

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**

Hi There,

I strongly oppose the proposed rezoning of Glenwood. Building a large high-density area without proper facilities will degrade our quality of life and increase crime rates.

The proposal to develop all facilities in Kellyville and Bella Vista while turning Glenwood into a high-density zone without adequate infrastructure is unfair. Glenwood needs the following to ensure it remains livable:

Greenery comparable to Bella Vista.

Increased public transport, including more bus stops, higher frequency, and ideally a free shuttle to the Metro.

Essential facilities like parks, supermarkets, restaurants, and schools to support the

population.

Inclusion of the non-Caddie Creek area in the Bella Vista Public School zone to provide quality education access for all children in Glenwood.

If these elements are included, our community could accept higher density. Otherwise, the current proposal should be reconsidered.

Thank you for considering these critical concerns.

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:** Thursday, 8 August 2024 7:17:03 PM

---

Submitted on Thu, 08/08/2024 - 19:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I support it

**Submission**

Support the rezoning of the land near 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:** Thursday, 8 August 2024 7:13:27 PM

---

Submitted on Thu, 08/08/2024 - 19:13

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768 glenwood

**Please provide your view on the project**

I support it

### Submission

I believe this is a great plan for glenwood given the close proximity to the metro and is needed even though there are so many rejecting the plan. I have been in Glenwood since the beginning and that's 24 years.

I support this but also believe that the high density areas should be lifted to 20-25 levels and not 8-10 in the glenwood area.

I think people need to understand that it is needed here. The biggest issue I can see is the traffic we are already experiencing.

I'm sure you would need to address this as this is what all residents are arguing about.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 7:13:13 PM  
**Attachments:** [state-led-rezoning-proposal-29-may-24---jim-twelves.docx](#)

---

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

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

James

### **Last name**

Twelves

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

No

## **Info**

### **Email**

[REDACTED]

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

Kellyville 2155

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

I object to it

### **Submission file**

[state-led-rezoning-proposal-29-may-24---jim-twelves.docx](#) (21 KB)

### **Submission**

Please review my submission file attached - State LED Rezoning Proposal 29 May 2024 - Jim Twelves.

Thank you for the opportunity, I object to the proposal.

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

Yes

## **State – LED Rezoning – Kellyville & Bella Vista**

**Prepared for: Department of Planning, Housing and Infrastructure (DPHI)**

**Date: May 29, 2024**

Thank you for taking this submission. I have lived in Kellyville with my wife since 2012. I live in Balmoral Rd, Zone BV6, which is slated for 'no change'. Therefore, arguably I have no personal axe to grind.

I am strongly opposed to this proposal to rezone parts of my home community which I have grown to love.

### **1. General Comments on the Transport Oriented Development (TOD)**

- 1.1 **I welcome the invitation for feedback.** From memory, it is the first time I have been made aware of an invitation to submit on these TODs. All previous invitations have been for very specific small scale DA applications, the size of a block. Where has the idea for the TOD come from? When have citizens, either federally, state or local, been asked to have a say on the ideology of a TOD? I think never!
- 1.2 This development is almost exclusively an NSW State initiative. **I have studied town planning in many countries and my experience is that purely state initiatives fail.** State and private initiatives succeed.
- 1.3 **The TOD combines retail/commercial land use and residential.** All well and good, but the nature of the commercial is not explored. Why assume that the commercial land use will fit within the narrow confines of streets restricted by the transport hubs for pedestrians? Has the state considered the need for a variety of commercial development to attract investment? I see the potential of this proposal as very restrictive to white collar jobs only, so there will be a huge need for the mass of the population housed here to get work elsewhere.
- 1.4 The previous studies 2013 and 2017 seem 'modest'. **I propose that this 2024 be rejected outright and the state retain the 2017 plan.**
- 1.5 **I could not see any demographic modelling.** Who do you imagine will be the new residents? Where will they come from? Will ethnic and religious groups integrate? What consideration has been given to the societal needs, for example, if the majority are Chinese? There is no way that you can assume they will want a purely secular western lifestyle. I suggest planners should work with ethnic group leaders as Australian Multiculturalism cannot be said to have been a success.
- 1.6 **Has the Australian public been asked what level of immigration we want, and can support?** I suggest we have not, and we are at capacity right now. This development may well be predicated on a continuous inflow of immigrants pushing house prices out of reach of most Australians, so these two new towns would only be filled if mass migration were to continue.
- 1.7 **If I were a developer, I would want to be assured that my 30-stories high towers would be filled!** I don't think you can do that.

A huge amount of work has been done on this proposal, it is most impressive and very easy to follow. I would only wish that more effective consultation could have been done first.

### **2. Specific Feedback on the State – LED Rezoning – Kellyville & Bella Vista**

- 2.1 **I think jargon should be avoided.** There is a phrase used often, ‘preferred built form outcome’. What does this mean? (page 8).
- 2.2 **Lack of Connectivity to Sydney and Beyond.** The whole proposal has little emphasis on connection to North Sydney, Sydney CBD and Parramatta. Also, there is no reference to access to the new Western Sydney Airport. The proposal only really works if residents do not leave Kellyville and Bella Vista!
- 2.3 **Parking at Bella Vista and Kellyville is already at capacity.** This proposal will only work if all 47,800 new homes have no car and are reliant totally, for their whole life, on walking, cycling, and public transport. This would mean that these 30-story high residential properties should be built without any resident parking facilities.
- 2.4 **The main roads (and the feeder roads) are at capacity** Any future growth will demand that at least, Old Windsor Road be turned into a six-lane highway at minimum.
- 2.5 **15 Minute Cities.** The whole proposal is based on this assumption. This has not been put to an election and what is more, is it what ‘*we want, and is what is good for us our children and our grandchildren?*’ This is straight out of the World Economic Forum (WEF) and should be opposed most strenuously by all Australians. Australia is a huge continent and for societal cohesion, population should be encouraged to spread beyond the cities and develop regional centres out as far as Bourke (page 23).
- 2.6 **Lack of Green Space.** The development of 47,800 new homes over 15 years is monumental! There is very little consideration given to green space and a likely huge impact in urban heat island effect. This is a recipe for societal unrest. There is barely enough open space for the current residential density in 2024 (page 24).
- 2.7 **Kellyville up to 30 stories x three, and Bella Vista up to 15 stories x three.** This is a plan to develop two contiguous *ethnic ghettos*, with nothing in common with the surrounding suburbs. There is no way that the character of the current Kellyville and Bella Vista will be retained. These suburbs are likely to become no-go zones in 15 years. A nightmare for social services and law enforcement agencies. Only those with money will be able to escape to the country.

## Conclusion

This is a magnificently developed proposal. I cannot imagine the cost! However, as we live in a democratic advanced western civilisation, I would have hoped, there could have been evidence of consultation and collaboration with the local community, potential capital investors and industrialists.

Sadly, it seems to me that your invitation for feedback is merely window-dressing, and your 15 Minute Cities will go ahead anyway.

Dr Jim Twelves  
8 August 2024

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:09:48 PM

---

Submitted on Thu, 08/08/2024 - 19:09

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

My wife and I object strongly to this proposal for the following reasons:

- \* the time given for consideration is pathetically short and absolutely unreasonable
- \* there is general confusion and fear generated by this, even after attempts to explain intentions
- \* it is clear that there is no way near enough planning for extra road and traffic provision, large enough hospitals, schools which are already stretched even before adding the multiple thousands of new people
- \* people aren't sure where this will leave them with regards to reselling their homes, many of whom have only just moved in to Glenwood or have just rebuilt.

[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:** Thursday, 8 August 2024 7:07:45 PM

---

Submitted on Thu, 08/08/2024 - 19:07

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Caroline

**Last name**

Fitzgerald

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Kellyville

**Please provide your view on the project**

I object to it

**Submission**

I object to increasing the density of these development areas unless the follow measures are made prior to development:

Significant upgrade of an old Windsor road with underpasses at all intersections to keep traffic's moving.

high rise parking at all metro stations to meet commuter demand

Significant upgrade to plans for Rouse Hill Hoapital to accomodate new population from Box Hill to Bella Vista

Acquisition of Parkea markets site to create leisure and recreation facilities for the area

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:06:32 PM

---

Submitted on Thu, 08/08/2024 - 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**

North Kellyville 2155

**Please provide your view on the project**

I object to it

### Submission

This is a ridiculous proposal.

The infrastructure currently as of August 2024 isn't sufficient for the current population let alone a substantial increase which has been proposed.

Council and the planning department need to provide sufficient infrastructure before attempting to increase the population.

There isn't even a hospital in the area and the schools are already over populated as they have to install demountables at an alarming rate to keep up with the current population.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:00:06 PM

---

Submitted on Thu, 08/08/2024 - 18:59

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**

BELLA VISTA 2153

**Please provide your view on the project**

I object to it

**Submission**

I do not support the project as the infrastructure does not 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:** Thursday, 8 August 2024 6:52:34 PM

---

Submitted on Thu, 08/08/2024 - 18:52

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Neil

**Last name**

Sammons

**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**

NOOOOOOOOO!!!

There is nowhere near the infrastructure necessary to support current traffic. Windsor Rd needs at least 4 lanes all the way through. As much as government buries their head in the sand & wants a car less society, you're simply not putting any investment in to it. This imbecilic idea I've seen!!!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:40:00 PM

---

Submitted on Thu, 08/08/2024 - 15:39

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission**

We don't want it, it will affect traffic making it worse and make the area more dangerous

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:31:55 PM

---

Submitted on Thu, 08/08/2024 - 18:31

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**

2768

**Please provide your view on the project**

I object to it

**Submission**

Against any force sale of my property and will deeply concern if this is allowed to happen  
I repeat deeply concern.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:49:41 PM

---

Submitted on Thu, 08/08/2024 - 18:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

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

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I am just providing comments

### **Submission**

It is very important to also ensure the surrounding infrastructure in the affected suburbs is also upgraded so as to not cause undue stress on already congested roads. Windsor Road, Green Road, Showground Road are just some of the roads that are already extremely congested during peak traffic times. Exacerbating this is the fact that the Hills area is a very car-centric suburb, given, until the recent introduction of the metro, there were not many efficient public transport options for getting around.

It is also important to ensure that schools, public spaces, shopping centres and other common areas are adequately prepared (including construction of new facilities where required). I look at places like Wentworth Point and Rhodes and can see that it is very overcrowded. For example, Castle Towers, on a weekend, is already very busy and it takes a really long time to both enter and exit the shopping centre.

As a new resident of Kellyville, I made the decision to buy a house there due to the family friendly and relaxed nature of the suburb. I fear that the rezoning, if poorly executed, would negatively impact the liveability of the suburb.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:24:42 PM

---

Submitted on Thu, 08/08/2024 - 18:24

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 Parramatta

**Please provide your view on the project**

I object to it

### **Submission**

I appreciate this opportunity to submit my thoughts on the Kellyville and Bella Vista rezoning proposal

I am a resident of North Parramatta, being born at Westmead hospital, I have lived in Australia my entire life and seen the opportunities this county can provide. I work in the portable air conditioning business. My role consists of maintaining, delivering and installing cooling systems for banks, police stations etc. As my skills are transferable to other companies, this allows me to work in different areas of greater Sydney. The only issue I encounter is that there is not enough affordable housing for these areas.

I believe that affordable housing set in perpetuity is an important thing to maintain. Another thing is that there should be no range for affordable housing, the highest percentage of 10% should be met.

Thanks for your considerations.

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:21:05 PM

---

Submitted on Thu, 08/08/2024 - 18:20

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**

2769

**Please provide your view on the project**

I object to it

### **Submission**

There is already congestion in the area with recent developments.

There is no plans to minimise traffic congestion.

Theft and stealing is on the rise and Police is unable to cope with the vast jurisdictions.

Hospitals are always at peak and emergency is a long wait game.

Local amenities and council facilities are always at max capacity and unable to provide services in time.

Public transport is a chaos. Busses are inadequate and do not service a wide span of the suburbs.

No local train station and Metro does not cover service to most of the city and CBD area.

Inadequate parking facilities at the Metro parking stations

Environment is not sustainable with less and less green space.

Large and compact buildings already block the little sunshine we can find.

There are many more reasons...

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:13:38 AM

---

Submitted on Thu, 08/08/2024 - 10:13

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Denise

**Last name**

Bramhall

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

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Roads and school are already at capacity in the Stanhope area - madness to even consider this as a viable option

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:20:03 PM

---

Submitted on Thu, 08/08/2024 - 18:19

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 2768

**Please provide your view on the project**

I object to it

### **Submission**

The Kellyville and Bella Vista rezoning proposal should be rejected immediately. It is my opinion that the proposal boundaries have not been defined properly and nor has it been planned logically as relating to Glenwood. With a misleading heading on the proposal which has Kellyville and Bella Vista only, the majority of Glenwood residents are not even aware Glenwood is included. Communication and information has been extremely poor.

Why Glenwood has been included is a big question mark. There is no vacant land in Glenwood for high density or high rise buildings. What this means is that existing homes will need to be purchased and demolished to build high rise apartments. In other words, existing homeowners will be either forced to or pressured to sell and move. And in this climate of housing shortages, this will be a nightmare scenario for those moving and even a worse situation for those staying.

But I understand the need for more housing. But it should be done in a considered and responsible manner. And rather than the governments unreasonable and unplanned proposal to put 10,000 homes in a very small area in Glenwood, the Blacktown Council should be given the responsibility to add homes without impacting the existing homes and residents. This I feel is the correct approach for 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:** Thursday, 8 August 2024 6:19:30 PM

---

Submitted on Thu, 08/08/2024 - 18:19

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 2768

**Please provide your view on the project**

I object to it

### **Submission**

Our beautiful community of Glenwood can not cope with the proposed number of dwellings and residents under this project. Our roads are already clogged, the traffic getting in and out of Glenwood is bad as it is, as is the traffic already on old Windsor and sunnyholt road. The schools in Glenwood are already full, our shopping centre inadequate. I don't live in the rezoning precinct, but 1 street across the other side of Glenwood park drive. I don't want to look out my home windows to see apartments. My rates and property value will be affected as will our quality of life in our quiet suburb. Please rethink this proposal. Our area is wrong for 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:** Thursday, 8 August 2024 6:17:32 PM

---

Submitted on Thu, 08/08/2024 - 18:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2767

**Please provide your view on the project**

I am just providing comments

### **Submission**

As a long term resident, there are critically important aspects that the planning team must know prior to any changes in rezoning:

- both local and non-local (cut-through and out-of-area) traffic is currently beyond capacity. It extends well outside peak periods and into weekends. This includes Perfection Ave, Old Windsor Rd and Sunnyholt Rd. Adding thousands of additional residents to existing roadways is not only ambitious but unrealistic. This proves problematic not just for normal traffic but emergency services.

- as a long term committee member, proactive engagement with affected communities must be made, at both regular and Annual General Meetings. This will give you increased access with key stakeholders and local residents

- property developer and builder diversity. In recent years, Blacktown City Council has been inundated with development by the Bathla group, more so than any other developer/builder. While their quality has been called into question, I don't think it's fair for any company to be a dominant builder in one LGA. There needs to be a cap (eg 10%) limit on the number of properties developed by one single provider in a suburb/LGA.

- property owner compensation. Any change leading to a property sale due to rezoning should see compensation to owners. Property values have declined as a result of uncertainty in rezoning. In addition, we have already invested into our home through use of solar and a battery with a view of long term savings, which will now be lost should our tenure be reduced.

- metro regularity. Much of the rationale for rezoning is driven by the metro, yet it holds around half the capacity of heavy-rail suburban trains (and with similar frequency in peak times) yet the metro drops to one every 10 minutes for the majority of the day and night, with services ceasing overnight. It is already at capacity during peak periods and not yet in a position to cater for even more commuters

- missing core infrastructure. A lack of schools (some local schools are at 200% capacity), no hospital (nearest public hospital is close to 20 minutes drive in no traffic), telecommunication and internet that already hits periods of sub-standard connectivity (including NBN dropouts) also require attention

- environmental. This area boasts magnificent green spaces, ponds, bike paths and walkways with beautiful fauna including turtles, frogs, ducks, geese and a large variety of birds (lorikeets, butcher birds, kookaburras, magpies, cockatoos and galahs). What impact studies have been done on the potential damage that changes in multi-rise residential dwellings will have to this sought-after area?

This area is well loved by residents and it's likely only a property sale well above market rates will see any chance of residents selling out

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:15:16 PM  
**Attachments:** [bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)

---

Submitted on Thu, 08/08/2024 - 18:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sandeep

### **Last name**

Chandra

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

No

## **Info**

### **Email**

[REDACTED]

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

Kellyville

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

I support it

### **Submission file**

[bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)  
(1.79 MB)

### **Submission**

I write to you as a resident of and on behalf of residents group constituted of landowners from [REDACTED], Kellyville, in response to invitation for comment on the Department's rezoning proposal for the accelerated precinct of Kellyville under the TOD Program.

I hereby attach my Submission in support of rezoning of our site to R4.

I also make reference to our earlier Submission to the Department earlier - Architectus

Report on Kellyville Station Precinct Proposal, 2019  
[s3.ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/213850/Macquarie Ave & Bridget Pl supplementary submission.pdf]

Thanks



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:13:10 PM

---

Submitted on Thu, 08/08/2024 - 18:12

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**

Stanhope gardens 2768

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

I object to it

### **Submission**

This proposed rezoning and development of high rise towers will see an increase in population density not commensurate with the the social infrastructure. Traffic, security, green canopy, pollution, parking, parks will all be negatively impacted.

Please be kind to the current residents. Such developments should be scheduled in areas which are newly being set up.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 6:12:50 PM

---

Submitted on Thu, 08/08/2024 - 18:12

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**

With no added infrastructure to support the people living in the 10k homes in Glenwood and 7.5K additional homes in Stanhope gardens, it is a completely senseless. There are no plans to add new schools, have better and faster healthcare capabilities. This plan will make these suburbs a place where no one wants to raise a family. I completely object the proposal until we have more schools, day cares, healthcare facilities, better connections with public transport, parks and open public spaces are delivered in these suburbs.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:37:00 PM

---

Submitted on Thu, 08/08/2024 - 15:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush West, 2140

**Please provide your view on the project**

I object to it

### **Submission**

: I work in international airport and live in Flemington. I have seen my close friends being unemployed and losing the job opportunities because of renting crisis and transport issue. I want affordable housing for the great environment, and affordable renting and the range should be 8%, however 15% is the best range .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:11:44 PM  
**Attachments:** [bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)

---

Submitted on Thu, 08/08/2024 - 18:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Prabha

### **Last name**

Vannitamby

### **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 support it

### **Submission file**

[bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)

(1.79 MB)

### **Submission**

Please refer to my attachment. Thanks.

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

Yes

Attention:

7 August 2024

*Nicola O' Brien*

**Director, Planning Team - Kellyville & Bella Vista, (TOD Program)**

Department of Planning, Housing and Infrastructure

NSW Government

Sydney

Re: Public Consultation of the **Kellyville / Bella Vista TOD Rezoning Proposal**

Dear Planning Director,

We are writing as a group of residents and landowners within the **Kellyville Station Precinct** in order to provide feedback on the recent planning document on your website.<sup>1</sup>

At the outset, we would like to thank you for the opportunity afforded to us to review the documentation, including the Explanation of Intended Effects ('EIE') in relation to the Kellyville and Bella Vista Transport Oriented Development ('TOD') rezoning proposal.

We begin our current Submission with presenting our Proposal and laying down the relevance of our site vis-à-vis the TOD for Kellyville Station Precinct. We proceed to outline our proposal's merits and how it aligns with the Government's National Housing Accord, concluding with a brief on progress of early steps towards realising our current proposal.

### **Our Proposal**

1. **Our Proposal and Documentation:** Our rezoning proposal, presented and prepared by Architectus, outlines a comprehensive plan for the Kellyville

---

<sup>1</sup> NSW Government, *Kellyville and Bella Vista TOD Rezoning* (Web Page, 2024) <  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>>.

Station Precinct (**enclosed** and hereafter referred to as 'Annexure A').<sup>2</sup> Our proposal adheres to the strategic planning principles of high-density and mixed-use development near transport hubs. Further, it aligns with State Government's broad objectives to develop and rezone to R4 High Density Residential to enable the development of more homes to maximise benefits from transport infrastructure.

2. **Proximity to Transport:** Our site is within the predefined distance of less than **400 metres to Kellyville station**, meeting the criteria for a priority location. The proximity to the station supports the rationale for higher density and mixed-use development, facilitating transit-oriented development.
3. **Supporting Infrastructure:** The necessary infrastructure to support increased density and mixed-use development is already in place in our precinct, specifically roads, public transport, and utilities. Roads and infrastructure enhancements, identified as 1, 3 and 6 in the Traffic Report<sup>3</sup>, would support seamless traffic movement around the Kellyville Precinct, especially in circumstances of increased traffic volumes.<sup>4</sup>
4. **State Government's Intent and Changes:** The State Government's explanation regarding the intended effects of the rezoning changes underscores the importance of aligning planning decisions with strategic growth objectives. Our proposal fits perfectly within these objectives, promoting mixed-use developments that enhance liveability and economic activity.

---

<sup>2</sup> Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016); Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017) ('Annexure A').

<sup>3</sup> Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').

<sup>4</sup> Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').



5. **Aligns with NW Rail Corridor Strategy:** Our Proposal was also submitted in 2017 response to the invite for Public Comment on the Sydney Metro Northwest Rail Corridor Strategy, in 2017.<sup>5</sup>

### Our Site



#### 1. **Our Site is within 400 metres of Kellyville Metro Station**

- Our site begins **within 400 metres of Kellyville Metro Station**. It is bound by Samantha Riley Drive, Macquarie Avenue and Bridget Place.
- The nearest point to the station in our site is less than 400 metres (5 mins walk) from the station.

#### 2. **Elizabeth Macarthur Estate precinct is 25-30 years old**

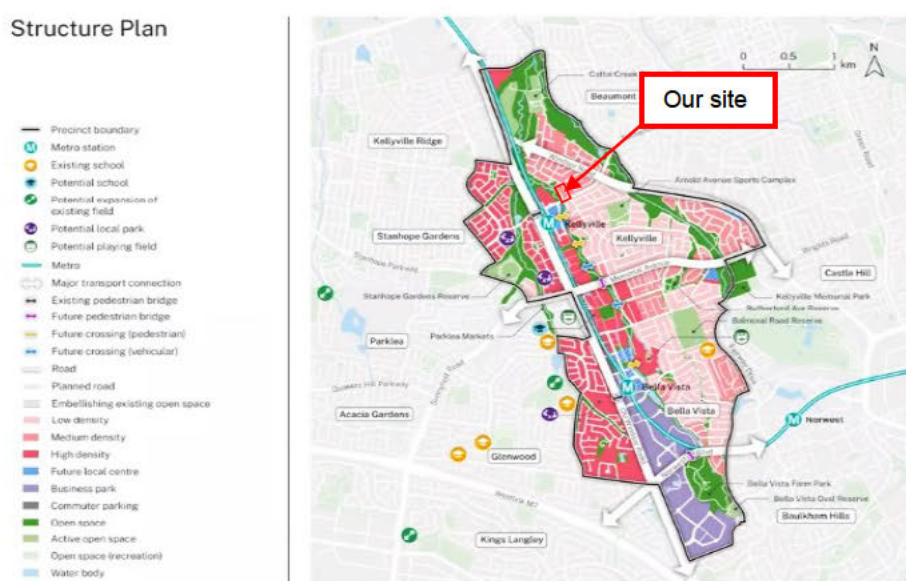
- Our site, part of Elizabeth Macarthur Estate, is at the tip of the estate. All 21 houses in our block date back to pre-2000. Subsequently, there have been no recent developments in the area.
- The 21 houses in our site are as follows:

---

<sup>5</sup> NSW Government, Sydney Metro Northwest Rail Link and Sydney Metro Northwest Urban Renewal Corridor Strategy (Web Page, 2024) < <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/sydney-metro-northwest-urban-renewal-corridor>>.

- Macquarie Avenue (9 houses) – 2, 4, 6, 8, 10, 12, 14, 16, 18; and,
- Bridget Place (12 houses) – 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26.
- Total Bridget Place-Macquarie Avenue ('Bri-Maq') site – 21 houses
- Total area under consideration is approximately **11,600 square metres**.

Structure Plan



9

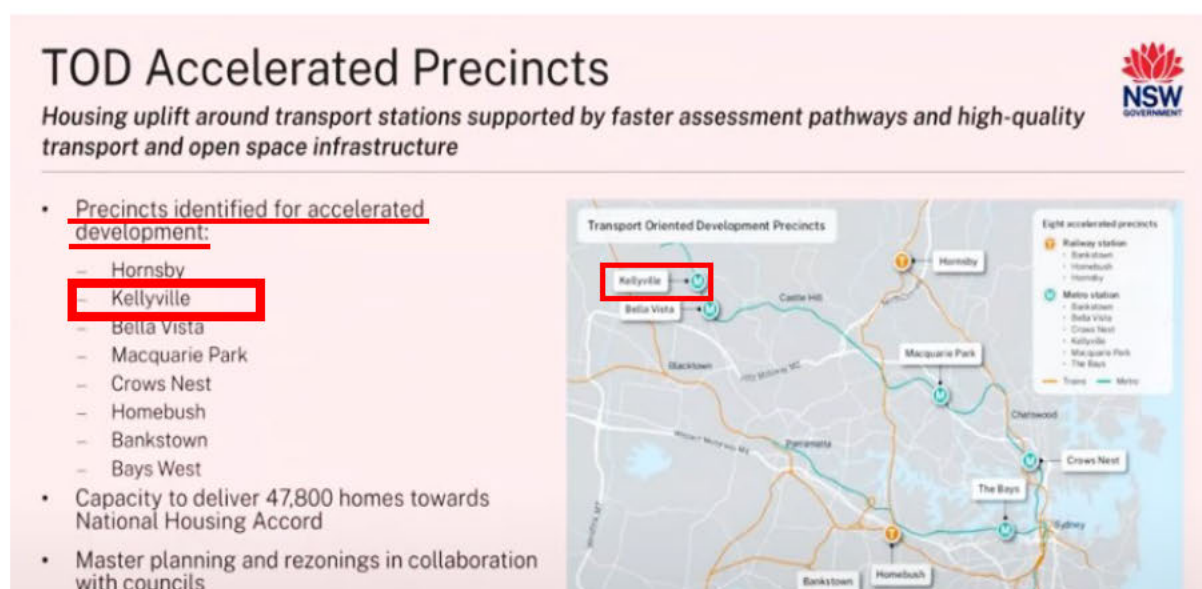
- Recency has abated for our site, and the owners are ready to sell
- Therefore, **“recency” is clearly not a factor for home-owners in our area**, whereas it may be a factor for home-owners in other target areas, possibly on the Western side of Old Windsor Road.

### 3. Alignment with Government’s National Housing Accord

- We strongly perceive our proposal is fully aligned with the Government’s National Housing Accord and effectively will facilitate meeting of the set housing target for Kellyville Precinct.



- As identified by the Government in December 2023, the following precincts (see Figure on next page) are set as target for accelerated development.  
**Kellyville is rated #2 in the Government's list.**
- Our site is located in close proximity of the Kellyville Station and has already been identified as part of the TOD Accelerated Precincts.



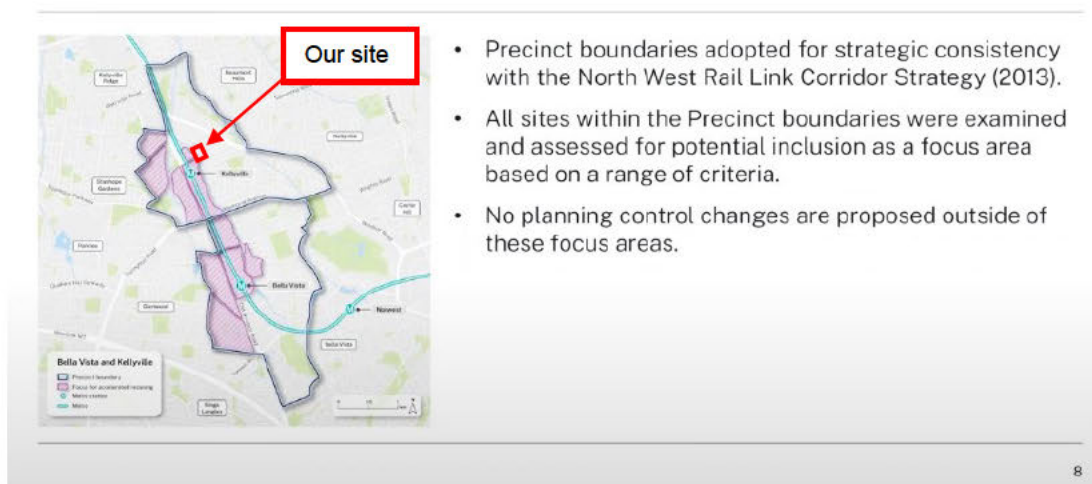
[Source Refer to 3]

#### 4. Alignment with the North-West Rail Corridor Strategy

- Our site is already identified within the precinct boundaries for strategic consistency with the North-West Rail Corridor Strategy, 2013. In response, we submitted our proposal.<sup>6</sup>
- Our site is within 400 metres of Kellyville Station, **whereas a much larger radius of 1,200 metres is identified for accelerated development.**
- By not including our site in the R4 rezoning proposal draft, the Department has missed **an opportunity to tap into a highly potential site**. We strongly urge the Department to reconsider R4 rezoning for our site.

<sup>6</sup> Architectus Sydney (n 2).

## Precincts Overview



[Source Refer to: 3]

### 5. Total Value of Potential Development at our Site of a Large Housing Project Will Be Above \$60M Threshold

- Given the Government's focus on housing uplift in the vicinity of high-quality transport infrastructure – and with Kellyville Station precinct identified as a TOD target precinct – we believe our site, which begins within 400 metres of the Kellyville Station (5 minutes walking distance) and has a total area of 11,600 sq metres, **is ideally suited to be included in the planning of rollout of high-rise housing.**
- A similar site close to Rouse Hill Metro Station, at Civic Way, approximately 12,900 sq m has about 400 apartments. Similarly, with potentially 400+ apartments, **our site will place above the \$60 million threshold for Department's direct consideration.**

### 6. 100% of the Homeowners in our Site are Willing to Sell

- As at 2017 (the time of our earlier submission) as well as 2024, **all 21 homeowners in our Bridget Place-Macquarie Avenue site are in 100% agreement to sell the houses to developers for potential redevelopment,** provided rezoning of our site is commuted to R4 with appropriate planning controls.

- **This will allow rapid progress towards meeting the target of new housing** in line with the Government's National Housing Accord.
- Our combined agreement in support of this feedback/proposal is **enclosed** for your reference ('Annexure B').

## **DEVELOPERS SUPPORT AND ADVANCED PLANNING FOR QUICK ROLLOUT**

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### **7. Early Steps Yield Positive Feedback**

- Our group of owners is in discussion with 3 separate developers in regards to the high-rise residential development at our site. The developers currently engaged with us are all developers with strong balance-sheets, each having **successfully executed and delivered projects of 400+ apartments** in different shires across Sydney region.
- Engaging the developers early, means the developers have **already performed pre-feasibility investigations for our site** and are primed for a rapid start to the planning process. This exercise is also aided by our earlier submission to the Department in Annexure A.<sup>7</sup>
- We believe our efforts such as above will effectively put us on a path whereby the **State Government's target can be realised as planned and in a timely manner**.

---

<sup>7</sup> Ibid.



## Key deliverables overview

-  20,771 dwellings
-  27,000 -57,000 population
-  **3-8% affordable housing**
-  More accessible open space



Artist impression of park in Bella Vista

[Source: Refer to 3]

- We are pleased to report that the Developers have indicated their commitment to the affordable housing target inclusion in their plans for development at our site.

## Proposed Changes – Kellyville

- Kellyville contains a range of uses including retail, commercial and home
- **Buildings will be between 6 to 20 storeys**
- Some buildings up to 30 storeys are considered appropriate in the immediate vicinity of the Metro station
- Opportunities for an additional park
- It is anticipated that the proposed rezoning will increase capacity by 1,007 homes



[Source: Refer to 3]

- We welcome the Department's proposal to **consider buildings up to 30 levels**, as well as buildings between 6 and 20 levels.
- In connection to this we like to highlight a key difference between the current documents for the TOD for Kellyville Station Precinct and our earlier submission.
- In our earlier submission, we proposed a higher development limit for our site, including the possibility of constructing buildings up to 20 stories high.<sup>8</sup> However, we consider that this may have been accidentally overlooked by the Department.
- We strongly believe that given the context and the merits of our current proposal, allowance of similar development controls to comparable sites elsewhere on the Northwest Metro in pursuit of the Government's goals and set targets, the Department will strongly re-consider the rezoning of our site to R4 and set height controls to up to 20 - 30 levels.



*[Source: Refer to Annexure A]*

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<sup>8</sup> Architectus Sydney (n 2).

We look forward to your prompt response and hope for a resolution that supports equitable and sustainable development at the Kellyville Station Precinct in line with the potential of our site as outlined above.

Sincerely,

*Signed by*

Owners / Residents of BRI-MAQ GROUP



(Refer Annexure B)



## **Annexure A – Architectus Sydney Proposal Submission – Preliminary Submission and Architectus Report**

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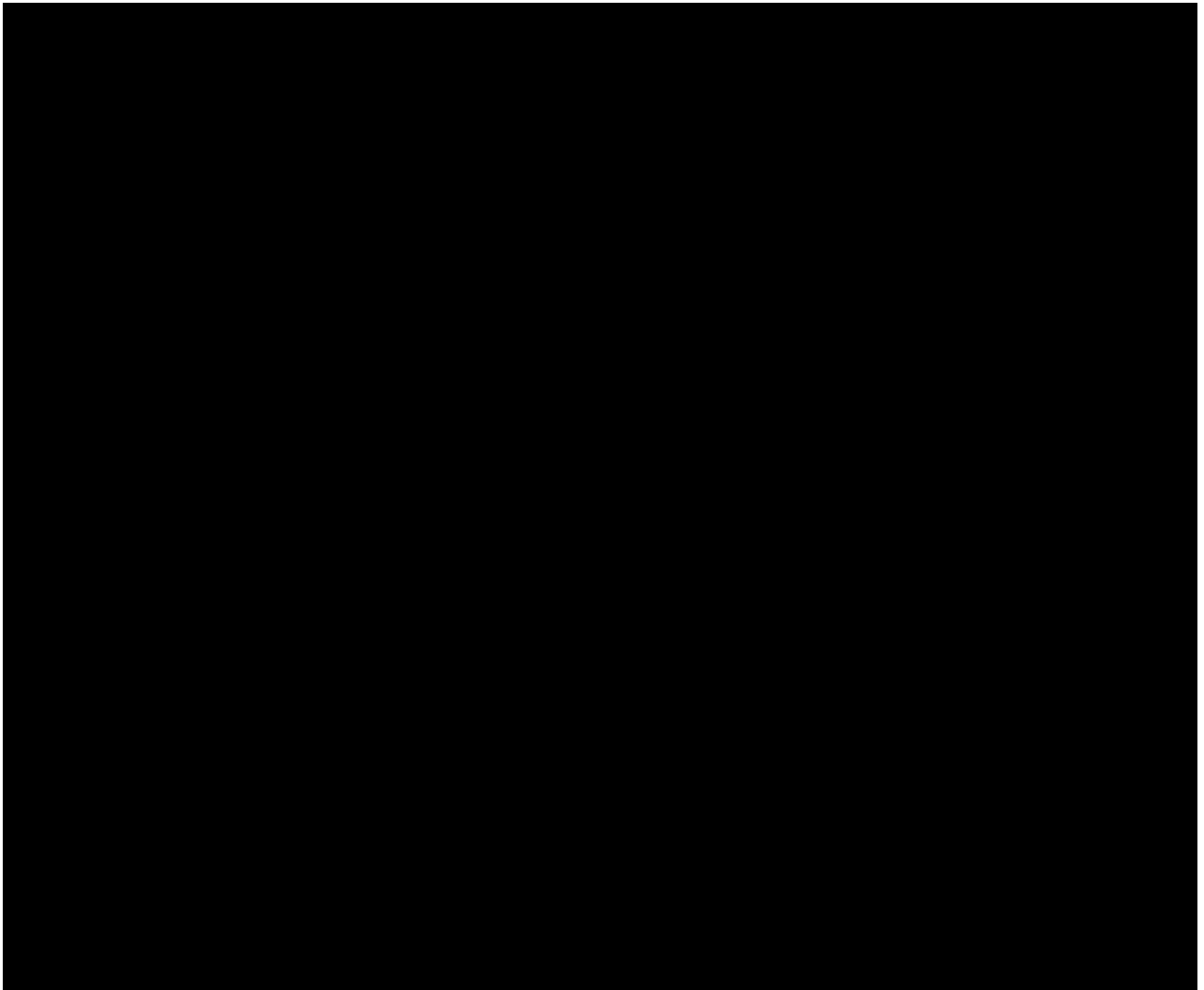
1. Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016).
2. Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017).
3. [Kellyville Station Precinct | Planning Portal - Department of Planning and Environment \(nsw.gov.au\) – SUBMISSIONS – “Macquarie Ave & Bridget Pl supplementary submission.pdf”](#) (listed at #93 of 96)  
[Macquarie Ave & Bridget Pl supplementary submission.pdf](#)

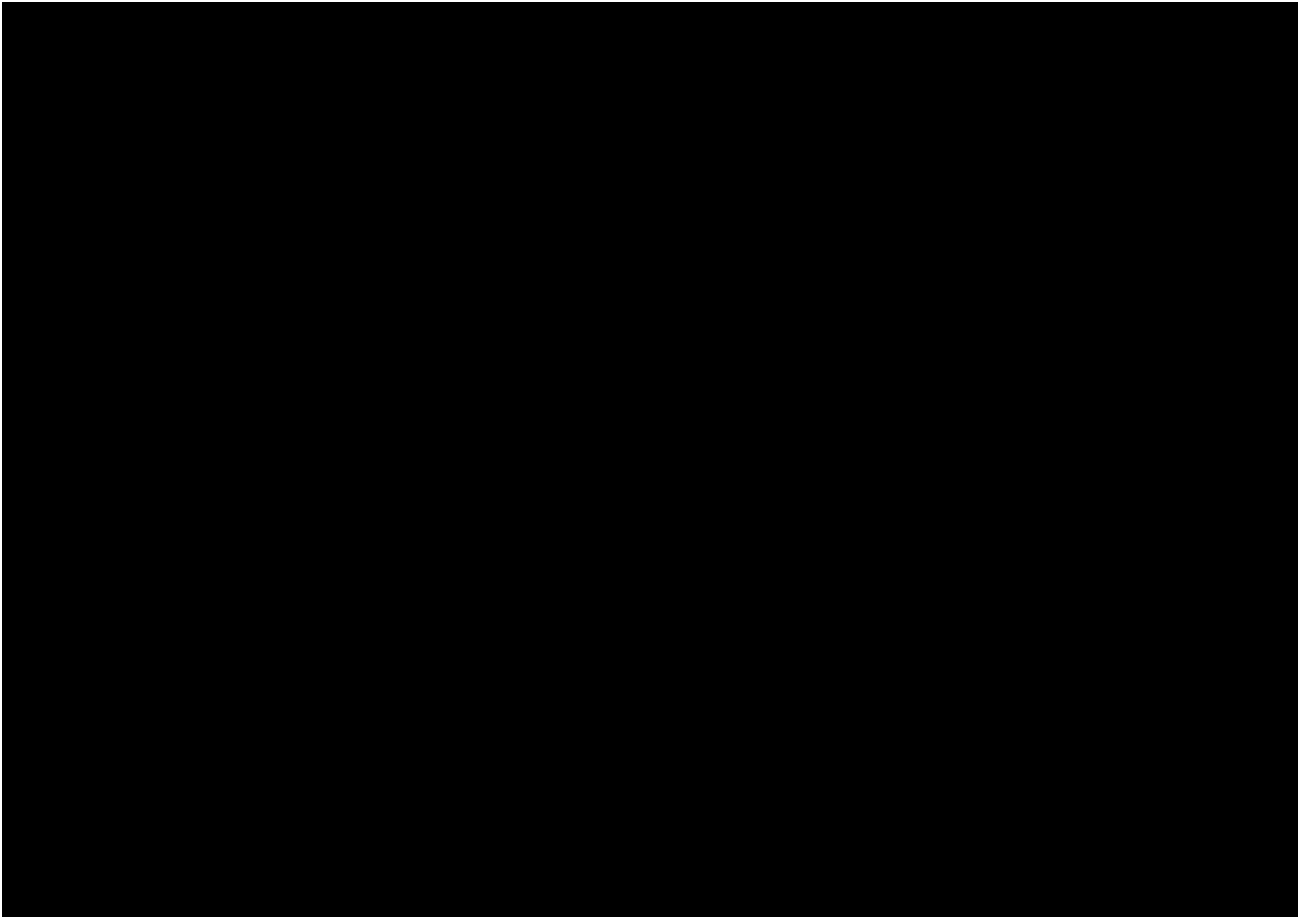
## **Annexure B – Signatures of Homeowners in Bridget Place/Macquarie Avenue Site in Support of Current Feedback / Proposal**

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1. Signatures of Residents/Homeowners of Bri-Maq Site







## REFERENCES

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1. [NSW Government, \*Kellyville and Bella Vista TOD Rezoning\* \(Web Page, 2024\)](https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning)  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>
2. [5+Precinct+Transport+Assessment.pdf \(shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com\)](#) Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').
3. [Sydney Metro Northwest Urban Renewal Corridor | Planning \(nsw.gov.au\)](#)
4. [Microsoft Virtual Events Powered by Teams](#) Webinar – 'Kellyville and Bella Vista TOD rezoning online community information session', 23 July 2024, NSW Department of Planning, Housing and Infrastructure, permission sought from Media Department - <https://events.teams.microsoft.com/event/2c5e5be1-9d4d-4bad-8585-4187d86ff431@96ef8821-2a39-471c-b89a-67b0833dd3b9>

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:09:35 PM  
**Attachments:** [bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024.pdf](#)

---

Submitted on Thu, 08/08/2024 - 18:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Guan

### **Last name**

Guo

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

No

## **Info**

### **Email**

[REDACTED]

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

Kellyville

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

I am just providing comments

### **Submission file**

[bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024.pdf](#) (1.79 MB)

### **Submission**

Please find submission in the attached file.

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

Yes

Attention:

7 August 2024

*Nicola O' Bríen*

**Director, Planning Team - Kellyville & Bella Vista, (TOD Program)**

Department of Planning, Housing and Infrastructure

NSW Government

Sydney

Re: Public Consultation of the **Kellyville / Bella Vista TOD Rezoning Proposal**

Dear Planning Director,

We are writing as a group of residents and landowners within the **Kellyville Station Precinct** in order to provide feedback on the recent planning document on your website.<sup>1</sup>

At the outset, we would like to thank you for the opportunity afforded to us to review the documentation, including the Explanation of Intended Effects ('EIE') in relation to the Kellyville and Bella Vista Transport Oriented Development ('TOD') rezoning proposal.

We begin our current Submission with presenting our Proposal and laying down the relevance of our site vis-à-vis the TOD for Kellyville Station Precinct. We proceed to outline our proposal's merits and how it aligns with the Government's National Housing Accord, concluding with a brief on progress of early steps towards realising our current proposal.

### **Our Proposal**

1. **Our Proposal and Documentation:** Our rezoning proposal, presented and prepared by Architectus, outlines a comprehensive plan for the Kellyville

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Station Precinct (**enclosed** and hereafter referred to as 'Annexure A').<sup>2</sup> Our proposal adheres to the strategic planning principles of high-density and mixed-use development near transport hubs. Further, it aligns with State Government's broad objectives to develop and rezone to R4 High Density Residential to enable the development of more homes to maximise benefits from transport infrastructure.

2. **Proximity to Transport:** Our site is within the predefined distance of less than **400 metres to Kellyville station**, meeting the criteria for a priority location. The proximity to the station supports the rationale for higher density and mixed-use development, facilitating transit-oriented development.
3. **Supporting Infrastructure:** The necessary infrastructure to support increased density and mixed-use development is already in place in our precinct, specifically roads, public transport, and utilities. Roads and infrastructure enhancements, identified as 1, 3 and 6 in the **Error! Reference source not found.**, would support seamless traffic movement around the Kellyville Precinct, especially in circumstances of increased traffic volumes.<sup>3</sup>
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5. **Aligns with NW Rail Corridor Strategy:** Our Proposal was also submitted in 2017 response to the invite for Public Comment on the Sydney Metro Northwest Rail Corridor Strategy, in 2017.<sup>4</sup>

---

<sup>2</sup> Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016); Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017) ('Annexure A').

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## Our Site



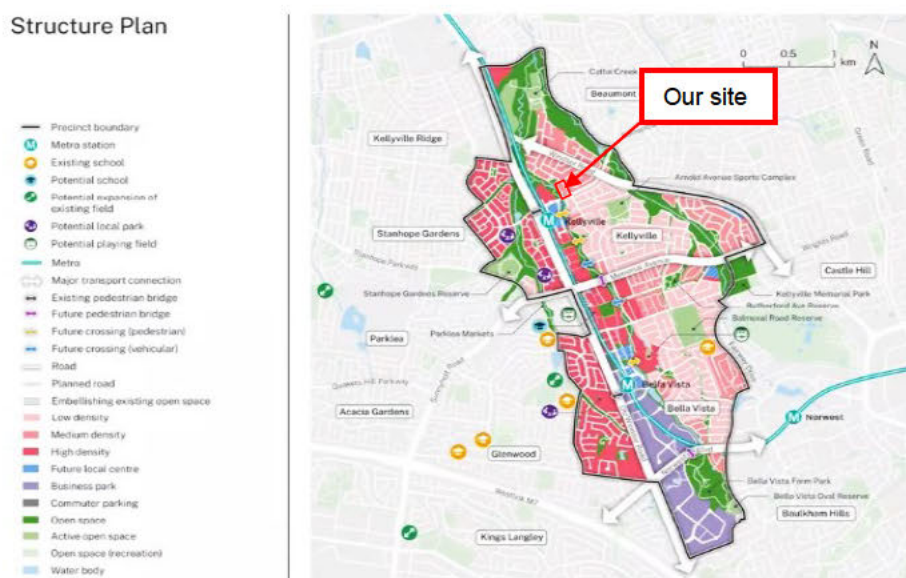
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  - Bridget Place (12 houses) – 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26.
  - Total Bridget Place-Macquarie Avenue ('Bri-Maq') site – 21 houses
- Total area under consideration is approximately **11,600 square metres**.

Structure Plan



9

- Recency has abated for our site, and the owners are ready to sell
- Therefore, **“recency” is clearly not a factor for home-owners in our area**, whereas it may be a factor for home-owners in other target areas, possibly on the Western side of Old Windsor Road.


### 3. Alignment with Government’s National Housing Accord

- We strongly perceive our proposal is fully aligned with the Government’s National Housing Accord and effectively will facilitate meeting of the set housing target for Kellyville Precinct.
- As identified by the Government in December 2023, the following precincts (see Figure on next page) are set as target for accelerated development.  
**Kellyville is rated #2 in the Government’s list.**
- Our site is located in close proximity of the Kellyville Station and has already been identified as part of the TOD Accelerated Precincts.

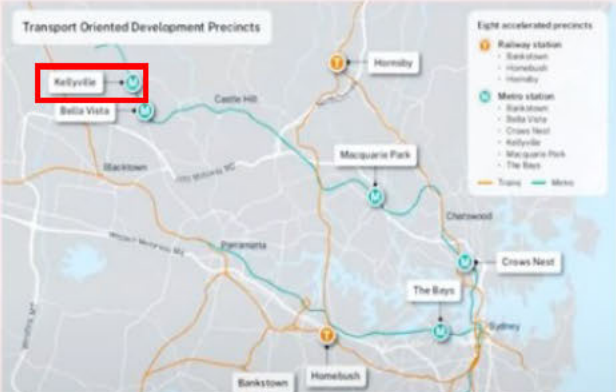


## TOD Accelerated Precincts

Housing uplift around transport stations supported by faster assessment pathways and high-quality transport and open space infrastructure



- Precincts identified for accelerated development:
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  - **Kellyville**
  - Bella Vista
  - Macquarie Park
  - Crows Nest
  - Homebush
  - Bankstown
  - Bays West
- Capacity to deliver 47,800 homes towards National Housing Accord
- Master planning and rezonings in collaboration with councils



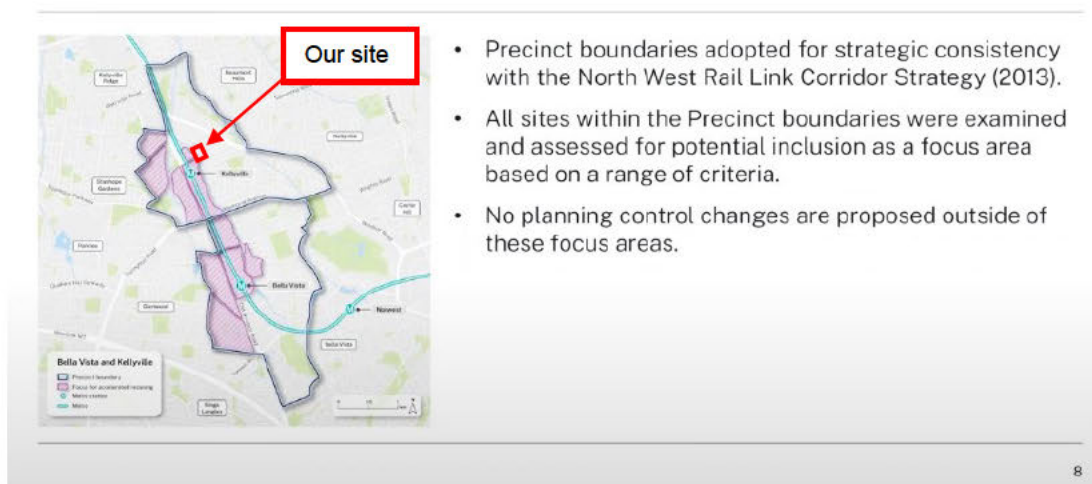
[Source Refer to 3]

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- Our site is already identified within the precinct boundaries for strategic consistency with the North-West Rail Corridor Strategy, 2013. In response, we submitted our proposal.<sup>5</sup>
- Our site is within 400 metres of Kellyville Station, **whereas a much larger radius of 1,200 metres is identified for accelerated development.**
- By not including our site in the R4 rezoning proposal draft, the Department has missed **an opportunity to tap into a highly potential site**. We strongly urge the Department to reconsider R4 rezoning for our site.

<sup>5</sup> Architectus Sydney (n 2).

## Precincts Overview



[Source Refer to: 3]

### 5. Total Value of Potential Development at our Site of a Large Housing Project Will Be Above \$60M Threshold

- Given the Government's focus on housing uplift in the vicinity of high-quality transport infrastructure – and with Kellyville Station precinct identified as a TOD target precinct – we believe our site, which begins within 400 metres of the Kellyville Station (5 minutes walking distance) and has a total area of 11,600 sq metres, **is ideally suited to be included in the planning of rollout of high-rise housing.**
- A similar site close to Rouse Hill Metro Station, at Civic Way, approximately 12,900 sq m has about 400 apartments. Similarly, with potentially 400+ apartments, **our site will place above the \$60 million threshold for Department's direct consideration.**

### 6. 100% of the Homeowners in our Site are Willing to Sell

- As at 2017 (the time of our earlier submission) as well as 2024, **all 21 homeowners in our Bridget Place-Macquarie Avenue site are in 100% agreement to sell the houses to developers for potential redevelopment,** provided rezoning of our site is commuted to R4 with appropriate planning controls.

- **This will allow rapid progress towards meeting the target of new housing** in line with the Government's National Housing Accord.
- Our combined agreement in support of this feedback/proposal is **enclosed** for your reference ('Annexure B').

## **DEVELOPERS SUPPORT AND ADVANCED PLANNING FOR QUICK ROLLOUT**

---

### **7. Early Steps Yield Positive Feedback**

- Our group of owners is in discussion with 3 separate developers in regards to the high-rise residential development at our site. The developers currently engaged with us are all developers with strong balance-sheets, each having **successfully executed and delivered projects of 400+ apartments** in different shires across Sydney region.
- Engaging the developers early, means the developers have **already performed pre-feasibility investigations for our site** and are primed for a rapid start to the planning process. This exercise is also aided by our earlier submission to the Department in Annexure A.<sup>6</sup>
- We believe our efforts such as above will effectively put us on a path whereby the **State Government's target can be realised as planned and in a timely manner**.

---

<sup>6</sup> Ibid.



## Key deliverables overview

-  20,771 dwellings
-  27,000 -57,000 population
-  **3-8% affordable housing**
-  More accessible open space



Artist impression of park in Bella Vista

[Source: Refer to 3]

- We are pleased to report that the Developers have indicated their commitment to the affordable housing target inclusion in their plans for development at our site.

## Proposed Changes – Kellyville

- Kellyville contains a range of uses including retail, commercial and home
- **Buildings will be between 6 to 20 storeys**
- Some buildings up to 30 storeys are considered appropriate in the immediate vicinity of the Metro station
- Opportunities for an additional park
- It is anticipated that the proposed rezoning will increase capacity by 1,007 homes



[Source: Refer to 3]

- We welcome the Department's proposal to **consider buildings up to 30 levels**, as well as buildings between 6 and 20 levels.
- In connection to this we like to highlight a key difference between the current documents for the TOD for Kellyville Station Precinct and our earlier submission.
- In our earlier submission, we proposed a higher development limit for our site, including the possibility of constructing buildings up to 20 stories high.<sup>7</sup> However, we consider that this may have been accidentally overlooked by the Department.
- We strongly believe that given the context and the merits of our current proposal, allowance of similar development controls to comparable sites elsewhere on the Northwest Metro in pursuit of the Government's goals and set targets, the Department will strongly re-consider the rezoning of our site to R4 and set height controls to up to 20 - 30 levels.



*[Source: Refer to Annexure A]*

---

<sup>7</sup> Architectus Sydney (n 2).

We look forward to your prompt response and hope for a resolution that supports equitable and sustainable development at the Kellyville Station Precinct in line with the potential of our site as outlined above.

Sincerely,

*Signed by*

Owners / Residents of BRI-MAQ GROUP

\_\_\_\_\_

(Refer Annexure B)



## **Annexure A – Architectus Sydney Proposal Submission – Preliminary Submission and Architectus Report**

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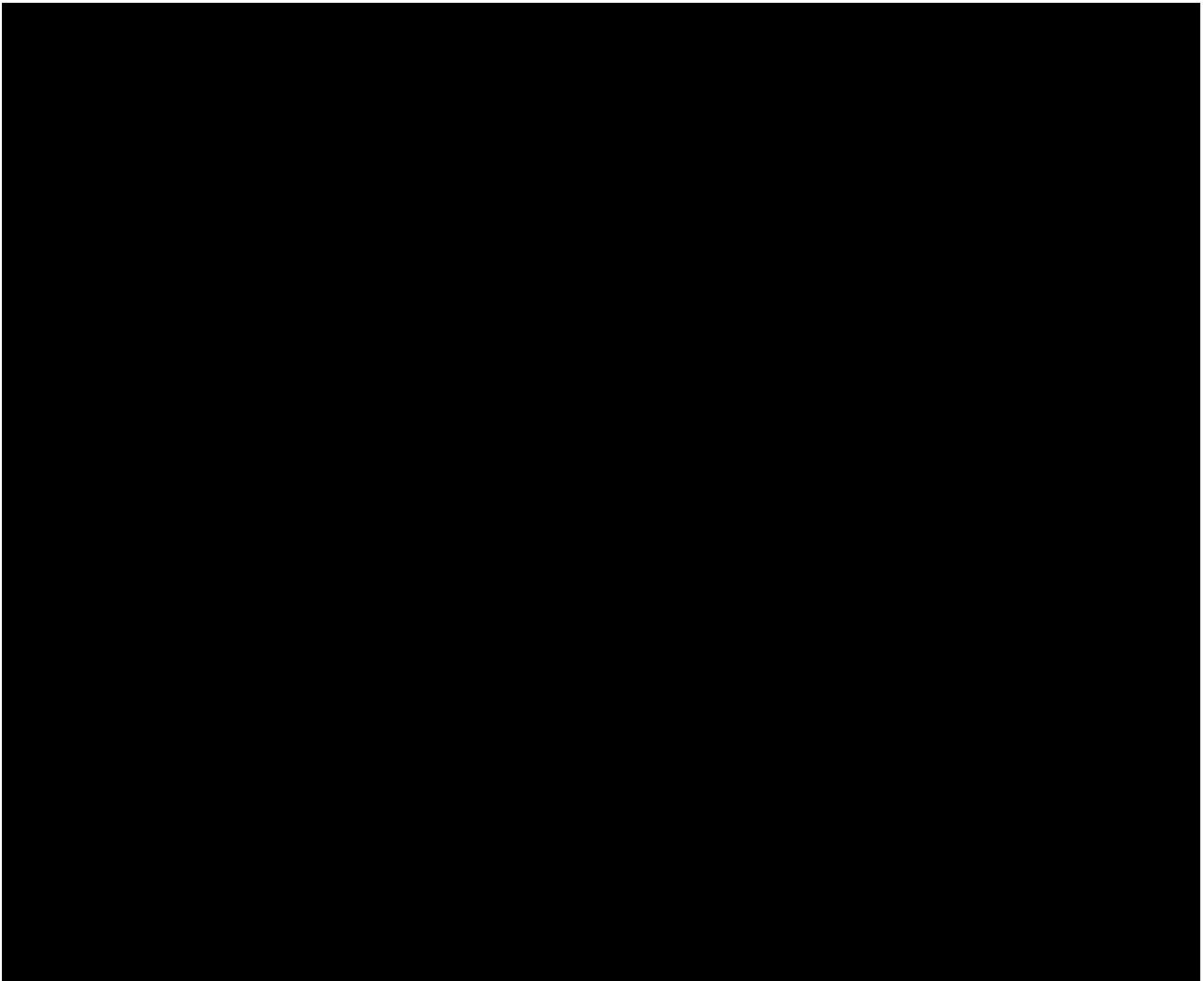
1. Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016).
2. Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017).
3. [Kellyville Station Precinct | Planning Portal - Department of Planning and Environment \(nsw.gov.au\) – SUBMISSIONS – “Macquarie Ave & Bridget Pl supplementary submission.pdf” \(listed at #93 of 96\)](#)  
[Macquarie Ave & Bridget Pl supplementary submission.pdf](#)

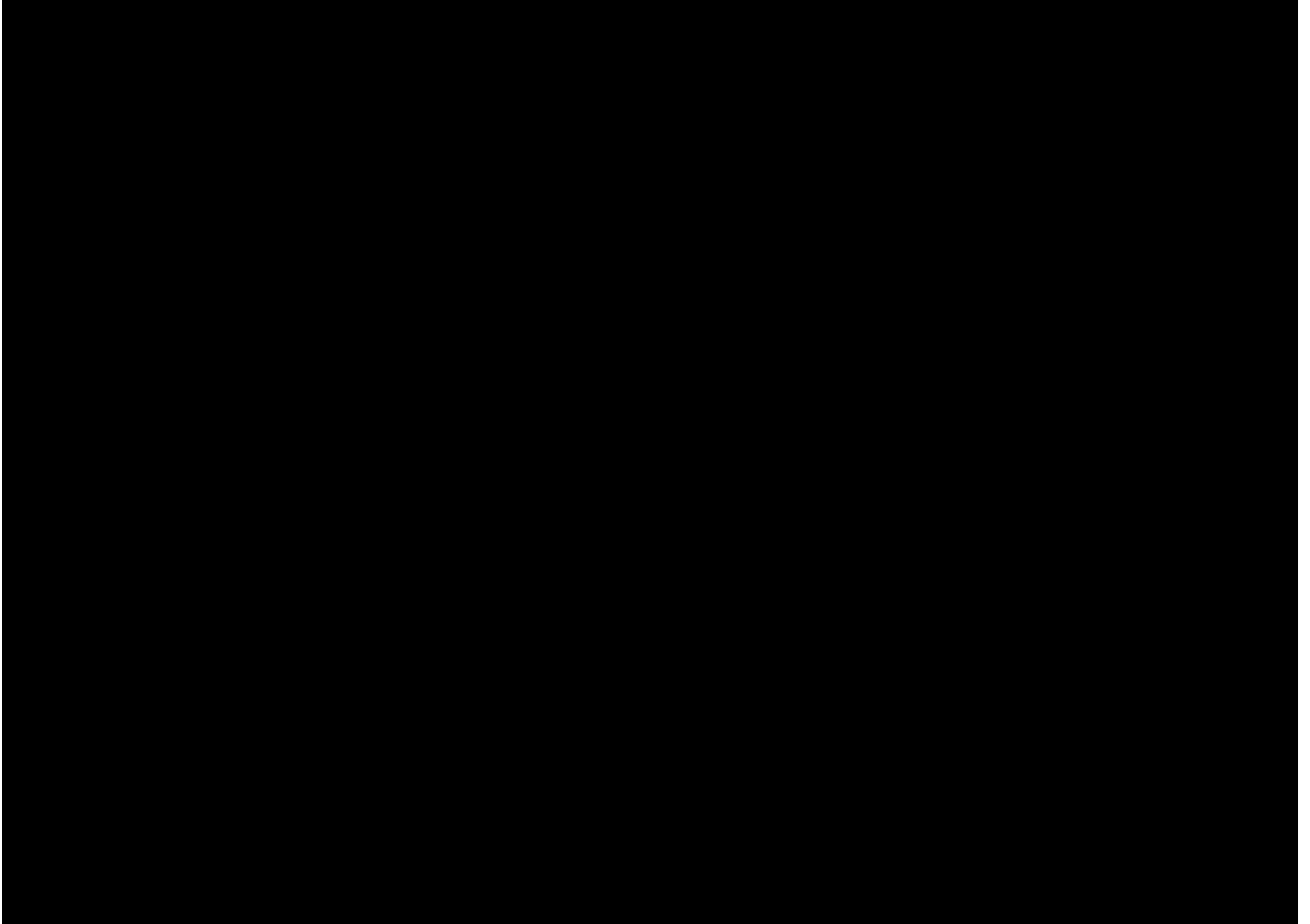
## **Annexure B – Signatures of Homeowners in Bridget Place/Macquarie Avenue Site in Support of Current Feedback / Proposal**

---

1. Signatures of Residents/Homeowners of Bri-Maq Site

Name(s)	Signature(s)
	





## REFERENCES

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1. [NSW Government, \*Kellyville and Bella Vista TOD Rezoning\* \(Web Page, 2024\)](https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning)  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>
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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:** Thursday, 8 August 2024 6:07:54 PM

---

Submitted on Thu, 08/08/2024 - 18:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope gardens 2768

**Please provide your view on the project**

I object to it

### **Submission**

The Stanhope gardens area is not built up enough to support the amount of density you are proposing. Car traffic alone in the area is nearly as bad as Sydney CBD during peak hour.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:06:32 PM  
**Attachments:** [bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(8-august-2024.pdf](#)

---

Submitted on Thu, 08/08/2024 - 18:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Sanjay

### **Last name**

Khanna

### **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 support it

### **Submission file**

[bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(8-august-2024.pdf](#) (1.15 MB)

### **Submission**

Please see my comments in the submission letter attached above supporting our area to be rezoned to " R4 "

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

Yes

Attention:

8 August 2024

*Nicola O' Brien*

**Director, Planning Team - Kellyville & Bella Vista, (TOD Program)**

Department of Planning, Housing and Infrastructure

NSW Government

Sydney

Re: Public Consultation of the **Kellyville / Bella Vista TOD Rezoning Proposal**

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Station Precinct (**enclosed** and hereafter referred to as 'Annexure A').<sup>2</sup> Our proposal adheres to the strategic planning principles of high-density and mixed-use development near transport hubs. Further, it aligns with State Government's broad objectives to develop and rezone to R4 High Density Residential to enable the development of more homes to maximise benefits from transport infrastructure.

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## Our Site



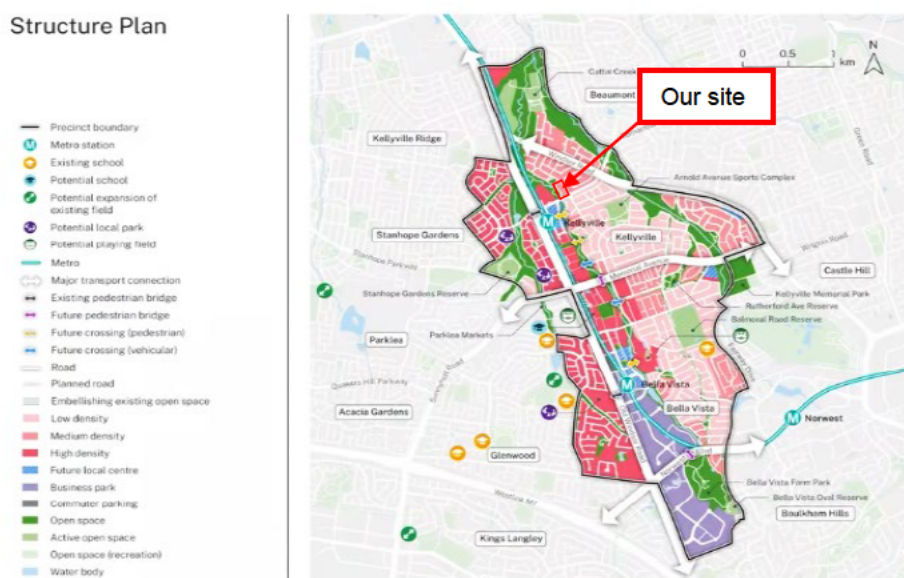
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- Our site, part of Elizabeth Macarthur Estate, is at the tip of the estate. All 21 houses in our block date back to pre-2000. Subsequently, there have been no recent developments in the area.
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Structure Plan



9


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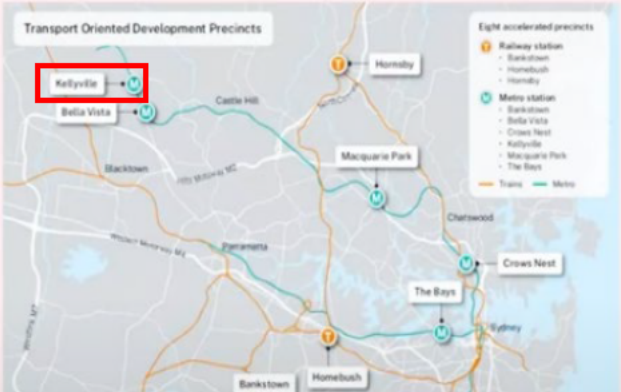
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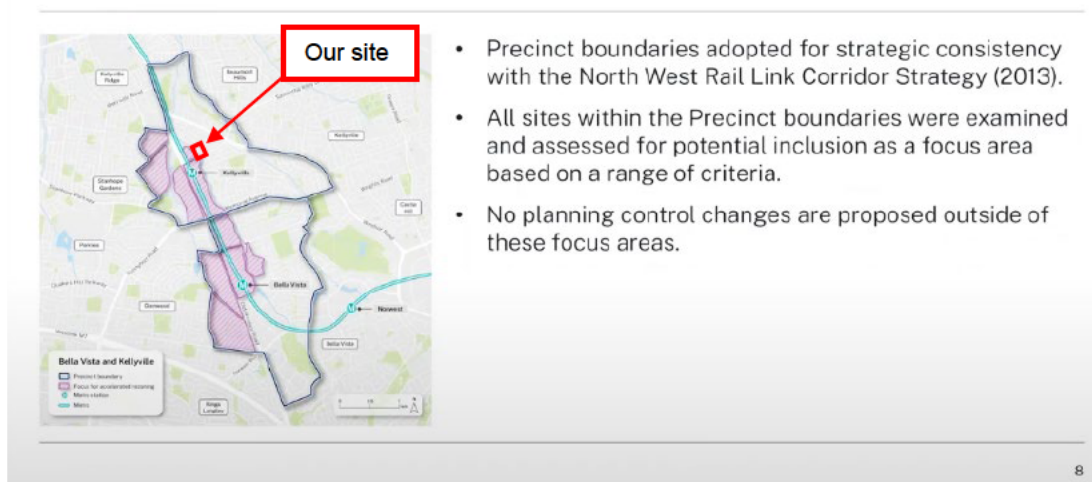
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## Precincts Overview



[Source Refer to: 3]

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## Key deliverables overview



-  20,771 dwellings
-  27,000 -57,000 population
-  **3-8% affordable housing**
-  More accessible open space



Artist impression of park in Bella Vista

[Source: Refer to 3]

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## Proposed Changes – Kellyville



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[Source: Refer to 3]

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- In connection to this we like to highlight a key difference between the current documents for the TOD for Kellyville Station Precinct and our earlier submission.
- In our earlier submission, we proposed a higher development limit for our site, including the possibility of constructing buildings up to 20 stories high.<sup>7</sup> However, we consider that this may have been accidentally overlooked by the Department.
- We strongly believe that given the context and the merits of our current proposal, allowance of similar development controls to comparable sites elsewhere on the Northwest Metro in pursuit of the Government's goals and set targets, the Department will strongly re-consider the rezoning of our site to R4 and set height controls to up to 20 - 30 levels.



*[Source: Refer to Annexure A]*

---

<sup>7</sup> Architectus Sydney (n 2).



We look forward to your prompt response and hope for a resolution that supports equitable and sustainable development at the Kellyville Station Precinct in line with the potential of our site as outlined above.

Sincerely,

*Signed by*

Owners / Residents of BRI-MAQ GROUP

[Redacted Signature]

(Refer Annexure B)

## **Annexure A – Architectus Sydney Proposal Submission – Preliminary Submission and Architectus Report**

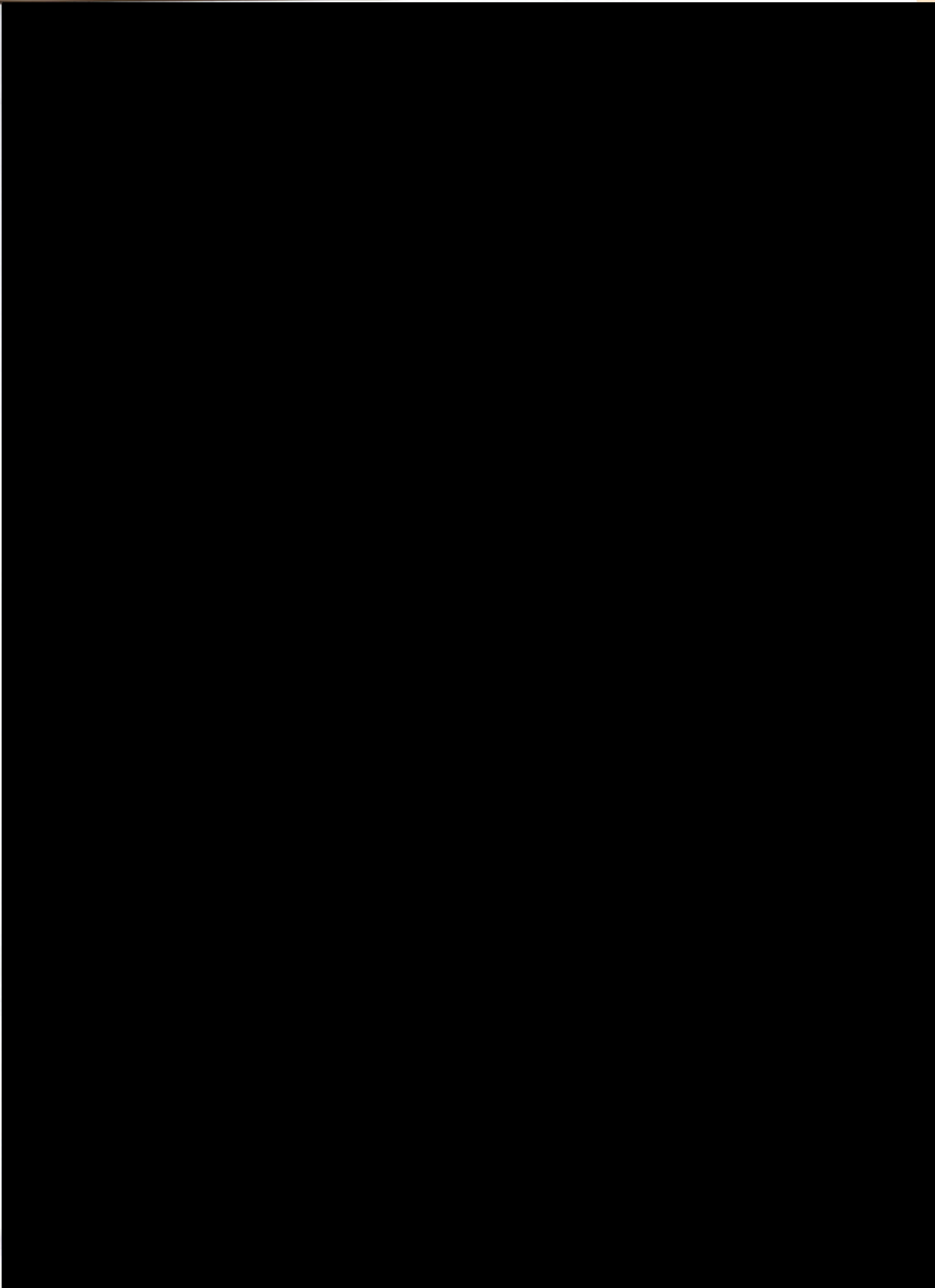
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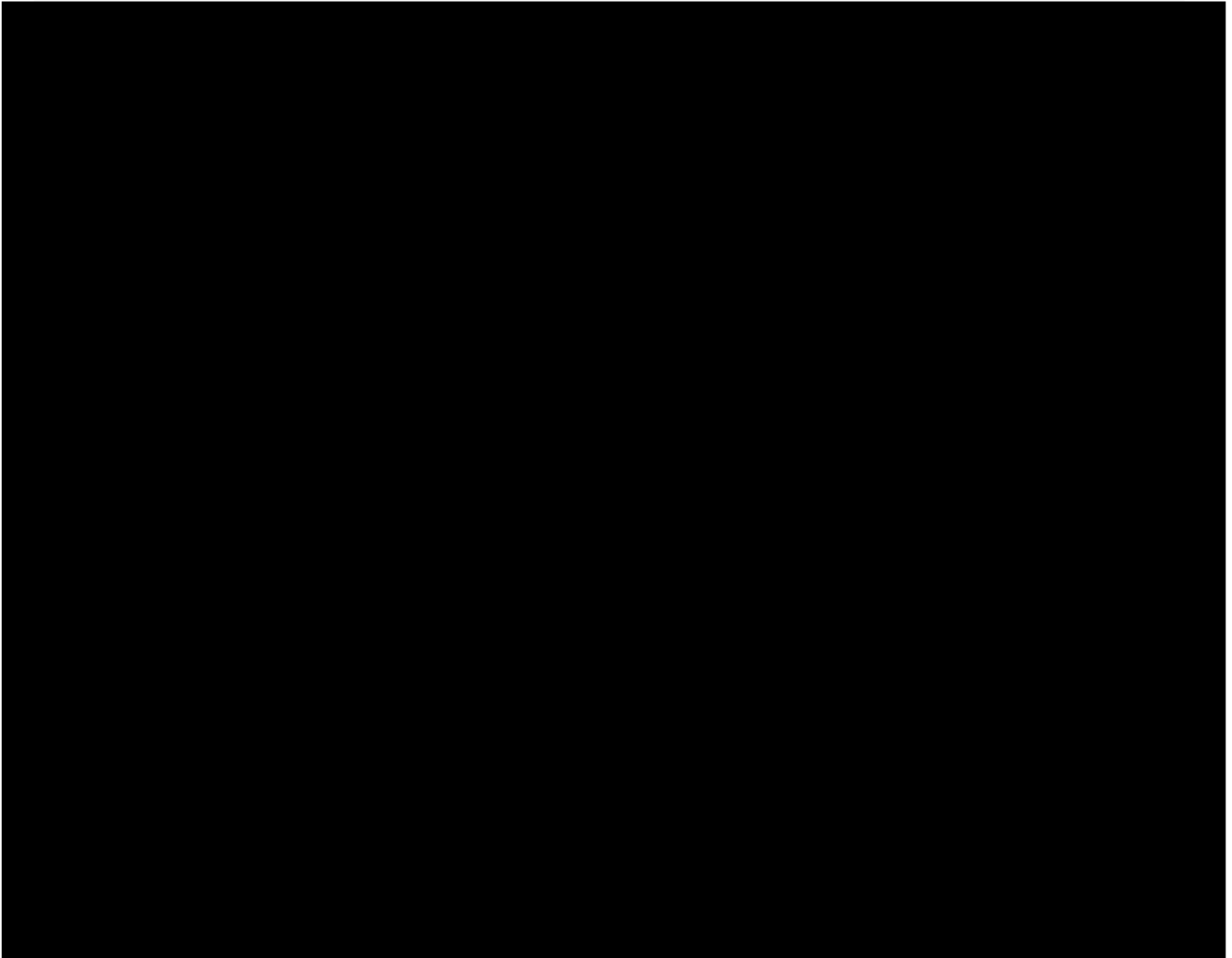
1. Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016).
2. Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017).
3. [Kellyville Station Precinct | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#) – SUBMISSIONS – “Macquarie Ave & Bridget Pl supplementary submission.pdf” (listed at #93 of 96)  
[Macquarie Ave & Bridget Pl supplementary submission.pdf](#)

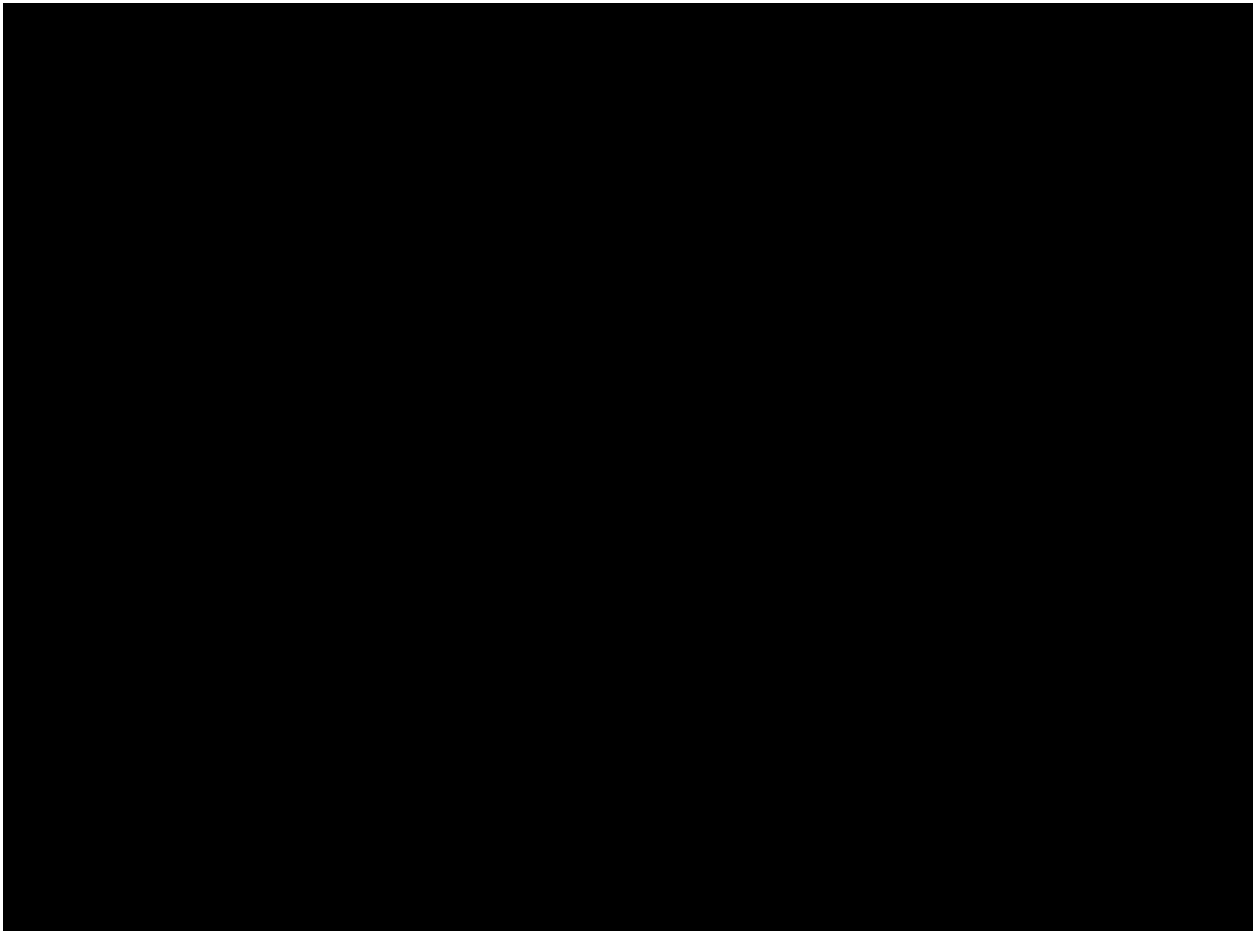
## **Annexure B – Signatures of Homeowners in Bridget Place/Macquarie Avenue Site in Support of Current Feedback / Proposal**

---

1. Signatures of Residents/Homeowners of Bri-Maq Site







## REFERENCES

---

1. [NSW Government, \*Kellyville and Bella Vista TOD Rezoning\* \(Web Page, 2024\)](https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning)  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>
2. [5+Precinct+Transport+Assessment.pdf \(shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com\)](#) Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').
3. [Sydney Metro Northwest Urban Renewal Corridor | Planning \(nsw.gov.au\)](#)
4. [Microsoft Virtual Events Powered by Teams](#) Webinar – 'Kellyville and Bella Vista TOD rezoning online community information session', 23 July 2024, NSW Department of Planning, Housing and Infrastructure, permission sought from Media Department - <https://events.teams.microsoft.com/event/2c5e5be1-9d4d-4bad-8585-4187d86ff431@96ef8821-2a39-471c-b89a-67b0833dd3b9>

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:43:33 PM

---

Submitted on Thu, 08/08/2024 - 13:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Tanya

**Last name**

Hardy

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

CRONULLA

**Please provide your view on the project**

I object to it

**Submission**

To whom it may concern,

I wish to object to the housing development as proposed. Minister Scully has promised up to 15% of homes would be affordable.

I support density and I support affordable housing, not the current situation of profit being prioritised over people and quality of life.

Moving forward with proposals that are less than 15% affordable sets a terrible precedent.

My support for density is not unqualified support for developer profits!

Regards,

Tanya Hardy

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:05:45 PM

---

Submitted on Thu, 08/08/2024 - 18:05

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**

2153

**Please provide your view on the project**

I object to it

### **Submission**

The suburbs will be overcrowded, other infrastructure like parks, parking, etc need to be prioritised to an already dense 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:** Thursday, 8 August 2024 5:59:54 PM  
**Attachments:** [bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)

---

Submitted on Thu, 08/08/2024 - 17:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Chris

### **Last name**

Perez

### **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 support it

### **Submission file**

[bri-maq-submission-to-state-led-tod-for-accelerated-precincts-\(7-august-2024-vfinal.pdf](#)

(1.79 MB)

### **Submission**

As per my attachment. Thanks.

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

Yes

Attention:

7 August 2024

*Nicola O' Brien*

**Director, Planning Team - Kellyville & Bella Vista, (TOD Program)**

Department of Planning, Housing and Infrastructure

NSW Government

Sydney

Re: Public Consultation of the **Kellyville / Bella Vista TOD Rezoning Proposal**

Dear Planning Director,

We are writing as a group of residents and landowners within the **Kellyville Station Precinct** in order to provide feedback on the recent planning document on your website.<sup>1</sup>

At the outset, we would like to thank you for the opportunity afforded to us to review the documentation, including the Explanation of Intended Effects ('EIE') in relation to the Kellyville and Bella Vista Transport Oriented Development ('TOD') rezoning proposal.

We begin our current Submission with presenting our Proposal and laying down the relevance of our site vis-à-vis the TOD for Kellyville Station Precinct. We proceed to outline our proposal's merits and how it aligns with the Government's National Housing Accord, concluding with a brief on progress of early steps towards realising our current proposal.

### **Our Proposal**

1. **Our Proposal and Documentation:** Our rezoning proposal, presented and prepared by Architectus, outlines a comprehensive plan for the Kellyville

---

<sup>1</sup> NSW Government, *Kellyville and Bella Vista TOD Rezoning* (Web Page, 2024) <  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>>.

Station Precinct (**enclosed** and hereafter referred to as 'Annexure A').<sup>2</sup> Our proposal adheres to the strategic planning principles of high-density and mixed-use development near transport hubs. Further, it aligns with State Government's broad objectives to develop and rezone to R4 High Density Residential to enable the development of more homes to maximise benefits from transport infrastructure.

2. **Proximity to Transport:** Our site is within the predefined distance of less than **400 metres to Kellyville station**, meeting the criteria for a priority location. The proximity to the station supports the rationale for higher density and mixed-use development, facilitating transit-oriented development.
3. **Supporting Infrastructure:** The necessary infrastructure to support increased density and mixed-use development is already in place in our precinct, specifically roads, public transport, and utilities. Roads and infrastructure enhancements, identified as 1, 3 and 6 in the Traffic Report<sup>3</sup>, would support seamless traffic movement around the Kellyville Precinct, especially in circumstances of increased traffic volumes.<sup>4</sup>
4. **State Government's Intent and Changes:** The State Government's explanation regarding the intended effects of the rezoning changes underscores the importance of aligning planning decisions with strategic growth objectives. Our proposal fits perfectly within these objectives, promoting mixed-use developments that enhance liveability and economic activity.

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<sup>2</sup> Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016); Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017) ('Annexure A').

<sup>3</sup> Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').

<sup>4</sup> Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').

5. **Aligns with NW Rail Corridor Strategy:** Our Proposal was also submitted in 2017 response to the invite for Public Comment on the Sydney Metro Northwest Rail Corridor Strategy, in 2017.<sup>5</sup>

### Our Site



#### 1. **Our Site is within 400 metres of Kellyville Metro Station**

- Our site begins **within 400 metres of Kellyville Metro Station**. It is bound by Samantha Riley Drive, Macquarie Avenue and Bridget Place.
- The nearest point to the station in our site is less than 400 metres (5 mins walk) from the station.

#### 2. **Elizabeth Macarthur Estate precinct is 25-30 years old**

- Our site, part of Elizabeth Macarthur Estate, is at the tip of the estate. All 21 houses in our block date back to pre-2000. Subsequently, there have been no recent developments in the area.
- The 21 houses in our site are as follows:

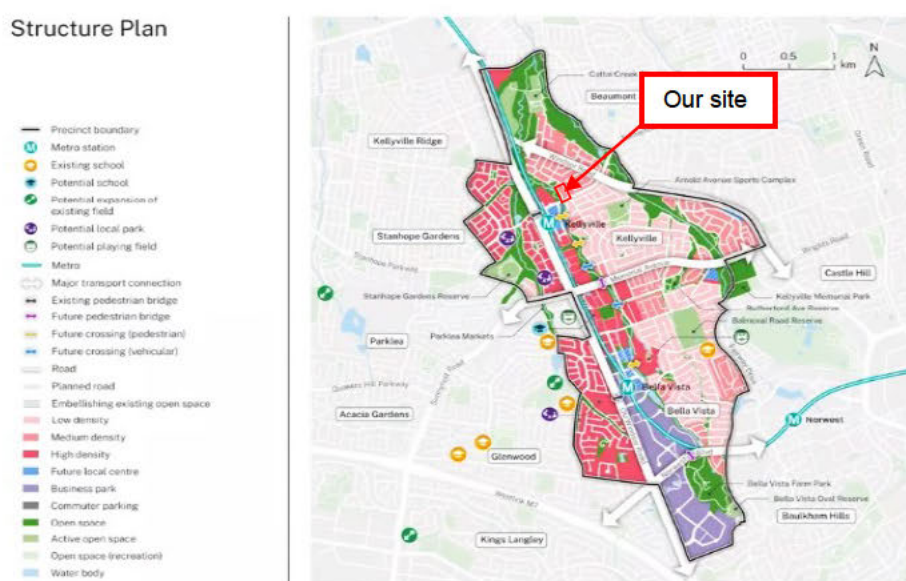
---

<sup>5</sup> NSW Government, Sydney Metro Northwest Rail Link and Sydney Metro Northwest Urban Renewal Corridor Strategy (Web Page, 2024) < <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/sydney-metro-northwest-urban-renewal-corridor>>.



- Macquarie Avenue (9 houses) – 2, 4, 6, 8, 10, 12, 14, 16, 18; and,
- Bridget Place (12 houses) – 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26.
- Total Bridget Place-Macquarie Avenue ('Bri-Maq') site – 21 houses
- Total area under consideration is approximately **11,600 square metres**.

Structure Plan



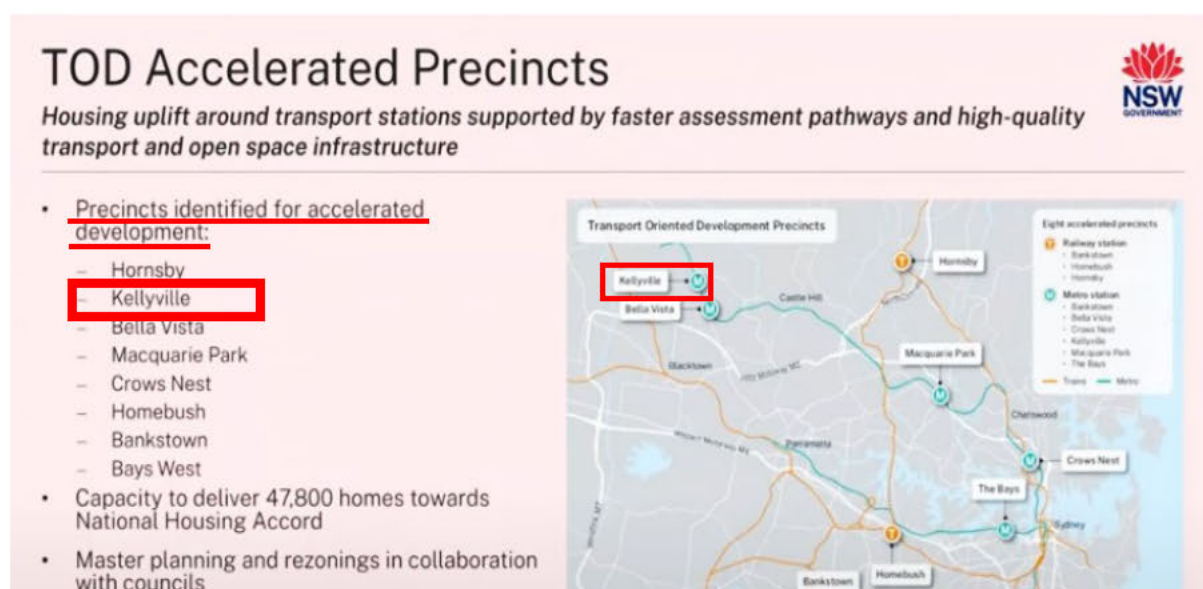
9

- Recency has abated for our site, and the owners are ready to sell
- Therefore, **“recency” is clearly not a factor for home-owners in our area**, whereas it may be a factor for home-owners in other target areas, possibly on the Western side of Old Windsor Road.

### 3. Alignment with Government’s National Housing Accord

- We strongly perceive our proposal is fully aligned with the Government’s National Housing Accord and effectively will facilitate meeting of the set housing target for Kellyville Precinct.

- As identified by the Government in December 2023, the following precincts (see Figure on next page) are set as target for accelerated development.  
**Kellyville is rated #2 in the Government's list.**
- Our site is located in close proximity of the Kellyville Station and has already been identified as part of the TOD Accelerated Precincts.



[Source Refer to 3]

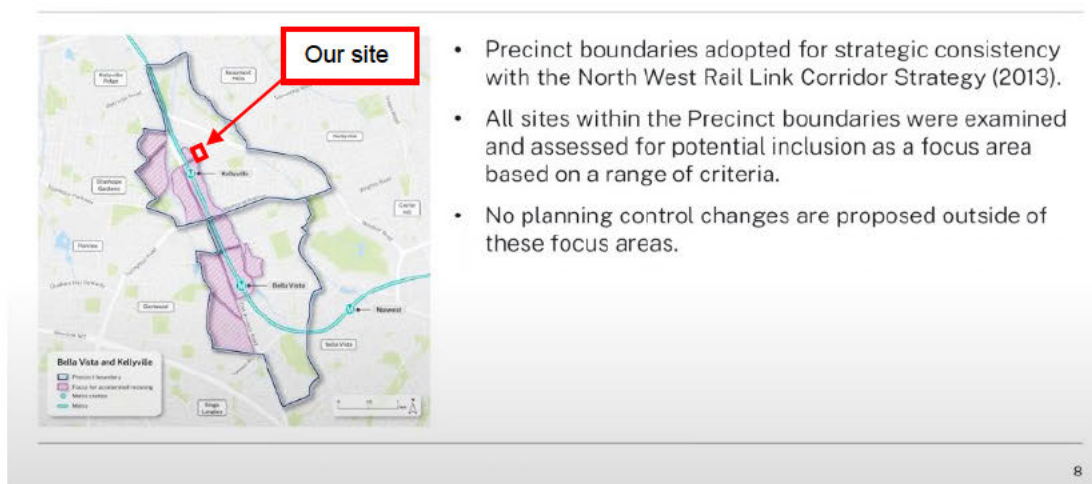
#### 4. Alignment with the North-West Rail Corridor Strategy

- Our site is already identified within the precinct boundaries for strategic consistency with the North-West Rail Corridor Strategy, 2013. In response, we submitted our proposal.<sup>6</sup>
- Our site is within 400 metres of Kellyville Station, **whereas a much larger radius of 1,200 metres is identified for accelerated development.**
- By not including our site in the R4 rezoning proposal draft, the Department has missed **an opportunity to tap into a highly potential site**. We strongly urge the Department to reconsider R4 rezoning for our site.

<sup>6</sup> Architectus Sydney (n 2).



## Precincts Overview



[Source Refer to: 3]

### 5. Total Value of Potential Development at our Site of a Large Housing Project Will Be Above \$60M Threshold

- Given the Government's focus on housing uplift in the vicinity of high-quality transport infrastructure – and with Kellyville Station precinct identified as a TOD target precinct – we believe our site, which begins within 400 metres of the Kellyville Station (5 minutes walking distance) and has a total area of 11,600 sq metres, **is ideally suited to be included in the planning of rollout of high-rise housing.**
- A similar site close to Rouse Hill Metro Station, at Civic Way, approximately 12,900 sq m has about 400 apartments. Similarly, with potentially 400+ apartments, **our site will place above the \$60 million threshold for Department's direct consideration.**

### 6. 100% of the Homeowners in our Site are Willing to Sell

- As at 2017 (the time of our earlier submission) as well as 2024, **all 21 homeowners in our Bridget Place-Macquarie Avenue site are in 100% agreement to sell the houses to developers for potential redevelopment,** provided rezoning of our site is commuted to R4 with appropriate planning controls.



- **This will allow rapid progress towards meeting the target of new housing** in line with the Government's National Housing Accord.
- Our combined agreement in support of this feedback/proposal is **enclosed** for your reference ('Annexure B').

## **DEVELOPERS SUPPORT AND ADVANCED PLANNING FOR QUICK ROLLOUT**

---

### **7. Early Steps Yield Positive Feedback**

- Our group of owners is in discussion with 3 separate developers in regards to the high-rise residential development at our site. The developers currently engaged with us are all developers with strong balance-sheets, each having **successfully executed and delivered projects of 400+ apartments** in different shires across Sydney region.
- Engaging the developers early, means the developers have **already performed pre-feasibility investigations for our site** and are primed for a rapid start to the planning process. This exercise is also aided by our earlier submission to the Department in Annexure A.<sup>7</sup>
- We believe our efforts such as above will effectively put us on a path whereby the **State Government's target can be realised as planned and in a timely manner**.

---

<sup>7</sup> Ibid.

## Key deliverables overview

-  20,771 dwellings
-  27,000 -57,000 population
-  **3-8% affordable housing**
-  More accessible open space



Artist impression of park in Bella Vista

[Source: Refer to 3]

- We are pleased to report that the Developers have indicated their commitment to the affordable housing target inclusion in their plans for development at our site.

## Proposed Changes – Kellyville

- Kellyville contains a range of uses including retail, commercial and home
- **Buildings will be between 6 to 20 storeys**
- Some buildings up to 30 storeys are considered appropriate in the immediate vicinity of the Metro station
- Opportunities for an additional park
- It is anticipated that the proposed rezoning will increase capacity by 1,007 homes



[Source: Refer to 3]

- We welcome the Department's proposal to **consider buildings up to 30 levels**, as well as buildings between 6 and 20 levels.
- In connection to this we like to highlight a key difference between the current documents for the TOD for Kellyville Station Precinct and our earlier submission.
- In our earlier submission, we proposed a higher development limit for our site, including the possibility of constructing buildings up to 20 stories high.<sup>8</sup> However, we consider that this may have been accidentally overlooked by the Department.
- We strongly believe that given the context and the merits of our current proposal, allowance of similar development controls to comparable sites elsewhere on the Northwest Metro in pursuit of the Government's goals and set targets, the Department will strongly re-consider the rezoning of our site to R4 and set height controls to up to 20 - 30 levels.



*[Source: Refer to Annexure A]*

---

<sup>8</sup> Architectus Sydney (n 2).

We look forward to your prompt response and hope for a resolution that supports equitable and sustainable development at the Kellyville Station Precinct in line with the potential of our site as outlined above.

Sincerely,

*Signed by*

██

██

(Refer Annexure B)

## **Annexure A – Architectus Sydney Proposal Submission – Preliminary Submission and Architectus Report**

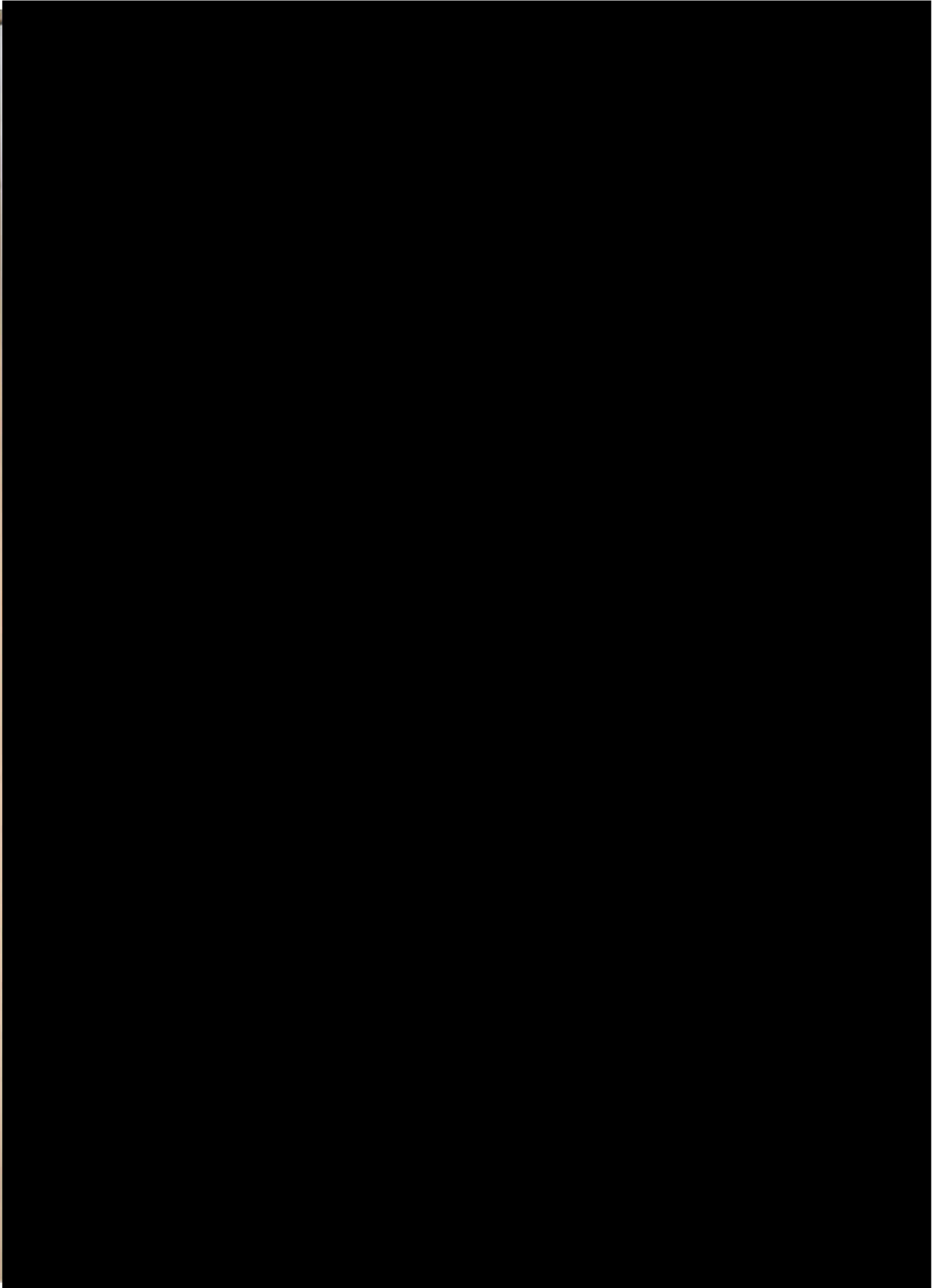
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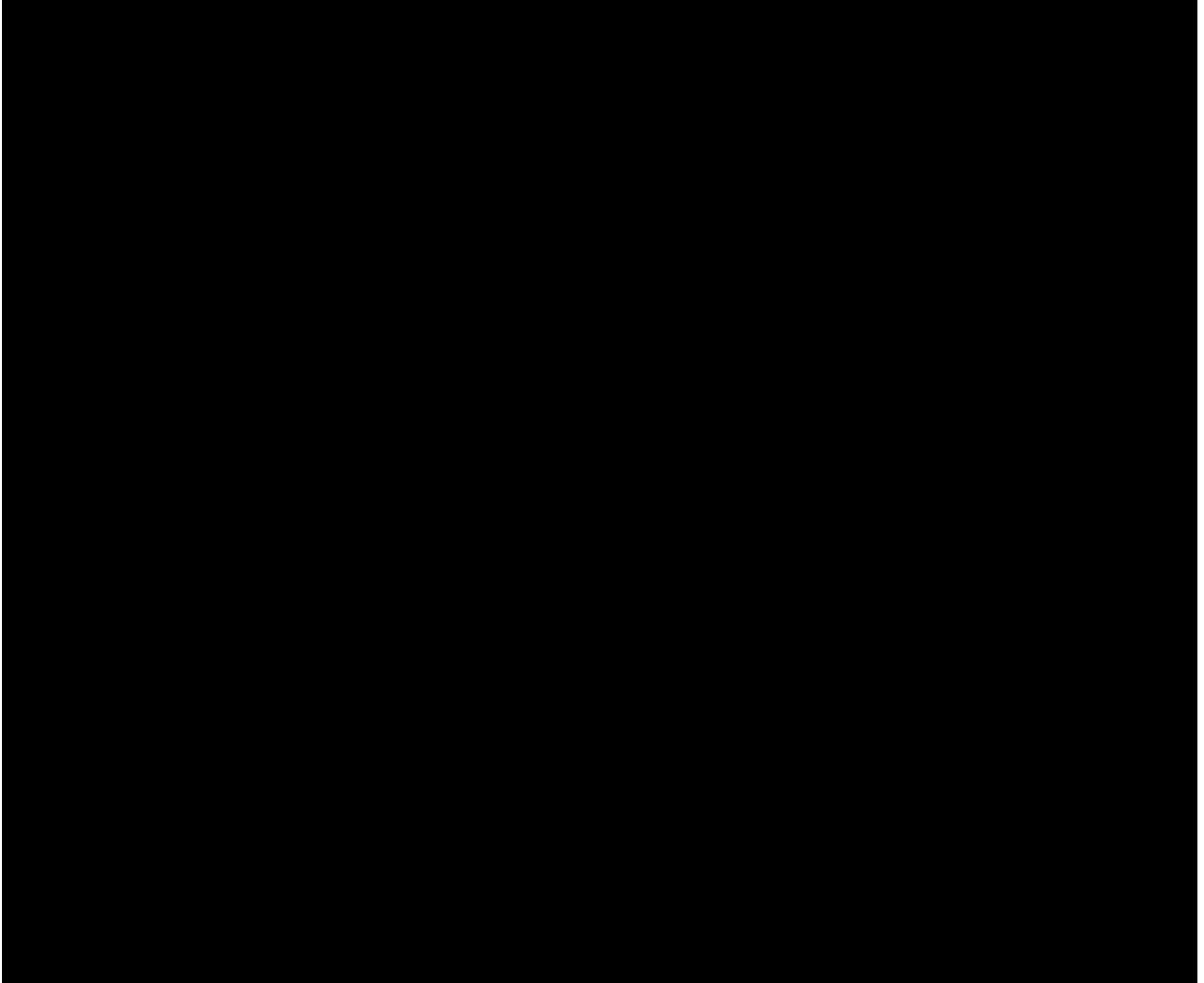
1. Architectus Sydney, *Kellyville Station Precinct Proposal: PRELIMINARY Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 26 February 2016).
2. Architectus Sydney, *Kellyville Station Precinct Proposal: Supplementary Submission on behalf of the landowners of 2-18 Macquarie Avenue, 4-26 Bridget Place, Kellyville* (Report, 2017).
3. [Kellyville Station Precinct | Planning Portal - Department of Planning and Environment \(nsw.gov.au\) – SUBMISSIONS – “Macquarie Ave & Bridget Pl supplementary submission.pdf”](#) (listed at #93 of 96)  
[Macquarie Ave & Bridget Pl supplementary submission.pdf](#)

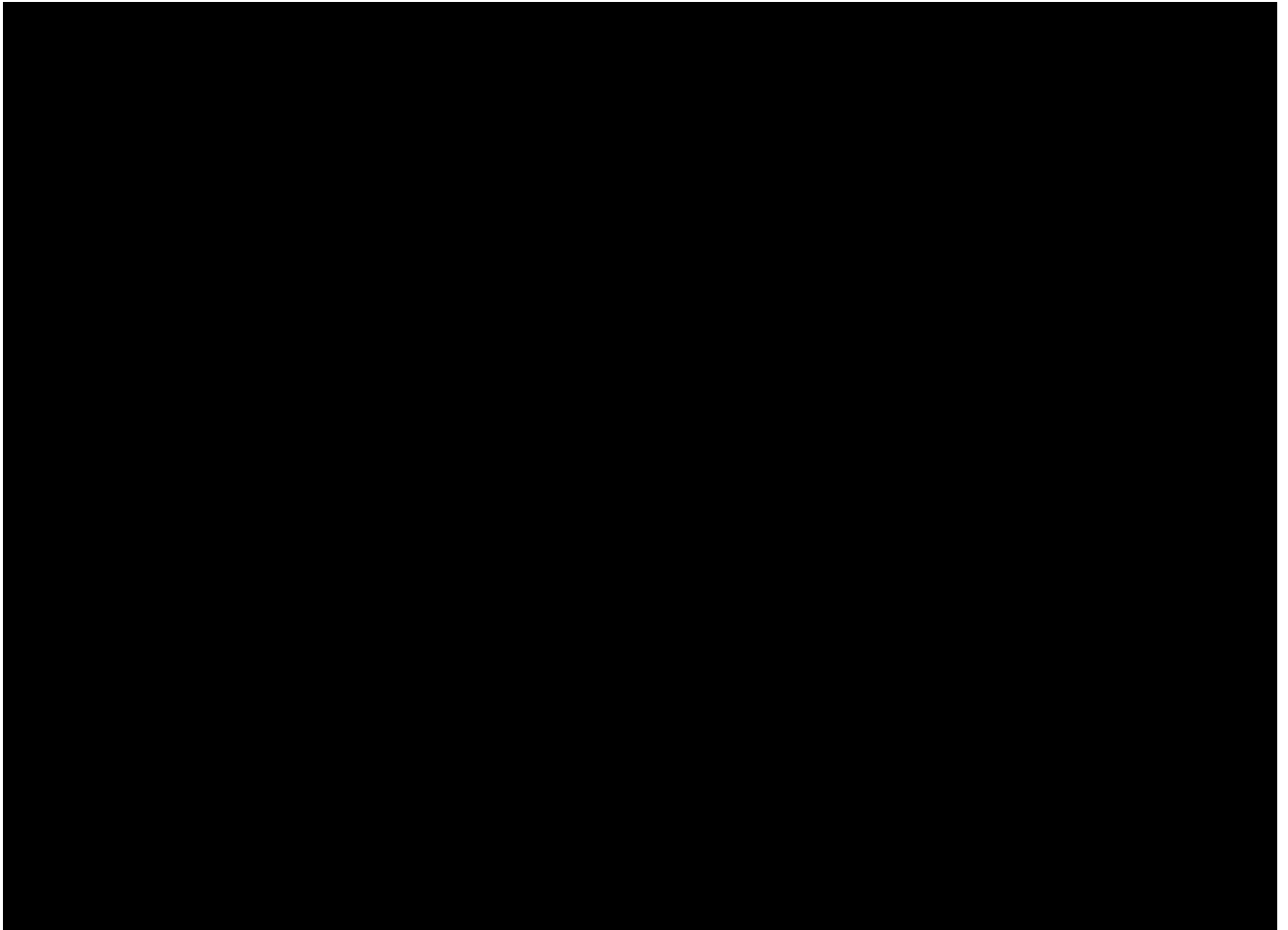
## **Annexure B – Signatures of Homeowners in Bridget Place/Macquarie Avenue Site in Support of Current Feedback / Proposal**

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1. Signatures of Residents/Homeowners of Bri-Maq Site









## REFERENCES

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1. [NSW Government, \*Kellyville and Bella Vista TOD Rezoning\* \(Web Page, 2024\)](https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning)  
<https://www.nsw.gov.au/have-your-say/kellyville-and-bella-vista-tod-rezoning>
2. [5+Precinct+Transport+Assessment.pdf \(shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com\)](#) Jacobs Group (Australia) Pty Ltd, *Precinct Transport Statement, Kellyville & Bella Vista Precinct TOD* (Report, Document No IW312900-SPEC-REP-002, 4 July 2024) 52 ('Traffic Report').
3. [Sydney Metro Northwest Urban Renewal Corridor | Planning \(nsw.gov.au\)](#)
4. [Microsoft Virtual Events Powered by Teams](#) Webinar – 'Kellyville and Bella Vista TOD rezoning online community information session', 23 July 2024, NSW Department of Planning, Housing and Infrastructure, permission sought from Media Department - <https://events.teams.microsoft.com/event/2c5e5be1-9d4d-4bad-8585-4187d86ff431@96ef8821-2a39-471c-b89a-67b0833dd3b9>

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:59:16 PM

---

Submitted on Thu, 08/08/2024 - 17:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Carissa

### **Last name**

Chowna

### **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 crazy, There are still houses being built in bella vista so much land there. Glenwood has no road structure or schools to support. The high school is already maxed out with the new buildings. Takes 15min to get out off glenwood most mornings. Build more at box hill where there is heaps off land. I am sure people can drive to the metro as there is so much parking which is not used. This is one off the most stupid thing. Sure my children could do a better job off planning.Num nuts

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:59:05 PM

---

Submitted on Thu, 08/08/2024 - 17:58

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**

Kellyville 2155

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

I object to it

### **Submission**

I strongly object to the planned increase in development in the Kellyville, Bella Vista, Glenwood areas

Roads, schools and other community facilities in the area are already over capacity. Higher levels of density were already planned for these areas and to increase them significantly more will lead to many problems.

Kellyville is very congested with traffic during morning and afternoon peaks and for many hours on weekends. The development further west of this area is putting further strain on facilities as people must travel through Kellyville to get to their place of work. Even now a trip from Kellyville to Castle Hill often takes 30 minutes in peak times despite only being a few km.

Even though this increased development is planned close to the metro, to say that this makes it ok is short sighted as not everyone works in an area supported by the metro, and even if they do families still need to get kids to school, childcare, after school activities and shopping.

Lack of infrastructure such as hospitals schools and libraries to support current development is already a problem, this further development will exacerbate the problem. We still are not seeing progress on Rouse Hill hospital and councils are prevented from using developer contributions to build new libraries.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:54:37 PM

---

Submitted on Thu, 08/08/2024 - 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**

2768

**Please provide your view on the project**

I object to it

### Submission

NSW State Government

Department of Planning and Environment

Dear Sir/Madam,

Re: Objection to the Proposed Rezoning of Stanhope Gardens

=====

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

#### 1. Infrastructure Deficiencies:

The existing infrastructure in these areas is already under significant strain. The proposed

high-density developments will worsen these issues, as there is insufficient planning for necessary upgrades to utility supply, sewage, flood zones, shopping village and medical/hospital services.

**2. Traffic Congestion:**

Traffic congestion in these areas is already problematic, particularly during peak hours and weekends. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock.

**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.

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:** Thursday, 8 August 2024 7:35:32 AM

---

Submitted on Thu, 08/08/2024 - 07:35

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Rouse Hill

**Please provide your view on the project**

I object to it

**Submission**

This is overcrowding the area beyond its capacity and changing the nature of the suburb

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:45:54 PM

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Submitted on Thu, 08/08/2024 - 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**

Kellyville Ridge

**Please provide your view on the project**

I object to it

### **Submission**

By building more apartments around the Kellyville Metro station making the area more dense will encourage more traffic, and lower the socio economic area. Overcrowd the schools. There is a lot more land being developed in the Norwest/ Bella Vista area, Box Hill and Oakville. What makes this area nice is being able to see the lake and walk through the green area. It is family orientated, building apartments will discourage this especially if it's built around the metro stations.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:50:04 PM

---

Submitted on Thu, 08/08/2024 - 17:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge & 2155

**Please provide your view on the project**

I object to it

### **Submission**

I am a resident of Kellyville Ridge and I object to the proposal to rezone Stanhope Gardens. There is a massive gap in the infrastructure at this stage to even support the current population. Adding more dense housing will add further to the stress. Kellyville Ridge residents also share the infrastructure with Stanhope Gardens. It's already so hard to get to the old Windsor road. The buses take longer as well.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:47:48 PM

---

Submitted on Thu, 08/08/2024 - 17:47

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

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

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

Glenwood, 2768

**Please provide your view on the project**

I object to it

### Submission

I'm concerned that ad hoc development of multi storey buildings will result in the rezoned area of Glenwood becoming an unpleasant and disfunctional area. The streets in Glenwood are too narrow to accommodate more residents. Many streets are impassable if cars park badly and it is likely that units won't have enough parking. It is a 1km walk from our house to the metro, which means a car is still necessary for many daily activities like shopping.

I can only see the scheme working if the whole area was re-planned, with roads in a grid pattern and with new schools and supermarket and amenities.

Access from Glenwood to the metro station is poor from the southern end of the suburb and the walking routes are circuitous, especially with the Baptist Church restricting access through their property.

I'm also concerned that ad hoc development will leave some houses swamped by multi storey buildings.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:47:40 PM

---

Submitted on Thu, 08/08/2024 - 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**

The Ponds

**Please provide your view on the project**

I object to it

### **Submission**

I strongly object to the proposed rezoning plan due to its potential negative impact on our community's character and infrastructure. The increased density will strain local resources and diminish our already stretched infrastructure, especially schools, roads and medical facilities. I urge you to consider these concerns and explore alternatives that better align with our town's long-term vision.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:32:19 PM

---

Submitted on Thu, 08/08/2024 - 13:32

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 proposal to add 20 thousand homes in this confined area is flawed in my opinion.

Having to navigate peak hour traffic in the Hills area each day, it is very obvious to anyone that the increased traffic that new homes will bring to the area will make moving around the area impossible.

I urge the planners to witness the traffic congestion that we are experiencing now.

I am all for new homes being built but these need to be constructed in new areas with appropriate infrastructure. We need to invest in proper and appropriate development for the growth of Sydney, not just a stop gap measure that will make living in the Hills unpleasant 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:** Thursday, 8 August 2024 5:42:24 PM

---

Submitted on Thu, 08/08/2024 - 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**

Bella Vista

**Please provide your view on the project**

I object to it

**Submission**

I strongly oppose the proposed increase in high-rise and affordable housing in this area.

The current infrastructure, especially the roads, is already under strain. For instance, Windsor road in experiences heavy congestion during peak hours.

While I recognize the need for higher density housing near transport hubs and shopping centers, I respectfully suggest focusing such developments around the Castle Hill and Rouse Hill shopping precincts and transport links.

Introducing affordable housing can bring new challenges to any neighborhood. We have paid a premium to live in this area, partly because such issues are less common here.

As a resident of Bella Vista for over 20 years, I strongly oppose these plans that will

significantly impact 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:** Thursday, 8 August 2024 5:37:37 PM

---

Submitted on Thu, 08/08/2024 - 17:37

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

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

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

**Submission**

No solution for road and traffic for existing homes. Fix transportation issues before trying to make more money please.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:37:16 PM

---

Submitted on Thu, 08/08/2024 - 17:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Box Hill

**Please provide your view on the project**

I object to it

**Submission**

We need roads, parks and school first.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:34:57 PM

---

Submitted on Thu, 08/08/2024 - 17:34

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood NSW 2768

**Please provide your view on the project**

I object to it

### Submission

This reasoning going to make life very hard for families living in the area. It's a struggle already to get out of Glenwood during peak hours imagine having thousands of more units and multi thousand cars on roads of Glenwood which will make life of residents hell not matter what time of the day you travel and it'll be nightmare to get in or out of Glenwood.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 3:23:49 PM

---

Submitted on Thu, 08/08/2024 - 15:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Robert

### **Last name**

Ramsden

### **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**

It is my opinion that the complexities , levels of detail and self supporting data provided by the NSW government overwhelm the majority and will compromise the number of submission and outcome of the survey

In more simplistic terms I object to the following

density and poor design of the proposal.

The impact on already packed roads

The impact on all surrounding suburbs which is already being badly affected by the urban sprawl

The lack of advanced transparency regarding all aspects of infrastructure to support the plan

Perhaps another look at alternatives and discussion on the following topics

The inactivity regarding thousands of empty , condemned substandard units and the other properties . The continued problem which will no doubt escalate with the scale of your proposed if no action in taken . As a retired building consultant the same defects represent the majority of the issues . I would be please to provide no cost advice should you wish to contact me

A DA or restrictions on short term rentals such as Air b&b may free up home as would the welter of empty houses where owners take advantage of incredibly generous negative gearing

What is the plan on decentralisation. I had occasion to recently catch the train to Bathurst and they back to Sydney from Goulburn . The rail lines badly need upgrading and fast trains introduced .

How about looking to the future with options to the urban sprawl and the problems that bring . The badlands of the future as has already been experienced in other suburbs of Sydney

Be ambitious and good luck

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:29:26 PM

---

Submitted on Thu, 08/08/2024 - 17:29

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**

The Ponds 2769

**Please provide your view on the project**

I object to it

### **Submission**

No thought has been given to the impact of a huge increase in Metro passengers, the amount of traffic on narrow streets or how young children will have to be driven to school ( because you don't want people to have cars!) and a lot of the children will not be eligible for bus passes because "as the crow flies" they live too close to the school. The whole project had been rushed 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:** Thursday, 8 August 2024 5:27:21 PM

---

Submitted on Thu, 08/08/2024 - 17:27

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Avneet

**Last name**

Kapoor

**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 object to any increase in density of Stanhope Gardens and surroundings. The infrastructure is already under lot of strain. Long traffic queues on Stanhope Parkway, traffic jams increase commute time and is very annoying. Parking in Shopping become impossible and takes half an hour to exit.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 5:11:46 PM

---

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

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

John

### **Last name**

Blair

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

No

## **Info**

### **Email**

[REDACTED]

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

Stanhope Gardens 2768

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

I object to it

### **Submission**

THIS SUBMISSION MADE ON BEHALF OF MY WIFE SALLY BLAIR AND MYSELF.

1 There are empty apartments and houses close to Castle Hill Metro unoccupied or unfinished which should take preference for completion before the Kellyville/Bella Vista project.

2 Strata to Freehold is a long term and very expensive process.

3 There is no guarantee of credible functional dwellings that will be ready for occupation on completion as per Toplace and others.

4 Why would those of us in the Eastbourne Estate agree to tear down of our community



buildings whilst there is so much vacant space on the East side of the Metro from Rouse Hill to Bella Vista?

5 The reason occupants live in Eastbourne Estate is because we live in a house, not a stifling apartment - like Tallawong. The development - if it proceeds - needs to be properly planned with appropriate living and environmental sympathy.

6 This proposal will displace a high rental market. Many owners live interstate and/or overseas.

7 A proper timetable needs to be published so the residents know what/where and when actions are going to happen. Delays and changes could easily have mental implications on some people.

8 The infrastructure - roads, sewage, water, services need to be properly and timely planned to make any such project - in the whole - feasible.

9 Should in the (most probable) long term, then suitable compensation for each property has to be made to cover market value at time of purchase (not before), removal costs and a need cost.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:10:03 PM

---

Submitted on Thu, 08/08/2024 - 17:09

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bella Vista NSW 2153

**Please provide your view on the project**

I object to it

**Submission**

We do not agree with the planning department.

We are closer to the metro than the Glenwood properties but we have not been included in the re-zoning.

All properties West of Cedar Cutters way and adjacent streets in Bella Vista should all be re-zoned R4 with minimum FSR 2.3:1. If that is done, we will support the proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:06:12 PM

---

Submitted on Thu, 08/08/2024 - 17:05

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

This proposal to bring new homes to the North-West should not proceed at all. It does not consider the area, the people living here and the infrastructure currently in place. We should not have to shoulder the burden of the government's ineptitude to building affordable housing, or housing at all.

This area is picked for its suburban nature, and should not be subjected to increased population density, which will only cause problems for the entire area. Old Windsor and Windsor Road are already packed with cars, especially during peak times, and adding more people will not solve that problem. These extra people will not be taking the metro everywhere, and, even if they did, there is completely insufficient parking for these areas.

Additionally, the current infrastructure and amenities do not come close to effectively and efficiently serving the current population. Hence, adding more people will only strain

things further, causing more problems. If the government wants to build more houses, they can do so in areas that are much better suited for it.

For example, the Northern Suburbs, which not surprisingly, have no plans to have high density housing in place for their metro stations. Another area is the future South-West Line, which has more than enough potential to handle the increased population.

Please consider moving this elsewhere, as it is not needed here. Or, think about the infrastructure, drastically improve it and then introduce high-density housing, only to the metro stations.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:05:16 PM

---

Submitted on Thu, 08/08/2024 - 17:05

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Patrick

### **Last name**

Fleming

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

No

## **Info**

### **Email**

[REDACTED]

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

Stanhope Gardens 2768

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

I support it

### **Submission**

I wholeheartedly support the development and happy to support this proposal. We need to actively plan for the future growth of our state and we have to endorse medium - high living instead of opposing it.

My only suggestion would be to consider mixed development wherein vital retail infrastructure such as ALDI, Woolies, Coles are in the walking vicinity so unnecessary traffic congestion can be minimised.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:30:52 PM

---

Submitted on Thu, 08/08/2024 - 13:30

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge/2155

**Please provide your view on the project**

I object to it

### **Submission**

I am writing to formally express my objection to the proposed rezoning of the neighbouring area. My family & I have deep-rooted connections to this community, and it is essential for me to voice our concerns regarding the potential impact of this decision.

When my elderly parents chose to move here, they sought the tranquility and sense of community that suburbs offer. They wanted to escape the fast-paced lifestyle of the inner west and create a more relaxed, peaceful environment to enjoy their later years. However, as time has progressed, we have witnessed numerous developments that have transformed our surroundings. We have seen our lands taken from us to make way for smaller housing, leading to significant increases in traffic and congestion that have eroded the peaceful atmosphere we once cherished.

Allowing the proposed rezoning will further exacerbate these issues. It is our belief that

this change will attract crime and increased theft, making our neighbourhood less safe. Additionally, it will inevitably inflate living costs pricing out long-time residents who have invested their lives in this community. If we are forced out to leave homes, there is no other community in Sydney that we can afford that would provide the same support network of family and friends.

We chose to reside in this area for its sense of belonging, safety and connection to loved ones. The proposed changes threaten the quality of life we have cultivated and enjoyed for years. I urge you to reconsider this proposal, taking into account the long-term implications it will have on our community and the residents who call it home.

Thank you for considering my concerns. I hope that you will prioritize the well-being and stability of our community in your decision-making process.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:57:01 PM

---

Submitted on Thu, 08/08/2024 - 16:56

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

**Please provide your view on the project**

I object to it

**Submission**

Traffic is horrendous in this area. Road infrastructure is insufficient to sustain more housing.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:52:38 PM

---

Submitted on Thu, 08/08/2024 - 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**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission**

Hello,

The re-zoning program should be completely impartial and fair for everyone. Rather than this subjective exercise.

We are all aware Sydney has a housing shortage. However the correct methodology should be:

If my property is 800m from the station, it should be R4.

If my property is 800m - 1.2km from station it should be R3.

If my property is outside of 1.2km from the station.

Using this logic, we believe all of the properties from Garden view circuit to New Holland Drive and free settlers drive should be zoned R4.

What is the reason this was left alone?

See attached for better description.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:51:46 PM

---

Submitted on Thu, 08/08/2024 - 16:51

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood, 2768

**Please provide your view on the project**

I object to it

### **Submission**

This plan is frankly pathetic. There is no thought into the planning of it, especially in an area that is already overcrowded, and with ill-equipped infrastructure to handle it.

Adding more people to this area, with no upgrade to Old Windsor and Windsor Road shows complete ineptitude in your planning department. And with no foresight in seeing the complete standstill traffic that occurs at peak times around the area, it is clear the government is trying to move people out of their homes to cover their complete misunderstanding of the current housing crisis.

Additionally, we live in this area because we do not want to deal with the issues that are shown in the Inner West, such as standstill traffic, noise pollution, overcrowding. lack of amenities and much more. The North-West is an area of suburbia, not high-density housing and there are many more suitable places to do this.

The development of the metro system is meant to alleviate the issues we see with cars on our roads. Therefore, building high-density housing is not going to solve that issue. These people who will move into the area will not take the metro everywhere they need to go, they will have cars which will only add to the congestion issue. And, with no plans to build new schools, hospitals or anything else this area, which will become more densely populated than Haymarket, is again pathetic.

This plan should be scrapped until there are serious conversations about upgrading roads, schools, hospitals and other amenities. And even if you do plan to upgrade these areas, the high density housing should be done on other areas of the metro line, specifically around the Northern Suburbs, which to no surprise there are no plans to do, and the future South-Western Line, where there are better opportunities to do so.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 3:23:27 PM

---

Submitted on Thu, 08/08/2024 - 15:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

ROmil

### **Last name**

Rav

### **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**

Hi I am not in agreement with the proposed plan.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 4:46:06 PM

---

Submitted on Thu, 08/08/2024 - 16:45

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**

Greystanes

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposed rezoning of Stanhope Gardens and the surrounding areas as I regularly use Old Windsor Road and the traffic congestion is already awful. With the increased high density apartments there will be additional vehicles on the road and increased congestion. I feel this would make the roads more unsafe with the increased traffic and vehicles.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:40:22 PM

---

Submitted on Thu, 08/08/2024 - 16:40

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Sydney

**Please provide your view on the project**

I object to it

### **Submission**

I object to the proposed rezoning of Stanhope Gardens and surrounding areas as I regularly use Old Windsor Road and the traffic congestion is dreadful. The increased high density apartments will add additional vehicles on the road and increased congestion. I also feel this would make the roads more unsafe with the increased vehicles and traffic.

I believe this would put added pressure on the local hospitals without the necessary infrastructure being put in place to accommodate increased numbers of people in the area.

I also feel that there will be an increase in crime in the area as there has already been stabbings and robberies in the Kellyville metro station area with the increased numbers in the area. We have family in the area and I fear for their safety.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 4:35:30 PM  
**Attachments:** [bella-vista-rezoning-proposal-to-r4.docx](#)

---

Submitted on Thu, 08/08/2024 - 16:34

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**

Bella Vista 2153

**Please provide your view on the project**

I object to it

**Submission file**

[bella-vista-rezoning-proposal-to-r4.docx](#) (327.21 KB)

**Submission**

I want the area in the Bella Vista Station precinct in the vicinity of 1.2 Km from the Bella Vista Station to be rezoned to R4.

Based on Urban Planning Principles, it makes the most sense to have the increased Zonings

applied closest to Bella Vista Station. The most sensible approach would be to Re-zone homes along the following streets to a minimum of R4 (High Density) as they are all between

500m – 800m of the Bella Vista Metro Station, and Future Local Town Centre on

Balmoral

Road:

- Hovell Way
- Sandstock Way
- New Holland Drive
- Callander Place
- Cedar Cutters Way
- Gardenview Circuit
- Free Settlers Drive
- Balmoral Road (until the Gardenview Circuit intersection)

“want to be re-zoned to R4,

with a minimum FSR of 2.5:1” because we are:

Between 500m – 800m of the metro station

Between 200m – 400m of the future new local shopping centre

4. Attached is a photo of the area to further clarify my submission.

**I agree to the above statement**

Yes

## Submission for Bella Vista BV8 Area to R4



Based on Urban Planning Principles, it makes the most sense to have the increased Zonings applied closest to Bella Vista Station. The most sensible approach would be to Re-zone homes along the following streets to a minimum of R4 (High Density) as they are all between 500m – 800m of the Bella Vista Metro Station, and Future Local Town Centre on Balmoral Road: -

- Hovell Way
- Sandstock Way
- New Holland Drive
- Callander Place
- Cedar Cutters Way

- Gardenview Circuit
- Free Settlers Drive
- Balmoral Road (until the Gardenview Circuit intersection )

“want to be re-zoned to R4,

-with a minimum FSR of 2.5:1” because

-we are: Between 500m – 800m from the metro station.

- Between 200m – 400m of the future new local shopping centre

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:30:05 PM

---

Submitted on Thu, 08/08/2024 - 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**

Stanhope Gardens

**Please provide your view on the project**

I support it

### **Submission**

In full support as long as land / houses in the zone are able to rezone asap in Stanhope Gardens zone. It should be the whole zone called out vs staged approach. Council need to give home owners the ability to work together to ensure best outcome for owners who decide to partner on sale to developers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 7:08:02 AM

---

Submitted on Thu, 08/08/2024 - 07:07

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

### First name

David

### Last name

Pietersz

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

No

## Info

### Email

[REDACTED]

### Suburb/Town & Postcode

The Ponds 2769

### Please provide your view on the project

I object to it

### Submission

Dear Minister,

As a local to the immediate area for 6 years, with family members having lived in Stanhope Gardens since 2006, we have seen authentic organic growth to our area with the addition of the Sydney metro. Mostly, this is been beneficial to our area due to previous challenges around public transport limited by bus. The metro was a welcome addition to our community. The challenge with our community, without doubt, are two key pillars of our society. Schools and roads.

Our schools are at capacity, and as an example, we joined two catholic parishes to ensure my son could have even a chance at a catholic school. With only one catholic high school in this immediate area, and others nearby, in lower social economic areas like Quakers hill and Schofields, we were challenged to ensure education for our child nearby to our house, not government funded. The lack of new school proposals alongside 7,477 small

apartments to replace 991 houses in our lovely Stanhope community, is absolutely absurd. These apartments will be full of immigrant families, often with two families in each apartment due to the cost of living. They will not have school places for the children in these proposed new apartments.

My second point, is regarding traffic impact, to an already congested and poorly designed road infrastructure in our area. The perfection avenue road is constantly bumper to bumper in peak hours, and you want to add 7,477 apartments to the roads that are already full? The minister for this plan should resign immediately and should be embarrassed at such a proposal without analysis of the impact to the area from increased traffic and lack of parking.

Our area is very low in welfare, full of many hard working families with mortgages. Why would you try to destroy a pillar of society with mass scale apartment development, introduction of immigration, welfare and therefore lowering the economic class of our wonderful area? You can help yourself to Bankstown, Penrith, mountains etc.

Leave our area 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:** Thursday, 8 August 2024 7:02:57 AM

---

Submitted on Thu, 08/08/2024 - 07:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Ritesh

**Last name**

Kumar

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens

**Please provide your view on the project**

I support it

**Submission**

I believe this is a great initiative to utilise the excellent public transport infrastructure build near us. The Stanhope rezoning is beneficial to the current residents in the zones otherwise we end up with a mix match of high rise buildings and single dwellings across the road.

This gives residents some certainty on the future of their area and property.

I fall into Newbury Estate when're the community title will be harder to navigate, but the rezoning may mobilise the residents and developers to find a 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:** Thursday, 8 August 2024 2:28:04 AM

---

Submitted on Thu, 08/08/2024 - 02:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

I object to this proposal. It will lead to overcrowding. We need improved infrastructure, broader roads, more schools and public hospitals closeby. Area is as it is congested. It will be a nightmare soon with so many new houses.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 2:43:52 PM

---

Submitted on Thu, 08/08/2024 - 14:43

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

hiu ming

**Last name**

wong

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Parramatta

**Please provide your view on the project**

I object to it

**Submission**

Thank you for this opportunity to submit to the Bellavista and Kellyville TOD.

I have worked as a casual waitress, earning minimum wage. I cannot afford to miss any work and must struggle to secure at least two full-day shifts each week just to cover my rent and bills. My rent has increased from \$310 to \$360 this year. I chose to rent a granny flat near the train station due to its affordability compared to apartments or studios, and because being close to the station is vital for my commute. However, the living conditions are unacceptable. The flat is uninsulated and infested with mould. In winter, it feels like a freezer; in summer, it becomes a sauna. These conditions have drastically harmed my health. I find it unbearable to endure the extreme temperatures and hazardous air quality. I wish I could have found another affordable option, but the fierce competition for affordable housing made it impossible.

Affordable housing is not just a necessity; it is the foundation of a thriving future for

everyone. I believe that only 8% of affordable housing in Bellavista and Kellyville does not sufficiently address the urgent need for more affordable options. Therefore, I object to this submission.

I call for a higher allocation of 15% affordable housing in perpetuity in Bellavista and Kellyville, ensuring that 1 in 7 homes is affordable. Only a 15% allocation of affordable housing in perpetuity can dramatically increase my chances, as well as those of many others enduring similar hardships, of securing a safer and more suitable home.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 1:34:50 AM

---

Submitted on Thu, 08/08/2024 - 01:34

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**

Bella Vista 2153

**Please provide your view on the project**

I am just providing comments

### Submission

In the plan there are many vague references with no clear data eg car space allocation per bedrooms per dwelling.. in this instance 0.6 for a 1 bed also 0.9 for a 2 bedroom dwelling of any type is totally inadequate despite being built around transport corridors and indicates that planning is trying to reduce the perception of traffic and street parking issues or otherwise totally out of touch with even current issues in the traffic corridors around the areas and feeding in / through. .

Given the 42000 additional do not include the many towers and residences already approved and currently incomplete or unoccupied within the surrounding areas - especially the business park and main road clusters including Norwest / Bella vista that drive through this area for work, medical and city access.

Despite additional infrastructure in the last decade it continues to track decades behind

actual need. A reminder to govt that approved additional road, schools and hospital development takes years vs homes / units that take a fraction of the time.

Green space ratios seem to have dramatically diminished in planning construction requirements, building heights are dramatically increasing blocking light, limiting street parking, buildings too close together lacking privacy, noise issues, nature spaces are inadequate and poorly maintained..

What a mess.

Plus new flight paths go across these areas, building residents are going to struggle.. have the pre-approved building plans been reviewed with adequate changes mandated since flight path confirmations??? Will they be??

Also we will have pollution issues, sirens around the hospitals as ambulances travel through high / medium density residential areas.

Commercial space parking allocations also need review especially for churches as their parishioners overflow into nearby business parking and clients have nowhere to park eg Hillsong, dayspring. Lakeside and circa medical might meet parking space numbers however because they charge fees people will prefer or need to spill out into small business parking creating yet another major issue.. paid parking is not free parking / free for time required for services or min visits and doesn't fulfil intent of DA. Inadequate parking in shopping centres, near restaurants, schools, sports and parks., clients running 30 mins late for appointments or rejecting local suppliers, areas with vacant premises..

Reactivity at its worst, poor strategy, appalling planning for scaling population.. totally inadequate.. stop focusing on election promises and headlines time to commit to proper long term outcomes that don't sacrifice the short and long term quality of life of local communities and state constituents. You're totally out of your depth.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 12:12:39 AM

---

Submitted on Thu, 08/08/2024 - 00:12

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**

Glenwood

**Please provide your view on the project**

I object to it

### Submission

Areas earmarked for development in this proposal, such as immediately adjacent to metro stations on currently vacant, under-utilised rural or light industrial land are entirely appropriate for medium density residential development.

These larger parcels of land allow for master planned and purpose built infrastructure for people to live locally with schools, shopping, entertainment and public transport all designed specifically to service that new community. Examples include the vicinity of Norwest and Rouse Hill metro stations.

My main objection to the proposal is the substantial area of Glenwood proposed for rezoning, and the likelihood of any new development being meaningfully integrated with the Bellavista Metro, along with concerns about elimination of existing housing, church and sporting facilities.

Unfortunately Old Windsor Road is already a major barrier between Glenwood and Bella Vista metro. As traffic becomes worse and the road is inevitably widened, that barrier will become more prominent, similar to the M7 to the south and to a lesser extent Sunnyholt road to the North west.

Whilst additional bridges are proposed I don't accept that development on the Glenwood side of Old Windsor road will integrate well with facilities built immediately around the Bella Vista metro precinct. Already many Glenwood residents drive to Bella Vista metro to park and ride which appears to be a failure of current active transport corridors.

Underground rather than overhead crossings of Windsor road may be more conducive to free flow of pedestrian traffic however the dive crossing of the T-Way would likely make this difficult.

The area within Glenwood that is proposed for redevelopment is too large to be serviced by existing (even if upgraded) facilities within Glenwood, and is likely not large enough or sufficiently connected to host any significant new infrastructure such as supermarkets, food and small retail. This will likely exacerbate many existing issues within the suburb.

Schools, shopping and road infrastructure (and connections to the surrounding network) are my main concerns. Glenwood already has 4 schools so some would expect schools should not be a concern. However the design of Glenwood with its "low permeability" causes traffic gridlock during both morning and afternoon school times, causing traffic flow both within the suburb and its gateways to cease to function. It appears a significant portion of the student cohort in Glenwood schools live outside the suburb - either neighboring suburbs that are in catchments, or families that move away leaving their children enrolled and commuting in and out of Glenwood for pick-up / drop-off unfortunately causing chaos.

Particularly for those residents in Glenwood who no longer have children in school, the traffic chaos makes attempting to travel at those times difficult and frustrating, demonstrating that a further substantial growth in resident / student population would be unsustainable.

Only 2 of the four schools are proximate to the proposed development area. Glenwood High has recently seen new construction however it already has a large student cohort and appears unlikely to be able to sustain the scale of development that is proposed without compromising learning for all.

The current Glenwood Shopping village is already inadequate having been built 20-25 years ago to a much lower size and standard than would be common now. We already do our main shopping out of suburb, using local shops for incidentals only, which is very unfortunate, we would prefer local if it was of an adequate standard.

Unless a major new shopping precinct is developed, perhaps in the Parklea Markets site, people are going to have no other option other than using private vehicles to travel to Stanhope, Kings Langley, Norwest, Kellyville Ridge or Rouse Hill shopping precincts further choking the constrained egress points from the suburb.

My understanding is the current zoning proposal explicitly excludes the current Parklea markets site with the justification being exceeding 1200 metres from either Kellyville or Bellavista metro.

However that site is on the intersection of two major roads both hosting bus T-way with

connections to both metro stations and Blacktown heavy rail and cycleways both existing and proposed. That site is massive when considering the area of the market itself, multiple car parks and other land much of it not used in any meaningful way.

The likely reason for excluding that site from consideration is other parties already proposing redevelopment of the site likely with a narrower vision of maximising short term commercial goals rather than participating in any larger master plan approach. I would also suggest that plans to redevelop that site have been discussed for the last two decades with no proposal advancing beyond the concept stage.

Finally I note mention of further business park development to the south of the Bella Vista metro and immediately surrounding Bella Vista metro. That area does not require additional land be devoted to business (excepting potentially retail). Much of that business park is relatively low density with some vacant land.

As well as considering redeveloping strategically located residential areas to higher density, the same mind set should be applied to commercial land also. Significant existing areas could be better utilised, reducing the need for further commercial sprawl in the area.

Rather than expanding the current light industrial area I would propose perhaps 500 - 800 metres south of Bellavista station should be earmarked for conversion to mixed use including medium-high density residential.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 3:16:08 PM

---

Submitted on Thu, 08/08/2024 - 15:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last**

[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**

Strongly object to this proposal.

- No planned improvements to infrastructure to support the rezoning proposal.
- Current infrastructure (Roads, Schools and Transport) are already at capacity without high density.
- Current traffic conditions in peak hour and on weekends in local streets (eg Perfection Ave and Newbury Ave) to get on to main roads (Windsor and Old Windsor Roads) are terrible.
- Metro is already near full at Kellyville station in peak times even before Metro Stage 2 has opened
- North West growth area for housing (Box Hill, Vineyard) is already having an impact on traffic congestion in the local area given the lack of employment hubs past Rouse Hill and poor road infrastructure with no future plans to upgrade and widen Windsor and Old

Windsor Roads.

In short, this would be the worst area to even consider high density housing and other options needs to be considered. The lack of understanding of local issues and the complete disconnect between government and the local community is worrying. I do not know of one resident in the Kellyville Ridge area who supports this proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:06:14 AM  
**Attachments:** [kellyville-and-bella-vista-draft-rezoning-proposal-submission.doc](#)

---

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

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 file**

[kellyville-and-bella-vista-draft-rezoning-proposal-submission.doc](#) (50 KB)

### Submission

I am writing to express my concerns regarding the proposed rezoning of the Glenwood suburb as part of the Kellyville and Bella Vista state-led rezoning proposal. Glenwood is a well-functioning suburb with clean streets, low crime rates, and a diverse population. I fail to understand why there is a need to disrupt this functional community.

increasing the population in an area with limited employment potential.

Please review my attached document for my full list of suggestions and concerns

**I agree to the above statement**

Yes

**To Whom It May Concern,**

I am writing to express my concerns regarding the proposed rezoning of the Glenwood suburb as part of the Kellyville and Bella Vista state-led rezoning proposal. Glenwood is a well-functioning suburb with clean streets, low crime rates, and a diverse population. I fail to understand why there is a need to disrupt this functional community.

During a public gathering on Sunday, August 4<sup>th</sup> at the Ettamogah pub in Kellyville, Blacktown Mayor Brad Bunting expressed that there are several other sites more suitable for redevelopment in the Blacktown area.

He emphasized that these areas already possess superior transport links. Despite his plea to the NSW government for funding, it was declined. Additionally, Mayor Bunting highlighted Mt Druitt, Marayong, and Seven Hills as locations that would greatly benefit greatly from similar redevelopment efforts and are better positioned to support it.

Have the local council's suggestions been thoroughly reviewed?

It would make more sense to increase the population where the future work will be, at Marsden Park and the areas servicing the new airport. There are numerous undeveloped areas that would better suit this population increase.

My property is on the edge of re-zoning, Kidman St, Glenwood

My concerns are as follows

**Key Points:****1. Parklea Markets Redevelopment:**

- The proposed Parklea Markets redevelopment, scheduled for 2025, addresses many of the issues I will outline.
- It eliminates the necessity to rezone significant portions of the existing Glenwood suburb.
- Located within 500 meters of the Bella Vista metro station, it meets essential transport requirements.
- The 22-hectare site, mostly undeveloped apart from the markets, service stations and food outlets, can accommodate several thousand residents, along with additional shopping and other amenities.
- Direct access to major local roads (Sunnyholt Road and Old Windsor Road) enhances convenience. And would minimise disruption during construction

**2. Ecological Impact:**

- The planned rezoning fails to adequately compensate for the loss of green spaces, trees, and open areas.

- Local wildlife habitats will be significantly impacted, including native species such as magpies, finches, frogs, skinks, blue tongue lizards and insects such as bees, butterflies and moths.
- The removal of existing water courses trees and grass areas threatens biodiversity.
- Glenwood Lake, a sanctuary for wildlife, including birds, frogs and skinks this must be carefully considered to protect bird and amphibian life there.
- NSW threatened species report

<https://www.soe.epa.nsw.gov.au/all-themes/biodiversity/threatened-species>

The clearing of native vegetation results in the direct loss of species and destruction of habitat, followed by lag effects due to disturbance from subsequent land uses and the fragmentation of remnant vegetation. Increasing populations and expanding human settlements

### **3. Infrastructure Strain:**

#### **1. Upgrading Existing Infrastructure:**

- The plan to service the increased population involves substantial redevelopment, impacting not only the rezoned area but also neighbouring residents.
- Limited road access in Glenwood will worsen traffic congestion due to heavy haulage and construction equipment.
- Additional water and electrical services are necessary but will strain already overloaded systems.
- Expanding sewage and waste removal requires substantial earthworks—how will the additional waste be managed?

#### **2. Power Supply Demand:**

- In summer, the new Urban Heat Island effect will force residents to rely on air conditioning.
- NSW already faces power supply issues during peak times. Where will the additional power come from?
- Many current dwellings use solar power, multi-story buildings with limited roof space may not generate enough power for residents' needs.

#### **3. Water Runoff and Drainage:**

- Paving over green areas and natural drainage will increase water runoff.
- Communities downstream may face drainage issues. Has this been adequately planned to prevent flash flooding?

#### 4. **Transportation Challenges:**

- With limited work opportunities in Bella Vista, thousands of new residents will need to commute to Blacktown, Marsden Park, and the Aerotropolis.
- Overcrowding on the Metro during peak hours is unrealistic, as it's already at capacity.
- Restricted Metro access from Glenwood poses safety risks due to limited crossings over Old Windsor Road.
- The Metro's two-directional service may not accommodate those working outside the CBD.
- This impacts commuters, increases travel time, and worsens pollution, contrary to the intended goal.

#### 5. **5. Road Network and Congestion:**

- Glenwood currently relies on only three small roads, which are already congested during peak hours. Commuters allocate 20-30 minutes just to leave the suburb in the morning.
- Arterial routes like Windsor Road, Sunnyholt Road, Bellavista Road, and the M7 motorway experience gridlock during peak times.
- Realistic plans to address existing traffic congestion and pollution are crucial. Adding thousands of vehicles to overloaded roads exacerbates the problem.
- The school run worsens traffic—parents often drive their children to school rather than walking. Glenwood High School, in particular, faces bumper-to-bumper traffic daily.
- **NSW State of Environment** document "**Population density and distribution status and trends**"

<https://www.soe.epa.nsw.gov.au/all-themes/drivers/population#population-density-and-distribution-status-and-trends>

"Overall household trips increased as measured by total vehicle kilometres travelled by drivers (VKT), but at a lower rate than population growth because fewer trips are being made per household. The environmental impacts of increased traffic on roads include congestion, noise, air pollution and greenhouse gas emissions. "

#### 6. **6. Bus Infrastructure:**

- While current bus lanes can transport many people, most routes don't align with work hours. Services to town have been reduced, and only a limited number connect to Parramatta.
- Travel times are excessive for non-standard routes, requiring frequent changes.

- During rush hour, local buses become gridlocked once they leave their designated routes.
- Although COVID reduced bus congestion, adding thousands of daily commuters will strain services again.
- Sydney already struggles to hire bus drivers. Increased wages could impact ticket fares or rates for local council residents.
- As of August 7, 2024, **Seek.com.au** lists **100 bus driver-related job advertisements** within 25 km of Bella Vista, NSW.
- It's essential to consider transportation challenges in any rezoning decisions.

## 7. Employment Opportunities:

- Glenwood lacks sufficient local employment opportunities within easy walking distance. Most people commute elsewhere for work.
- The Bella Vista areas around the Metro are mostly built out, and additional development near Norwest Hospital isn't walkable. Lack of shuttle buses or trams means employees will likely drive.
- The resulting traffic increase forces more people onto congested roads, trains, and buses, reducing the appeal of living in Sydney.
- As of August 7, 2024, **Seek.com.au** lists the following job opportunities near Bella Vista, NSW:
  1. 371 jobs within 2 km
  2. 1,382 jobs within 5 km
  3. 4,419 building-related job vacancies within 25 km
  4. 2,095 construction-related job advertisements within 25 km
  5. 1,273 truck driver-related job advertisements within 25 km.

## 8. Crime:

- Increased population density without adequate employment opportunities often leads to higher crime rates.
- Impact on policing and community harmony should be considered.
- Addressing teenage and unemployed populations is crucial to prevent an increase in burglaries, graffiti, and other crimes.

## 9. Health and Education Services:

- Glenwood already lacks sufficient health, schooling, and childcare services.
- Planned hospitals may not meet future population needs without addressing thousands of additional emergency and long-term health cases.

- Ambulance wait times during peak traffic could lead to avoidable deaths.
- Additional ambulance services and first responders need planning.
- As the population ages, demand for aged care, diabetes management, and dialysis will grow.
- Current schools are at capacity, and planned new schools won't suffice for substantial increases in demand.
- Overcrowding impacts education quality and future skilled employees.
- Seek.com.au lists **3,923 health-related job advertisements**.

It's essential to address these aspects in any development plan.

#### 10. Construction:

- Between July 2022 and April 2023, **1,709 construction companies** across Australia entered administration, highlighting industry challenges according to the **Australian Security and Investments Commission (ASIC)**
- Research by the **NSW Building Commission** revealed that **53% of surveyed apartment buildings in 2023 had serious defects**, up from 39% two years earlier.
- While extreme cases like Opal Tower and Mascot Tower stand out, quality issues in multi-unit dwellings are increasingly common, especially in NSW and Victoria.
- The impending housing boom presents a **ticking time bomb** due to:
  - **Skills shortages**: A real issue worsening each year.
  - **Supply chain challenges**: Impacting construction materials and resources.
  - **Differing regulatory frameworks**: Varying rules across states and territories.
  - **Poor apprenticeship completion rates**: Affecting skilled labor availability.
- Premier Chris Minns acknowledges defects in new buildings and emphasizes the need for buyer and investor confidence in quality.
- Efforts to address defects require **changing the culture of the residential building industry**.
- As reported by news.com.au and several other news sites  
<https://www.news.com.au/finance/real-estate/australias-race-to-build-12-million-new-homes-could-spark-a-ticking-time-bomb-experts-warns/news-story/e1a33f7eba6fd283a40fa5e8cc263d90>

#### Additional Insights:

- Seek.com.au lists the following job opportunities near Bella Vista, NSW (as of August 7, 2024):
  1. **2,095 construction-related job advertisements** within 25 km.



2. **1,273 truck driver-related job advertisements** within 25 km.

Addressing quality and workforce challenges is crucial for sustainable development.

#### **11. Urban Heat Island Effect:**

- Covering existing open areas with asphalt, concrete, and tall multi-story buildings exacerbates heat issues. Concrete structures retain heat, raising overall temperatures.
- Western Sydney is globally recognized for compounding the Urban Heat Island Effect due to inadequate planning. Marsden Park already faces significant heat challenges.
- Personal observations confirm extreme temperatures (up to 48°C) during summer. The trapped air in the area contributes to this issue.
- Greenery alone won't shade tall buildings, reducing airflow and creating localized hot spots.
- As the planet warms, adding more heat islands in Sydney is counterproductive. Residents will rely on air conditioning, straining electrical supply.
- Increased heat-related health issues will burden already limited health services.
- Removing drainage ditches and covering green areas worsens heat problems.

#### **12. Recreational and Shopping Amenities:**

- Glenwood lacks sufficient recreational activities and public shopping options; the planning does not sufficiently address these short falls. This will impact existing and future residents' quality of life.
- Suggestions to enhance community amenities and increase local employment, even if this plan does not go ahead:
  1. **Community Parks:** Develop green spaces, playgrounds, and walking trails.
  2. **Local Markets:** Regular markets for fresh produce, crafts, and community gatherings.
  3. **Sports Facilities:** Multi-use courts, swimming pools, and fitness centres.
  4. **Cafés and Restaurants:** Encourage local businesses to thrive.
  5. **Community Centres:** Spaces for workshops, events, and socializing.

Thank you for your time.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 6:59:59 AM  
**Attachments:** [submission\\_rezoning-to-r4.pdf](#)

---

Submitted on Thu, 08/08/2024 - 06:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Andrew

### **Last name**

Vlismas

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood 2768

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

I object to it

### **Submission file**

[submission\\_rezoning-to-r4.pdf](#) (1.42 MB)

### **Submission**

I submit the following alterations to the current TOD rezoning project with the following understanding gathered from the community planning sessions at Valentine Park on 5 August 2024.

#### **TOD plan:**

- The section at the intersection of Sunnyholdt Rd and Old Windsor Rd is incorrectly identified as a potential sports field. The TOD project is using the 2016/17 rezoning boarders for its assessment. The TOD project has not engaged the area due to existing commercial agreements with Parklea Markets developers who do not represent the

residents in the area at the intersection.

- No one in the affected rezoning areas is being evicted from their houses.
- 10 to 30 story buildings will be limited to the Metro line side of Old Windsor Rd. Buildings on the opposite side of Old Windsor Rd will be tapered down to quickly blend into the existing housing.
- Owners of the Parklea site have not been engaged by the project.

Requested alterations to the TOD plan.

1. The residents at the intersection of Sunnyholdt Rd and Old Windsor Rd are engaged separately from the Parklea Markets developers as they have no commercial agreements with us.
2. The designation of our area between the intersection and Parklea Markets identified as a sports field is removed as it does not represent our wishes and impacts our house prices.
3. Our area is considered for R4 housing to align with the proposed plan in the surrounding area.

**I agree to the above statement**

Yes

## **SUBMISSION**

### **Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**To:** Ms Nicola O'Brien, Director, Planning Team, Kellyville and Bella Vista Transport Oriented Development Program

**Copy:** Hon. Rose Jackson, NSW State Minister for Housing ; Hon. Warren Kirby, NSW Parliament Member for Riverstone ; Hon. Mark Taylor, NSW Parliament Member for Winston Hills ; Hon. Brad Bunting, Mayor Blacktown City Council.

**From:** Residents of Rothwell Circuit, Carolyn Court, Jakob Way, Rory Court and Consolo Avenue in Glenwood NSW 2768

**Date:** 28/07/2024

The NSW Department of Planning, Housing and Infrastructure is currently exhibiting the Draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct seeking to deliver up to 20,700 additional homes and 620–1,650 affordable homes in perpetuity within the TOD Precinct close to Kellyville and Bella Vista Metro stations.

We, the undersigned, request to redefine the Kellyville and Bella Vista TOD Precinct boundary to accommodate the land comprising 90 properties that are bound by Sunny Holt Road to the north, Old Windsor Road to the east, SP1 Market zoned land to the south and Caddies Creek corridor to the west and rezone the subject land to R4 shown in Attachment 1 to this Submission. The undersigned provide the following sound justification for their proposed redefinition of the Kellyville and Bella Vista TOD Precinct boundary:

The subject land:

- is already zoned for residential purposes.
- already has access to all essential public and service infrastructure to accommodate any future high density residential development on the land.
- is strategically located and free of any environmental constraints or threats such as bushfire, land slip, heritage and ready for upzoning to R4 High Density Residential.
- is well positioned as shown in Attachment 1 to enable easy amalgamation with the TOD Precinct.
- is quite a large land with an area of approximately 7.2Ha, and therefore has the potential to yield around or more than 1,000 dwellings including 30 -80 affordable dwellings.
- is located within 1,200m of public transport hubs.
- is located between Bella Vista Metro Station and Kellyville Metro Station.
- is located within reasonable walking distance to Kellyville Metro Station and Northwest Transitway linking Rouse Hill and Parramatta.
- is located within reasonable cycling distance to Bella Vista Metro Station and the major employment hub, Norwest Business Park which is considered to be the largest business park in the area.
- is well positioned with access to a good supply of existing public parks, open spaces, large tracts of natural vegetation within reasonable walking and cycling distances as shown in Attachments 1 and 2 to this Submission.
- is located close to community amenities and facilities similar to the TOD Precinct.

The above justification for the proposed adjustment of the boundary of the Draft Kellyville and Bella Vista TOD Precinct to accommodate the subject land within that Precinct by the undersigned is considered to be the most appropriate, acceptable, logical, efficient and time-effective proposal to achieve the NSW Government's housing target, the desired outcome.

The undersigned strongly believe that the proposed addition to the TOD Precinct will significantly boost the NSW Government's aim to address the current shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

The undersigned request the Minister and other relevant authorities to take this matter into due consideration and rezone the subject land to R4 High Density Residential to achieve improved outcome when finalising the Draft Kellyville and Bella Vista TOD Precinct.

Thank you in advance.

#### **ATTACHMENTS**

Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct

Attachment 2: Subject Land

Attachment 3: Extent of the Subject Land and Surrounding

**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct**



**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

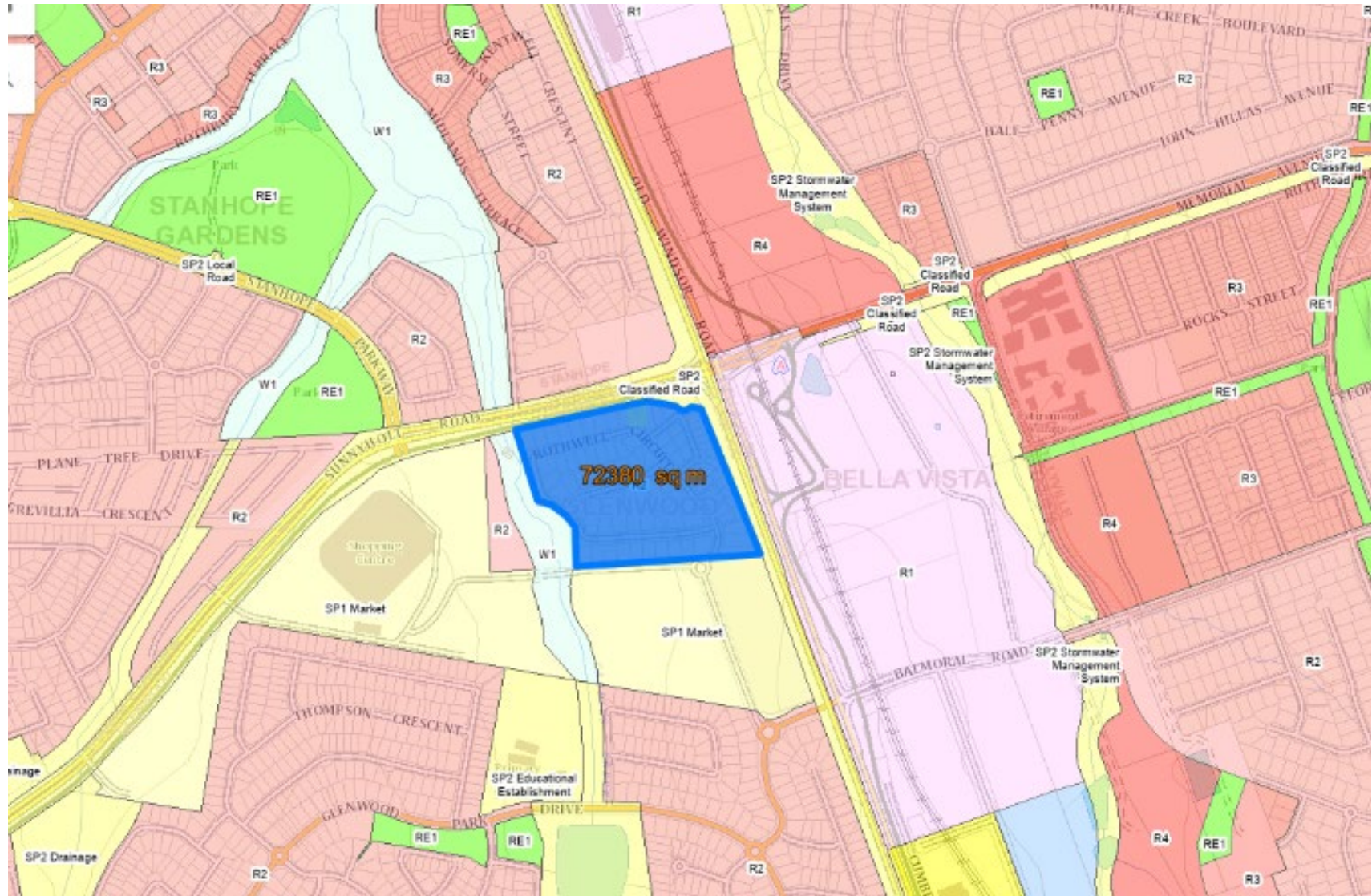
**Attachment 2: Subject Land**





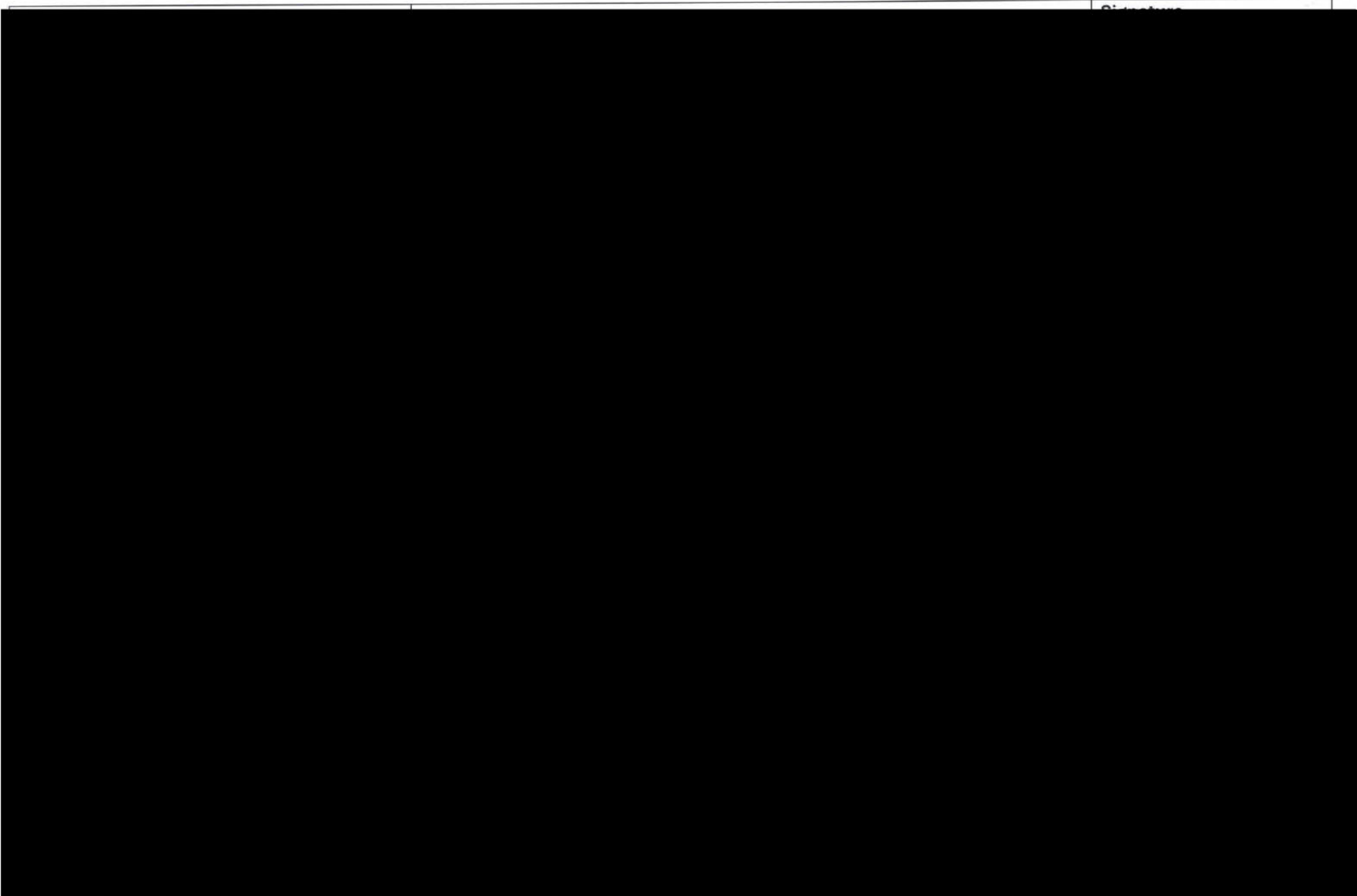
**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 3: Extent of the Subject Land and Surrounding**

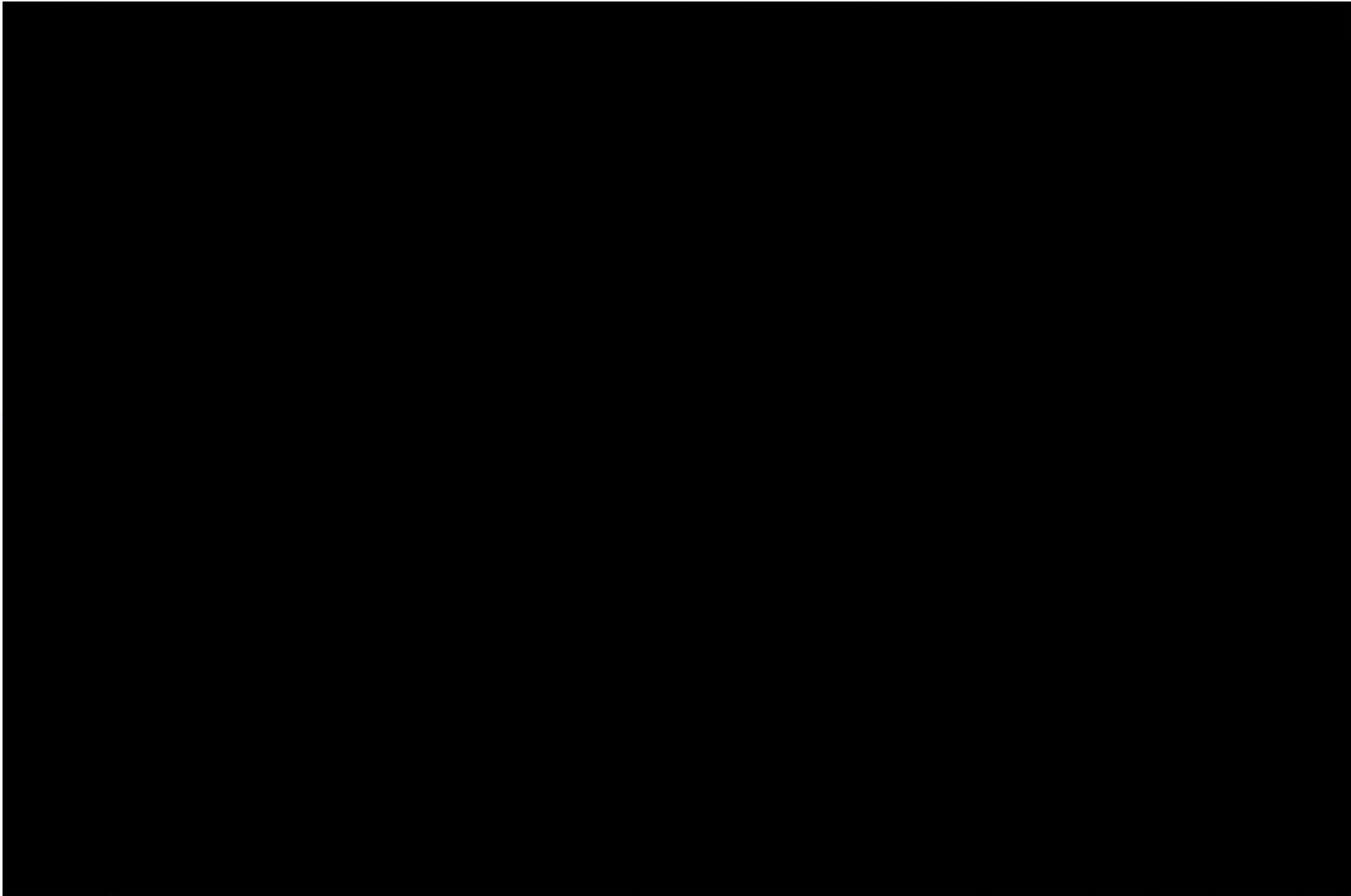




**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

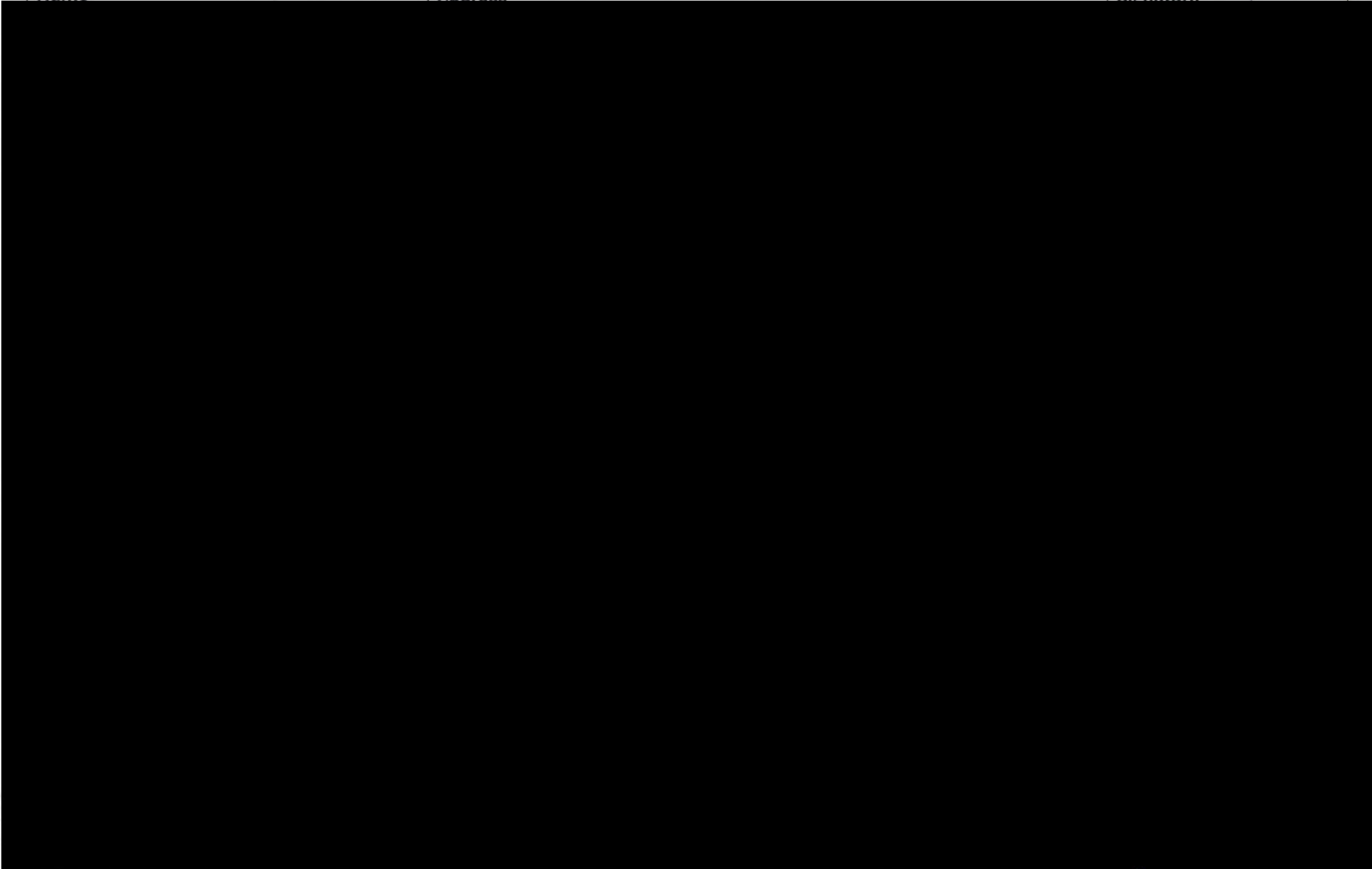
	<b>Signature</b>
	

**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**



Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Name	Address	Signature
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**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

Name	Address	Signature
<div></div>		

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:20:46 AM

---

Submitted on Thu, 08/08/2024 - 10:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

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

Yes

## **Info**

### **Email**

[REDACTED]

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

Box Hill 2765

**Please provide your view on the project**

I object to it

### **Submission**

There is no proper infrastructure in the Northwest and the only main road is windsor road. It quite busy during peak time and by having this density of population in those areas will impact the windsor road. Is there enough schools and parks in those areas!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:46:47 AM

---

Submitted on Thu, 08/08/2024 - 05:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Soledad

### **Last name**

Weiss

### **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 writing to formally object to the new rezoning of Stanhope Gardens.

I have lived at Stanhope Gardens for 13 years. I purchased here due to the open space, and as it was tranquil so it would aid my retirement. I believed this would be an excellent neighbourhood to for my grandchildren to come too. The proposed rezoning will be right near my house, and this will disturb my tranquil environment. I feel this rezoning is unfair as the original reasoning for purchasing in the area is possibly being made redundant by high-density apartments.

Our community already significantly use the parks in the area. The proposed rezoning is not including any new parks for the increase in residents with NO backyard as they are living in apartments. As an elderly person, I generally go for walks around the park each day and Edgewood Park could not be sufficient for the large amount of people the high-density rezoning is planning.

The significant number of people the high-density appartments would bring, would also increase crime to our area. We have had an increase of crime around the metro area of late, this would only worsen the matter. I feel my safety is at risk when travelling on the Metro with my grandchildren and going to the local park for exercise. There are not enough facilities to entertain young teens, and they will be hanging out at the Metro or Parks and reduce my safety.

Currently, the traffic to exit Stanhope Gardens is already at a standstill. Perfection Ave, Stanhope Parkway and Newbury Ave are always difficult to exit from in the morning peak periods, needing to leave at least 40 mins extra to get anywhere on time. With additional vehicles in the area, this will only be exasperated. If emergency vehicles were needed to exit the area in haste, this would be impossible because the roads are single lane and at a standstill.

Perfection Ave also has a significant problem with gridlock traffic at school pick up time. Cars do not move as they are trying to pick up their children, however the parents go too early and block the roads. The rezoning is going to be directly on Perfection Ave and this is a significant problem already. The ability to move easily through the community is already an issue and more people and cars are going to make this traffic gridlock worse.

The rezoning also doesn't have sufficient plans for new schools at Stanhope Gardens. St. John XXIII school is already at capacity with extremely long waitlists and new schools, specifically a high school will be needed for the area. Children's education is important and the over crowding of schools reduces the children's ability to learn. Where will the children of the proposed high-density appartments go?

Due to these significant concerns, I urge the NSW state government to reconsider rezoning Stanhope Gardens as this would not have a positive impact on 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:** Thursday, 8 August 2024 10:18:57 AM

---

Submitted on Thu, 08/08/2024 - 10:18

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**

2196

**Please provide your view on the project**

I object to it

### **Submission**

The housing crisis in Bellavista, driven by skyrocketing rents, a lack of affordable housing, and growing homelessness, demands swift government intervention to guarantee secure and adequate housing for all residents. My family is often forced to live paycheck to paycheck, with the fear of rent increases looming over us, making it difficult to plan for the future.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 5:55:47 AM

---

Submitted on Thu, 08/08/2024 - 05:55

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**

2153

**Please provide your view on the project**

I object to it

### **Submission**

Bellavista and Kellyville suburbs do not have infrastructure to support the increase in housing. Roads are already congested and residents spend a lot of time to get to places in peak times and schools are also at high capacity.

Housing plan should have been thought before building Metro and all other infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:13:26 AM

---

Submitted on Thu, 08/08/2024 - 10:13

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**

North Parramatta

**Please provide your view on the project**

I object to it

### Submission

Thank you for considering my submission for the Kellyville and Bella Vista TOD.

I am currently working and living in Sydney. I work as a disability support worker and an outside school-hours educator. Despite having two jobs to support myself, I still find it challenging to keep up with the cost of living, particularly housing expenses. My rent increases significantly every year, and I have no choice but to struggle to cope with it. As a young person with casual jobs, it was extremely difficult for me to lease a home initially. Now that I have a lease, I try not to complain about safety issues and broken things in my house out of fear of not having my lease renewed, as it's very hard to find another home.

I believe that it is not sufficient to have a range for the number of affordable housing units to be developed. I think that a higher percentage of affordable housing, with 8% as the fixed minimum, or ideally 15%, would have a greater impact. Additionally, these housing

units must be located near public transport. Therefore, I support increased density, as I believe that increasing the availability of affordable housing is the minimum that can be done to address the current housing crisis

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:24:42 PM  
**Attachments:** [rezoning-objection.docx](#)

---

Submitted on Thu, 08/08/2024 - 13:23

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**

[rezoning-objection.docx](#) (26.1 KB)

**Submission**

We can't cope now, don't bring in even more people.

**I agree to the above statement**

Yes

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**

Please take this as my formal objection to the proposed rezoning of Stanhope Gardens, Glenwood, Bella Vista and Kellyville. The plan as it stands, is fraught with deficiencies and an obvious lack of due diligence with regard to infrastructure, traffic congestion, effect to the local ecosystem and community facilities.

With several plans on the table for the area – an already approved number of 22,077 dwellings, as well as the planned development for the Parklea precinct, the rezoning proposal lacks any sort of commitment to the welfare of existing or future residents and communities. It is obvious that the various NSW government departments and councils are not working together for the greater good of this area. The proposal at best is an ill thought draft, with seemingly the only criteria to progress it is the existence of metro stations. This proposal is dependent on the solid commitment of other NSW departments and NSW Government at large for up-to-date information and their guaranteed action to investigate and rectify current issues and support these future proposals. Currently, language used in the proposal is vague, avoids any firm dates, plans or guarantees of action to support the actual proposal of rezoning, it's based on out-of-date information, and a complete lack of understanding of the community and its current challenges.

I will attempt to articulate my concerns under the following subjects.

Infrastructure Deficiencies

Our area has been playing catch up for numerous years with regard to infrastructure, we waited over 20 years for the metro, and now we're going to suffer for it. Our schools, hospitals, roads, station parking have already outgrown the current demand and this proposal has given no hard line guarantees to address the current supply shortages, let alone done sufficient investigation as to what is needed to cope with the projections.

Traffic Congestion

The areas earmarked for this rezoning and greater area at large is already under extreme pressure with regard to traffic congestion. It is ignorant for the NSW government to think that adding an additional 20,700 of high density housing, in addition to the already approved 22,077 dwellings for the area and on top of the planned development for the Parklea Market precinct will not bring with it a significant increase to existing traffic and parking issues. There are no guarantees or plans to address the current issues, and seemingly no due diligence completed to understand what the extra load of the future will bring. Being close to a metro station does not mean people will not have cars and does not mean that people will walk/ride to the stations. What surveys have been completed and measures taken to address the current gridlock? As I understand it, traffic and intersection studies from 2022 have been used, no consideration given

or modelling completed for Stanhope Gardens in roads, such as Perfection Avenue or Newbury Avenue, or Glenwood in roads such as Miami Street, or Bella Vista – Balmoral Road. These intersections are horrendous. Given the lack of consideration to these roads, completely renders the assessment null and void.

- The latest widening of the intersection Old Windsor Road and Memorial Dr/Sunnyholt Road – is LAUGHABLE, it's just created a bottleneck on either side of the intersection and a healthy dose of aggravated drivers.
- The work still being completed on Windsor Road and Memorial Avenue has been ongoing for 5 years and still not complete.
- The extensive development of Box Hill, The Gables, The Hills of Carmel and surrounding area's has exacerbated the traffic issues in the area, some of the main feeder roads in these areas are subject to flooding and are in terrible condition.

### Educational Facilities

As a part of this rezoning plan, there has been no guarantee given by the NSW Government to the provision of new schools within the immediately affected areas. Those schools listed in the EIE are for recently extensively developed area's and are not in the catchments of the affected suburbs of this proposal. As I understand it, there were 3 sites in Stanhope Gardens reserved for additional schools – 2 primary (Ponytail Drive, Yarrandale Street) and 1 high school on Perfection Avenue in Stanhope Gardens – all land was sold off for additional housing. What we have now is multiple local schools overflowing with students and demountable classrooms. The religious and private schools in the area are turning people away, and seemingly impossible to get into with wait lists that span for years. There has been mention of space in Beaumont Hills for an additional Public School – but as I understand it – nothing set in stone. Important to note that this site is on the Hills Shire side of Windsor Road, not sure how this will resolve the issues Stanhope Garden/Kellyville Ridge will face in the future.

### Flood Zones

The last flood assessment was 1998, with no date set as to when the next assessment will be done. There has been excessive expansion of our suburbs since 1998 and major weather events in more recent years. In light of this, surely a fresh flood assessment would be a pre-requisite in conjunction with the rezoning proposal to make the proposal an informed one. The aforementioned parcel of land on Perfection Avenue that was supposed to be a high school – had so much silt run off during development that it raised the water levels of the small creek and pond running between Bentwood Terrace and Castleford Terrace – rather than make the developers accountable or dredge the excess – signs were put up – Subject to flooding!!! What will further, extensive development do to this area?

### Local Area Natural Ecosystem

It defies belief, that there is absolutely no mention in the EIE, consideration or study into the effects of the proposed rezoning, subsequent development will have on the local natural ecosystem. There are countless birds and wildlife inhabiting our area, along with existing green and wooded area's – what will become of them? How much will be lost as a result of this proposal? This alone is cause to put this proposal out of action.

### Community Reserves and Green Spaces

At the recent Community Information session conducted by the NSW Department of Planning and Environment – when asked about green space, there were 3 – 4 places named, all small in size – predominantly - directly near the metro. There is no mention of the existing green space that will be lost in the proposed high density area's once the developers move in. The EIE mentioned green space 'opportunities', the language used throughout the document lacks hard commitment that the green space is guaranteed. How is this taking into consideration the wellbeing of residents – current or future?

### Disturbance to peaceful communities

The area's earmarked for rezoning, whilst yes, are in close proximity to the stations – are quiet, peaceful suburbs with a great sense of community, which is why people moved here. The rezoning will adversely affect not only the hundreds of displaced homeowners in affected zones, but the surrounding area's with the addition of high density housing, traffic congestion and lack of infrastructure.

### Community welfare

And what of those people directly affected? Those who want to stay, but then get built out by high rises, and live in the nightmare that will be, those same people who are now tainted by this proposal and unable to sell ahead of the developers coming through. Or do we sell to the developers? Will we get a fair price? Where will we go? Where will we be able to afford? Will we need to uproot our children from their schools? Will our commute become longer as we have to move even further out from the city? This proposal will not only add to current financial stress most families are feeling, but create anxiety and stress of its own as the many affected families are forced to navigate their futures. This proposal will and is already negatively impacting thousands of lives through no fault of their own.

Based on my concerns, I implore the NSW State Government to reconsider the proposed rezoning. A more balanced, well researched, inclusive, community minded approach is needed.

Thank you for your consideration of my objections. I hope that they are taken seriously.

Regards



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 2:43:33 PM

---

Submitted on Thu, 08/08/2024 - 14:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood NSW 2768

**Please provide your view on the project**

I object to it

### **Submission**

We do not want apartments in Glenwood. We came to this suburb for the quiet and leafy streets, the large Indian community and the Gurdwara.

Please listen to the community. We don't want anything to change. This is our home and we are happy as it is!

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 1:15:23 PM

---

Submitted on Thu, 08/08/2024 - 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**

Glenwood

**Please provide your view on the project**

I object to it

### Submission

I am a resident of Glenwood and i strongly object to the proposed rezoning of Glenwood to high Density. Glenwood Infrastructure is already maxed out and there is absolutely no way it will handle the increase in population with the current proposal.

It can already take more than 40 minutes to get from Angara Circuit to Norwest boulevard during peak hour.

Many families utilise the overcrowded bus network to get to the city as walking to the metro station is too far either to walk from Glenwood or at the other end of their destination. There are no plans to increase or add additional bus services to the area.

The roads in Glenwood are already either extremely narrow so you cannot park on the street or are already at capacity with existing residents parking or people parking because they are currently catching a bus, or they are attending a sporting event or the temple or the few that catch the metro and cannot get parking at the metro or on the surrounding streets.

Daycare centres and schools are at capacity and the wait list time is horrendous, or you can

get 1 or 2 days at daycare and then you have to drive elsewhere out of Glenwood to drop your child at another centre so that you can go to work 5 days a week. There are no plans to increase these - And nowhere for them to be built at present time.

Most Families have more than 1 car and these days children are staying at home longer or multiple generations are sharing a house so there are already 2 -3 cars per household, with the rezoning where are all of the cars expected to park? With this rezoning it will increase the population of Glenwood by 12,000 people per square km with some of the rezoning exceeding 28,000 people per square km. That would make Glenwood bigger than Strathfield or Haymarket. That would add approximately 20,000 additional cars to the road. The surrounding roads in and out of Glenwood- Norwest boulevard, Miami Street onto Old Windsor Road, Sorrento Drive onto Sunnyholt Road are already heavily congested during peak hour and school times and there is no plan in the proposal to change this.

most households have multiple cars due to work or family commitment, extracurricular activities, to be able to attend medical appointments - the metro and bus services don't go everywhere so families need the flexibility and ability to attend their commitments.

if this rezoning is to go ahead the local shopping centre and community hub who are already a nightmare to get in and out of due to the volume of people funnelled into them would already be at capacity before the new apartments are even completed, i can't see anywhere in the proposal where it would be upgrading or creating new facilities like the shopping centre or community hub. Most Glenwood residents shop here as it is convenient without having to fit the nightmare of congestion at any of the exit and entry points surrounding Glenwood they would rather make it back into the suburb and out of the heavy traffic.

As a mother of 2 young children it also concerns me with this rezoning how will families receive medical assistance? There are over half a dozen medical centres within Glenwood and they are already at capacity with considerable wait times to be seen, if another 12K people get added people will be forced to travel out of Glenwood for medical appointments and will need their cars to reach these appointments - I am not going to make the lengthy walk pushing a pram and trying to wrangle a 3 year old whilst trying to cross Norwest boulevard and then to old Windsor road to then walk a further couple of kilometres to catch a metro to castle hill to which I still cannot get into a doctor and have to walk further too - how unsafe for my children and myself not to mention we could have driven in our car.

Blacktown hospital is already stretched you can sit in emergency for Hours even Children's Emergency - you need a car to get there as you cant get there on the metro and bus takes a while. If the rezoning takes place the infrastructure to support these family's needs to happen first.

A significant number of current residents in Glenwood have lived there since the beginning of the suburb, over 20years, they have set up their life including children, ability to take their children to school,activities,social events. They have built up their confidence in local providers to Glenwood for Medical purposes ie the specialists in Norwest, Medical Centres in Glenwood, Aged Care in Home providers, Local hairdressers, places of Faith, Sporting Teams, play group, schools the list continues. If this rezoning goes ahead many of this will suffer as the roads are not equipped to handle this, the population will be too large to get a booking or place, the cost of everything will rise.

there are a significant number of Houses in Glenwood with Solar Panels, if apartment blocks go up next to them it will greatly reduce their impact. Some houses will get minimal sun.

There are a number of single storey houses in Glenwood, when apartment blocks go up what quality of life are the residents in the single storey going to have they will have no privacy with a couple of hundred people looking into their house and yards all the time and

it will make people very uncomfortable.

This rezoning should not go ahead, it does not suit Glenwood and will only impede on the quality of life for the existing residents and then once construction takes place and then people actually move in it will impact everyone.

I strongly object to this rezoning.

The only people this rezoning seems to suit is 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:** Thursday, 8 August 2024 3:13:48 PM

---

Submitted on Thu, 08/08/2024 - 15:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

There are many habitats for native animals and ecosystems that will be destroyed and create more congestion in an already overwhelmed 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:** Thursday, 8 August 2024 1:10:50 PM

---

Submitted on Thu, 08/08/2024 - 13:10

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████████

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

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

stanhope gardens 2768

**Please provide your view on the project**

I object to it

### Submission

The roads and traffic are already crowded and its difficult to get anywhere without having to wait queue up at any intersections. It is impossible to find parking at Kellyville and Bella Vista metro stations. The local shopping village is too crowded and finding parking in weekends is next to impossible.

Has the development thought of all that and will there be additional parking, shopping centres, schools, hospitals to accomodate the additional people? The current lifestyle of the people living around this area will dramatically get worse, have you thought of that? I am not opposing development but people conduct a detailed study of how this development will affect the quality of life of thousands of residents who already call this place their home.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 1:09:43 PM

---

Submitted on Thu, 08/08/2024 - 13:09

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Jagadish

**Last name**

Rani

**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 Panel members

With the given little information on the proposed TOD programme, I object to it as the details are not shared on how the Community is going to be benefited.

I am located in the proposed layout and I am not comfortable as already there's enough congestion in front of my home and in the Glenwood Suburb.

Please share more community sessions with Information

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 1:01:53 PM

---

Submitted on Thu, 08/08/2024 - 13:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I object to it

### **Submission**

I object to rezoning. The area already congested due to high rise building and it will be even more congested.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:58:10 PM

---

Submitted on Thu, 08/08/2024 - 12:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Anthony

### **Last name**

Harb

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

No

## **Info**

### **Email**

[REDACTED]

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

The Ponds

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

I object to it

### **Submission**

Granted we need more homes for young Aussie families but a boom in apartments without the infrastructure in place is not the way to go. Norwest boulevard, windsor Rd, old Windsor rd are bottlenecks from 3pm to 630pm. I'm sick of losing 2-3 hours a day commuting because of this. Go invest in the promises made to box Hill and surrounds first before you do 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:** Thursday, 8 August 2024 12:51:15 PM

---

Submitted on Thu, 08/08/2024 - 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**

Stanhope Gardens 2767

**Please provide your view on the project**

I object to it

**Submission**

I strongly object to it. Worst news for 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:** Thursday, 8 August 2024 8:51:20 AM

---

Submitted on Thu, 08/08/2024 - 08:51

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I support it

### **Submission**

I think it's a great initiative to accommodate more houses near the metro line. This will also increase the economic activities in these suburbs.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:49:59 PM  
**Attachments:** [pd-carlino-submission.docx](#)

---

Submitted on Thu, 08/08/2024 - 12:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Peter

### **Last name**

Carlino

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood 2768

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

I object to it

### **Submission file**

[pd-carlino-submission.docx](#) (940.11 KB)

### **Submission**

Bella Vista Station Precinct Rezoning

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

Yes

Dear Sir/Madam,

## Kellyville and Bella Vista TOD Rezoning Proposal.

Thank you for the opportunity to comment on the abovementioned proposal, specifically the Bella Vista Station Precinct.

### Project introduction

- The dwelling uplift has subsequently informed the transport planning being undertaken by Jacobs, and open space needs analysis being undertaken by Cred Consulting. This is an iterative process where advice from these consultants have led to further refinement of investigation area selection and built form testing.
- LEP recommendations

The built form testing is explained further on in the report, however can be summarised into three types of testing depending on the site:

1. Baseline modelling of the approved schemes for the SSD sites to review yield. This approach builds on the reference designs for the SSD sites, primarily looking at taking the existing building footprints and increasing towers in height to address the misalignment between HOB and FSR in the existing planning controls.
2. Site-specific testing to determine appropriate built form for key sites around the station precincts.
3. Infill housing typology testing on 'block areas' outside the SSD sites have been guided by economic feasibility advice. This approach takes sample sites and amalgamations to test built form against urban design considerations, to ultimately inform HOB and FSR controls.

#### Investigation Areas

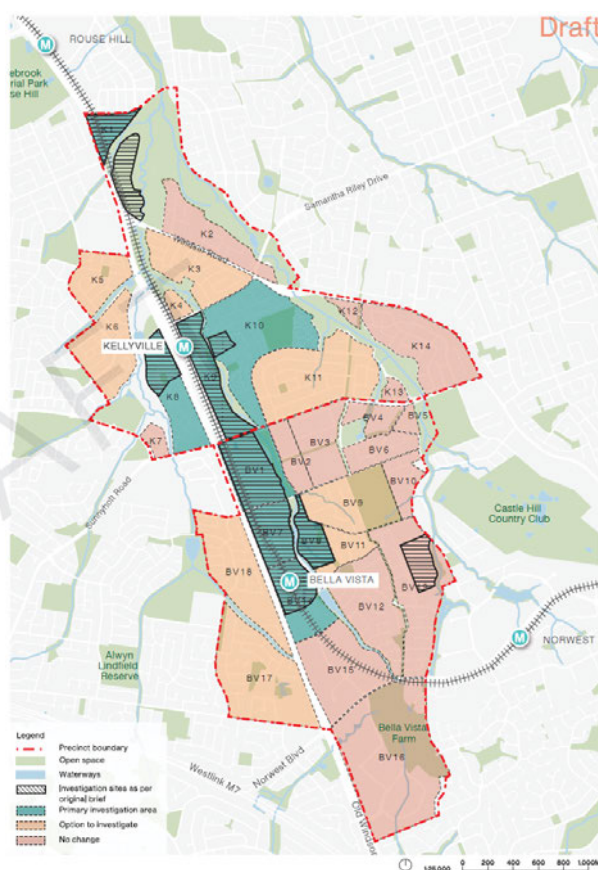
DPHI has identified investigation areas within both Kellyville and Bella Vista precincts. Each area has been given a priority rating:

- **Primary investigation area** - these areas include the Kellyville and Bella Vista Metro SSD sites (K9, BV1 and BV7) which are currently undeveloped, as well as additional adjacent sites (K8, K10, BV8) which can support increased height and density in proximity to metro.
- **Option to investigate** - K3, K4, K5, K6, K11, BV9, BV11, BV17, BV18.
- **No change** - K2, K12, K14, K13, K7, BV2, BV3, BV4, BV6, BV5, BV10, BV19, BV12, BV15, BV16.

Figure 1. DPHI Investigation Areas prioritisation diagram

Kellyville and Bella Vista State-led Rezoning

Department of Planning, Housing and Infrastructure (DPHI)



We are of the opinion that the area marked BV 17, which includes Valentine Sports Park (Football NSW) should be exempt from rezoning from R2 to R4.

We understand the principal of wanting to increasing housing density within walking distance from Bella Vista Station, but we are outside the stated 1200m radius and believe it is premature to rezone this land.

We have had many discussions online and in person with Planning and Government representatives and find that there is a distinct lack of interest and any supporting evidence as to how the impact of this proposal on the existing local road network and required open space provision will be addressed.

Our main concern is that the proposed developments size, scale and density would significantly alter our neighbourhood's character.

The increased population and additional vehicular traffic resulting from this would strain the already cluttered roads and infrastructure.

There would also be a significant effect on parking in the surrounding areas.

We are of the firm belief that there should be a specific plan in place outlining how you propose to accommodate the increased traffic congestion in the vicinity of Meurants Lane, Greenhill Drive and Norwest Boulevard which are already gridlocked due to the adjacent M7 on and off ramps.

This road network also provides access to Old Windsor Road, Winsor Road and the M2 on ramp.

We appreciate your attention to this matter and trust that the Planning Department will act in the best interest of our community.

We look forward to receiving updates on the progress of this application and any further opportunities for community input.

Yours Sincerely

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:49:04 PM

---

Submitted on Thu, 08/08/2024 - 12:48

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**

Castle Hill 2154

**Please provide your view on the project**

I object to it

### **Submission**

I have lived with all the traffic from all the units and apartments that have gone up in Castle Hill. I am moving to Kellyville and the traffic there is also bad. My daughter lives in Glenwood and same thing.

I worked in a primary school up until last year and I know all the schools around this area are all overcrowded and not getting any better.

The infrastructure is just NOT able to cope with any extra units and apartments that will only make it all worse.

Look at areas that aren't densely occupied and that would make more sense

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:39:20 PM

---

Submitted on Thu, 08/08/2024 - 12:39

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**

2155

**Please provide your view on the project**

I object to it

### Submission

The main point of concern for many is the lack of infrastructure to facilitate more residents in this area. The roads are extremely congested, parking availability at local amenities are often not enough and the Metro, is always busy, even at peak times with the 4 min frequency. Nearly 21,000 new homes, likely with poor build quality as what has been identified in Schofields, Box Hill, etc., is only going to exacerbate the problem.

Not to mention the impact this will have on the environment/land. New construct will inevitably result in the removal of much of the flora & fauna that are in this precinct. It is very well documented that temperatures are rising in the north western urban sprawls where "cookie cutter" houses are being built, including large unit blocks.

I don't believe this is the answer to the 'housing crisis'.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 2:37:39 PM

---

Submitted on Thu, 08/08/2024 - 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**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

Rezoning to allow more housing in this area would be a **\*\*disastrous decision\*\*** for the future. Consider these critical points:

1. **\*\*Severe Infrastructure Overload\*\***: The current infrastructure is already **\*\*grossly inadequate\*\***. Glenwood's narrow streets and the Bella Vista exit and entry roundabouts are **\*\*constantly choked with traffic\*\***. Adding more houses will **\*\*cripple the traffic flow\*\***, leading to unbearable congestion and chaos.
2. **\*\*Overburdened Schools and Parks\*\***: The existing schools are **\*\*overcrowded\*\***, and there are **\*\*insufficient parks\*\*** to support a larger population. This will **\*\*strain these facilities to the breaking point\*\***, drastically reducing the quality of life for all residents.
3. **\*\*Environmental Devastation\*\***: The proposed development will have a **\*\*devastating**

impact on the environment\*\*, destroying green spaces and increasing pollution. The unique vibe and character of the area will be \*\*irrevocably damaged\*\*.

4. **Negative Consequences of Affordable Housing**: Introducing affordable housing could lead to **higher crime rates**, **deteriorating quality of services**, and **discrimination**. This will result in the **devaluation of the suburb's status and property values**, driving current residents to **abandon the area**.

These points underscore the severe negative consequences of rezoning for more housing. It's imperative to carefully consider these factors to protect the long-term well-being of 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:** Thursday, 8 August 2024 2:58:54 PM

---

Submitted on Thu, 08/08/2024 - 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**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

As a resident of Glenwood for almost 20 years I object to the rezoning planned for our suburb. If this rezoning is approved and developers come knocking on residents doors, they will be forcing many people out of their homes as the ones who object will be subjected to development that will make the area unpleasant and unliveable.

For the residents that are not within the rezoned area, the increased amount of population, cars and traffic will make the area unliveable. The traffic is already backed up through most of Glenwood every weekday morning, with people trying to drop kids off at school, and other cars cutting through the area to avoid the main roads. To assume that most people living in these planned high density housing will not use cars and will access public transport is not realistic. These places will not be designated with enough car spaces and these cars will fill the streets of Glenwood.

If the whole area that is rezoned is acquired by developers, this will decimate the local school population as most of this area goes to 1 local school. Once these places are built,

the schools will then be over capacity.

I strongly object to this rezoning that will change our family friendly and safe suburb into an over populated unliveable 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:** Thursday, 8 August 2024 9:34:34 AM

---

Submitted on Thu, 08/08/2024 - 09:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

manoj

### **Last name**

patel

### **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**

The area does not have the infrastructure for all the extra people that will move to the area. It will also remove a large area of green space and impact wildlife.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 12:38:08 PM

---

Submitted on Thu, 08/08/2024 - 12:37

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**

2156

**Please provide your view on the project**

I object to it

### **Submission**

Unless the government takes accurate and appropriate measures to accommodate this new plan, I will object to it. The Norwest area has been a hidden gem for many people and with the initial expansion of the suburbs in the past couple of years, the population density has become noticeable to a large degree, especially on the roads. Please consider expanding the roads before planning to cram in a new precinct with a very high population density. Thank you.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:19:46 PM

---

Submitted on Thu, 08/08/2024 - 12:19

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 2768

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

I object to it

### **Submission**

Dear Sir/Madam,

I am a parent of 2 school going kids who are attending Parklea public school and am not in a position to move or buy somewhere at this stage I am not keen to see many units built in the suburb where I live

I am sure there may be some other plan to fix housing issues but removing established homes is not a wise decision in my mind

There are many more factors but I guess I am trying to point out here Glenwood is a very quiet suburb with so many elderly people living so would be inconvenient for many if we were to add so many units and residents

Thank you for considering my request not to build so many 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:** Thursday, 8 August 2024 12:11:38 PM

---

Submitted on Thu, 08/08/2024 - 12:11

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Ayesha

### **Last name**

Fernando

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

No

## **Info**

### **Email**

[REDACTED]

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

Bella Vista 2154

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

I object to it

### **Submission**

We need more schools and the roads within and around the Norwest metro are going to become increasingly congested.

I am already noticing delays in getting to my sons childcare facility because of commercial and construction traffic in and around Solent Circuit (due to businesses and ongoing development). I can imagine how congested it will become when more apartment blocks are established.

Also, with that many people proposed for the area, 1 additional school is not going to be able to cope with the load. The Public schools in the catchment are already becoming overcrowded.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:11:25 PM

---

Submitted on Thu, 08/08/2024 - 12:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kush

### **Last name**

Arora

### **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 object as I have a beautiful house with young kids and I don't want any tensions of moving out with young family and the immense costs and emotional and physical stress associated in the process.

Also, the meeting that we attended on 23rd, it didn't seem the planning committee was clear on various aspects. I'd appreciate a better planning for all those families who are affected and willing to go ahead.

There is huge blocks of land around Rouse Hill, Tallawong and Windsor area. Try and develop that rather than disrupt existing communities to bring in more people in this area. The existing infrastructure anyways is falling short for the current 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:** Thursday, 8 August 2024 12:09:13 PM

---

Submitted on Thu, 08/08/2024 - 12:08

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

**Submission**

To Whom It May Concern,

I am writing as a concerned resident of Glenwood 2768 to formally object to the proposed rezoning of parts of our suburb to high-density residential use. I believe this proposal will significantly impact our community and quality of life. Below are the reasons for my objection:

1. Inadequate Infrastructure: Glenwood's current infrastructure, including narrow roads and congested exit points, is not equipped to support a significant increase in population. The proposed high-density development will exacerbate noise, traffic congestion, pollution, and travel times, which are already problematic for residents.
2. Limited Public Transport: The existing metro services will not be sufficient to counterbalance the adverse effects of increased density. Families still rely on personal

transportation for daily activities such as school runs, grocery shopping, and medical appointments, which will become increasingly challenging with higher density.

3. Strain on Local Services: Our local schools, hospitals, and medical facilities are struggling to meet current demand. Adding high-density housing will further strain these services, leading to even greater challenges in accessing education and healthcare.

4. Negative Impacts on New Residents: The proposed apartment developments will lead to the same poor quality of life currently experienced by residents in other western Sydney suburbs, including shortages in local services, increased crime rates, and overcrowding.

5. Lessons from Other Suburbs: We have observed similar issues in other western Sydney suburbs that have undergone overdevelopment. These areas are grappling with the consequences of hasty rezoning and development, including inadequate infrastructure and crowded living conditions. Glenwood risks facing the same fate if this proposal goes forward.

6. Environmental and Historical Concerns: Many homes in Glenwood are relatively new and still suitable for family use. Demolishing these homes for high-density projects not only leads to environmental impacts due to construction but also results in the loss of viable family residences. This reduces the short-term housing supply and undermines the community's stability.

7. Misallocation of Resources: Glenwood does not have the commercial presence, wider roads, or vacant land that are typically indicators of suitability for high-density development. The resources allocated for this rezoning could be better used in areas that are better suited to such developments, which would ensure a more balanced and sustainable approach to urban planning.

8. Given these concerns, I urge the NSW Government to reconsider the high-density rezoning proposal for Glenwood. Instead, I advocate for a more sustainable and thoughtful approach to housing development that prioritizes the needs and well-being of existing and future residents.

Thank you for considering my objections.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 12:01:31 PM

---

Submitted on Thu, 08/08/2024 - 12:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

anqi

### **Last name**

liang

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

No

## **Info**

### **Email**

[REDACTED]

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

Haymarket

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

I object to it

### **Submission**

As a worker in a supermarket as a cashier, I feel the rising cost of living. This can lead to a lot of people not having the savings to buy a house.

I have noticed that the cost of renting and the cost of living in Sydney has been rising over the past few years, which has made me want to buy a house. Especially in these years, landlords are raising rents very high and there are a lot of things that come with living in a rented house. For example, whether you can have pets or not. But, house prices have also risen very quickly in the past few years, and they've become so expensive that I've had to seek financial support from my parents. Moreover, my salary was not enough to pay the high mortgage. At that time, I was happy and excited when I learnt that the NSW government had an affordable housing programme. I think everyone who settles in Sydney would like to have a home of their own here. Therefore, I support this programme.

However, when I read the report of this plan, I don't think a range is helpful for affordable housing. I would like to see a higher percentage of affordable housing, so I am against this proposal. It should be 15%, or at least a maximum of 10%.

I support the expansion of disabled access and would like to see gold and platinum disabled access standards included in the scheme. Ensuring that new development is accessible to all is essential to creating an inclusive community where everyone has the opportunity to thrive.

In addition, I support increasing the density of development projects in the city. This allows for more efficient use of land and resources, providing more green space and mixed-use developments that benefit the entire community. If properly managed, higher densities can improve accessibility to facilities, public transport and services, making urban living more sustainable and enjoyable.

In addition, affordable housing managed by not-for-profit organizations must be supported to ensure that they remain affordable in perpetuity. Affordable housing allocations must be consistent across all sites to avoid setting a bad precedent and to ensure that all new developments contribute equally to solving the housing crisis.

In summary, I would expect you to apply a consistent 15% affordable housing requirement across all new development. This approach, coupled with strong support for disabled access and higher densities, will help to create a more equitable and sustainable community in Hornsby. Thank you for considering my comments.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 8:41:28 AM

---

Submitted on Thu, 08/08/2024 - 08:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

I feel this decision is not beneficial for the community. It would cause a lot problems (eg extra traffic, not enough schools etc). It should not be occurring.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 12:01:29 PM

---

Submitted on Thu, 08/08/2024 - 12:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

aliska

### **Last name**

tuladhar

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

No

## **Info**

### **Email**

[REDACTED]

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

westryde

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

I object to it

### **Submission**

Thanks for allowing me to submit in the Hornsby Precinct State Rezoning. My name is Alyssa. I stay at West Ryde. I work casually as a sales assistant and I am also a full-time mother of a toddler. I do not believe in the range of housing, it should be 15% or the top range. Affordable housing should be regulated by not-for-profits. The cost of living has paralyzed my finances in every aspects. Rent takes a huge chunk of my husband's income (60%). I pay 650\$ every week. My husband works 7 days a week. Sending my daughter to a daycare is nearly impossible. After all that money, I still do not have a space with central heating and cooling. The electricity bill is frightening. My daughter wears so many layers in winter that she can pass for a sumo wrestler. Is affordable housing not everybody's basic right? If so why are we struggling to survive each week?

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 11:56:55 AM

---

Submitted on Thu, 08/08/2024 - 11:56

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Lachlan

**Last name**

Blaxland

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

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2158

**Please provide your view on the project**

I object to it

**Submission**

There is insufficient transport infrastructure in the area to accommodate further development

Substantial road and public transport improvements would need to be made in the local area and beyond to accommodate the proposed housing additions

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 7:30:17 AM

---

Submitted on Thu, 08/08/2024 - 07:30

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

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

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

North Kellyville 2155

**Please provide your view on the project**

I object to it

**Submission**

12,000 - 28,000 People Per Square Kilometre.

No Plans to Upgrade Roads.

Not Enough Schools.

Not Enough Playing Fields or Open Spaces.

This would simply intensify the already crowded problem.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:59:28 PM

---

Submitted on Thu, 08/08/2024 - 23:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kavin

### **Last name**

Perera

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood

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

I support it

### **Submission**

Good initiative by the government as more people more placemaking and economic activities. But the relevant infrastructure also should follow subsequently.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:54:33 PM

---

Submitted on Thu, 08/08/2024 - 23:54

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

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

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

STANHOPE GARDENS 2768

**Please provide your view on the project**

I object to it

**Submission**

Submission to the NSW Planning Minister

Subject: Objection to Proposed Rezoning in Stanhope Gardens, Transport Oriented Development (TOD) accelerated precincts of Kellyville and Bella Vista

To Whom It May Concern,

I am writing to formally object to the proposed rezoning in Stanhope Gardens, which includes plans for introducing high-density housing in our suburb. While the intention to increase housing availability is understood, I believe this rezoning proposal poses significant concerns that need to be addressed.

1. Increased Traffic Congestion:



Stanhope Gardens being serviced by the major arterial roads of Sunnyholt Road, Old Windsor Road, Memorial Road, Windsor Road are already currently experiencing substantial traffic issues, particularly during peak hours. The introduction of high-density housing will exacerbate these problems, leading to even greater congestion on our already crowded roads. A typical trip from Bella Vista Metro station to Stanhope Gardens, four kilometres trip, during peak hour takes half an hour by car. Increased traffic not only impacts the quality of life but also poses safety risks to residents, especially children and the elderly.

**2. Strain on Local Infrastructure:**

Our local infrastructure, including roads, public transport, and community facilities, is not equipped to handle the influx of new residents that high-density housing will bring. The existing infrastructure is already under significant pressure, and additional demand will likely lead to further degradation of services. This includes potential overcrowding in schools and strain on healthcare facilities, which are critical to maintaining our community's well-being. There is also not enough commuter car parking at the Kellyville or Bella Vista Metro commuter car parks, as the car parks are full after 7:30am on weekdays.

**3. Increased Crime Rates:**

While affordable housing is a crucial element of urban development, there is concern that without adequate support services and infrastructure, the increase in population density may lead to higher crime rates. Historical data from similar developments suggest a correlation between high-density areas and increased crime, which could negatively impact the safety and security of our community.

**4. Impact on Community Character:**

Stanhope Gardens is known for its spacious residential areas and community-focused atmosphere. The proposed high-density development threatens to alter the character of our suburb significantly, potentially leading to a loss of the qualities that make Stanhope Gardens a desirable place to live.

**5. Environmental and Aesthetic Concerns:**

High-density developments can also impact the local environment and aesthetics of our suburb. Increased building and reduced green spaces could affect local wildlife and diminish the natural beauty of our area, which is highly valued by residents.

**Conclusion:**

While I acknowledge the need for diverse housing options, including affordable housing, I urge the Planning Minister to reconsider the proposed rezoning in Stanhope Gardens. The potential negative impacts on traffic, infrastructure, safety, community character, and the environment warrant a more comprehensive review and consideration of alternative solutions.

I appreciate your attention to this matter and hope that my concerns will be taken into account to ensure that any development aligns with the best interests 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:** Thursday, 8 August 2024 11:40:38 PM

---

Submitted on Thu, 08/08/2024 - 23:40

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**

Stanhope Gardens

**Please provide your view on the project**

I object to it

**Submission**

I object to the rezoning 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:** Thursday, 8 August 2024 11:33:34 PM

---

Submitted on Thu, 08/08/2024 - 23:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

THE PONDS

**Please provide your view on the project**

I object to it

### **Submission**

I have only had a quick glance. Expansive additions to the area is not needed, especially more people and more obstructive residential buildings. One of the key features, and positives of that particular area is its current open spaces. structure, and planning. And its current desirability with many is because it does not have those proposed additions. Keep the area the way it is currently.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:32:31 PM

---

Submitted on Thu, 08/08/2024 - 23:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

New homes with no new infrastructure. We already have overcrowded roads, overcrowded schools, overcrowded public transport (with not enough parking) and much more.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 11:26:38 PM

---

Submitted on Thu, 08/08/2024 - 23:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Joshua

### **Last name**

Hanbury

### **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**

I support the premise of easing the housing crises by building a greater variety of housing options and agree that the region surrounding Bella Vista Station is a good candidate for this, however, we need to make sure that local infrastructure can keep up with the increased population. Glenwood is contained in between major classified roads so we need to make sure that the exits/entries allow the increased demand for people wanting to leave and enter. The provided explanation of intended effect recognises progress made and planned for schools a moderate distance away, but Glenwood High School would still face difficulties with a sudden influx of new enrollments. I would also encourage your agency conduct a review of how much street parking is already being used near the new development in Glenwood when deciding how much parking infrastructure will be built and being transparent about the impacts it'll have for people moving in and people who already live nearby.

This being said, I'm excited for the potential for improved active transport linked to the

metro station and the ability for small businesses to set up shops and offer services conveniently close to their customers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:22:38 PM  
**Attachments:** [manpreet---tod-submission-final.pdf](#)

---

Submitted on Thu, 08/08/2024 - 23:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

### **First name**

Manpreet

### **Last name**

Singh

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

No

## **Info**

### **Email**

[REDACTED]

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

2153

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

I object to it

### **Submission file**

[manpreet---tod-submission-final.pdf](#) (2.27 MB)

### **Submission**

This document has been prepared in liaison with Bella Vista residents (residing around the BV8 block) and details the expectations that must be addressed and met in the current Bella Vista Transport Oriented Development proposal

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

Yes



# EXPECTATIONS OF BELLA VISTA RESIDENTS (BLOCK BV8)

## ABSTRACT

This document has been prepared in liaison with Bella Vista residents (residing around the BV8 block) and details the expectations that must be addressed and met in the current Bella Vista Transport Oriented Development proposal.

Manpreet & Neeraj





### **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:** We demand 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. 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:** We demand 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:**
  - We demand that the State Rezone land along Free Settlers Drive to be RE1 zoned and retained a portion of the r3 zoning to act as a buffer zone between the proposed increase in heights in the R4 zone and the current R2 zoned houses.
  - At a minimum, the current R3 zoning be retained with additional RE1 zoning. There is a submission by Bella Vista Waters residents titled 'TOD submission RO' that details this expectation.

## Expectation 1

It is the **demand** 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.

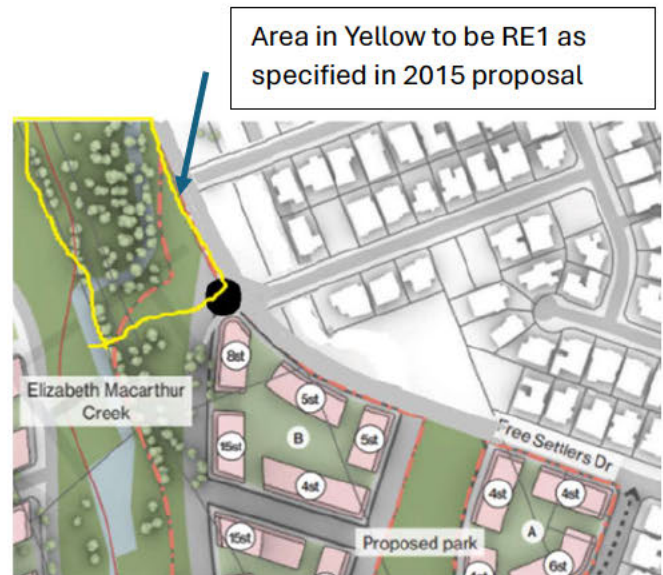
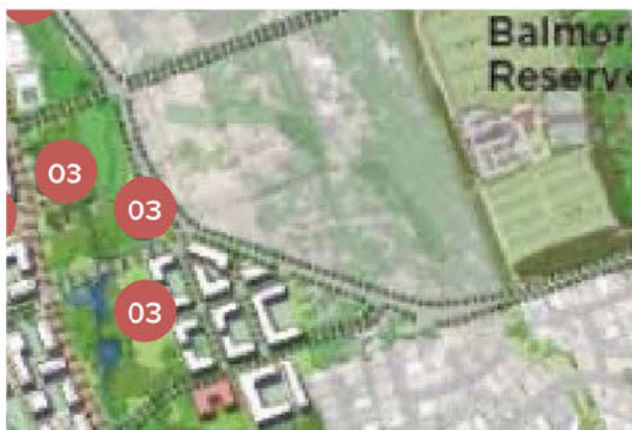


## Expectation 2

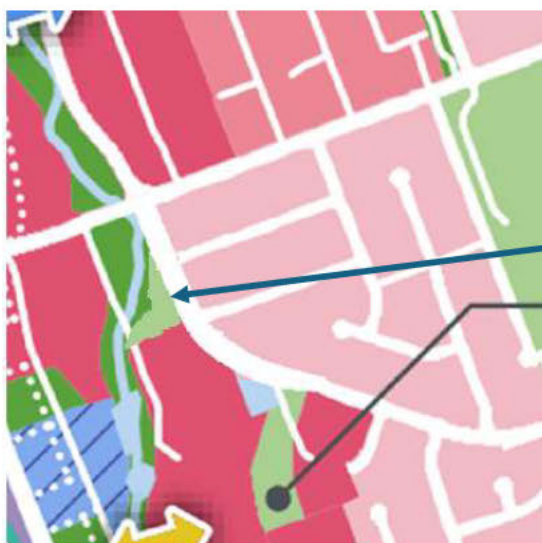
The TOD states that 'further studies around flooding constraints and confirmation of the extent of the riparian zone at the southern part of the site are necessitated'. How can this proposal expect Bella Vista residents to become comfortable without these studies. Bella Vista prides itself in having 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 a demand by Bella Vista residents that this land be officially 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



## Demand:



RE1 zoning to ensure rejuvenation of riparian corridor



### Expectation 3

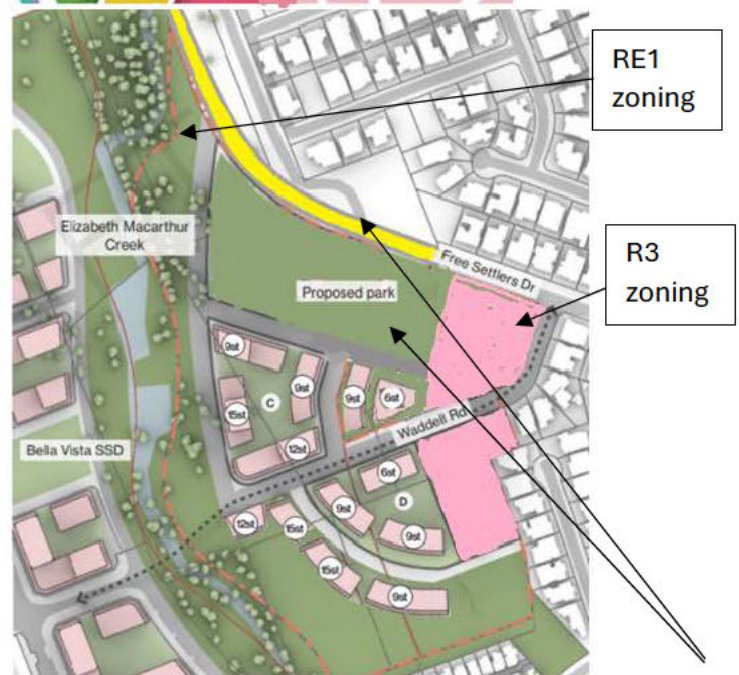
In the Open Space and Community Facilities Assessment (prepared for NSW Department of Planning and Environment 2017) suggested the need for public spaces adjoining the Riparian corridor. Bella Vista Residents (both current and future) will demand that their area continues to exhibit open green spaces. 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 **demand** 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. We expect a portion of the R3 zone be retained to allow for a buffer zone with the current r2 zoned houses on Waddell and Craigend Place and the R4 zoning.

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 their 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.

Current TOD

Expected Amendment



Extension of existing Free Settlers Drive joining Balmoral Road and Our proposed Park to act as a buffer zone between R4 and R2

Essentially the orientation of the existing RE1 zone is changed so that it is along free settlers drive, and in doing so act as a buffer between the R2 and R4 zoning. We expect a minimum of 40 meters to also be retained in the current r3 zoning to act as a buffer. Only after this buffer zone is established can the TOD proposal be considered.

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



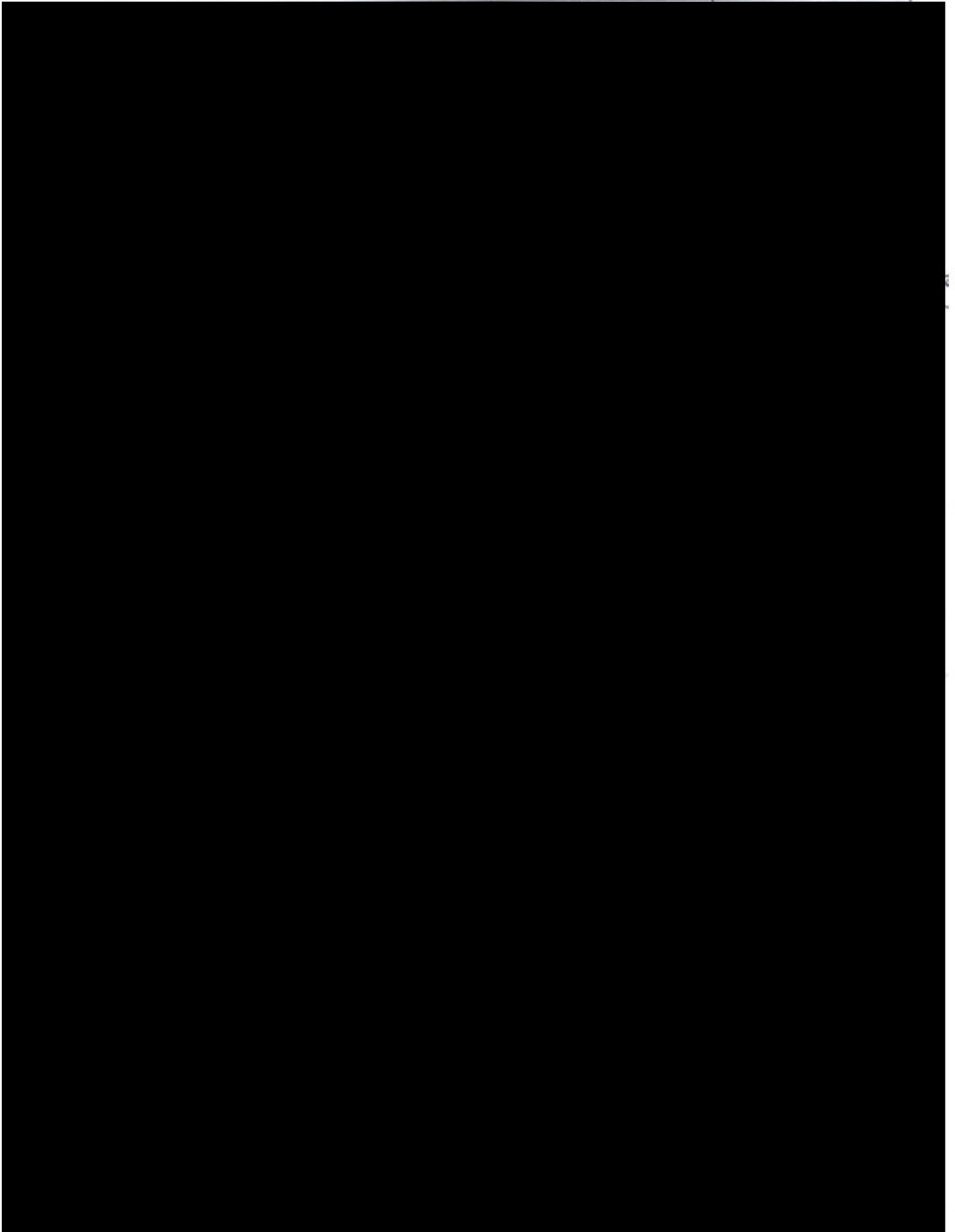
Figure 50 Indicative layout of a local park in the precinct



## Appendix B: Bella Vista Residents Park Proposal



## Appendix C: List of Signed endorsements





**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:20:36 PM

---

Submitted on Thu, 08/08/2024 - 23:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

In my kids words,

'please dont destroy our suburb'

Come and spend a weekday in our suburb, we can't cope with the current volume of traffic, it doesn't make sense to re-zone and disadvantage our lifestyle further. Weekends are no better, so much congestion, what happened to preserving the 'garden shire'.

The metro offers the current residents a transport option, yet our kids need to be driven to school as we lack the necessary local public bus services.

I object to these changes, if you have a heart, take a stance and say no as well.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 11:16:42 PM

---

Submitted on Thu, 08/08/2024 - 23:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Eleshia

### **Last name**

Mifsud-Evans

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

No

## **Info**

### **Email**

[REDACTED]

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

Lalor Park

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

I am just providing comments

### **Submission**

I've grown up in Rooty Hill and Quakers Hill, went to school in Blacktown, have spent the last 8 years renting in the Hills Shire, am part of a church in Rouse Hill, currently work in Bella Vista, and have recently become a first-time home owner in Lalor Park last year. I am very close to the Northwest and Blacktown community, and have lived experience of navigating the increasingly broken rental market in Western Sydney. I consider myself so privileged to have been able to become an owner-occupier in this current housing climate. I've watched housing prices and rents soar further and further out of reach for many of my generation and younger, and at this stage I'm watching more and more single parents, students, recent migrants, elderly and young people, facing the real possibility of sleeping in their car or on a relative or friend's living room floor due to not being able to find an affordable place to live. In years past, NSW Government representatives have committed to targets of at least 5-10% of residential floor areas in new builds to affordable housing for low and very low income households in affordable housing forums that I have

attended. In the Greater Sydney Region Plan "A Metropolis of Three Cities" March 2018, the Greater Sydney Commission also announced targets of 5-10% of residential floor area for affordable housing, and also noted that these targets should be tailored to the parameters in the nominated area. Blacktown Council has noted in its own Housing Strategy plans in 2020 that the Western Sydney area has a significant portion of recent migrants, students, and lower income workers in essential services, who are especially in need of housing which is affordable and well appointed. The unique demographic of the Western Sydney LGA gives all the more reason for the proposed Kellyville and Bella Vista developments to aim for affordable housing targets over and above the 5-10% committed by our state government, so I'm disappointed to see this number drop so significantly in this proposal. For this development it's also very important that the affordable housing allocation is included on the same premises of the new development buildings, so that those eligible for affordable housing can be included in these new communities and have access to the same benefits and quality of infrastructure and accessibility that mainstream renters and owner-occupiers can enjoy. Providing affordable housing for our community is a key way to address the very pressing challenges of the current cost of living crisis, with solutions which target the lower income earners who really need it. Providing affordable housing for low and very low income households also helps to ease the pressure on the already overextended social housing waitlist, and provides lower income earners a chance to escape the cycle of housing poverty and homelessness. I have been paying attention to our government's previous commitments to affordable housing for a long time, and will continue to watch and take note of what commitments are being kept. The affordable housing target must be increased to reflect the previous commitments by the state government and the unique needs of the Western Sydney community. Thank you for your consideration.

Kind regards,  
Eleshia Mifsud-Evans  
Lalor Park

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 11:13:48 PM

---

Submitted on Thu, 08/08/2024 - 23:13

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### **Submission**

Our family objects to high density dwellings being built in Glenwood due to the significant impact it would have in terms of congested traffic, higher population which renders the area more complicated (eg. Increase in social & safety issues) especially with the inclusion of social housing.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 11:12:06 PM

---

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

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

My house is in the close proximity of the Kellyville metro station. But it is still not a part of rezoning.

I request my house should also be included in the rezoning process.

Thanks

[REDACTED]

Kellyville

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 11:11:05 PM

---

Submitted on Thu, 08/08/2024 - 23:10

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**

2769

**Please provide your view on the project**

I object to it

### **Submission**

No provision for roads, transports, schools, hospitals and other basic services to cater for such an increasing population per the proposal. It's a joke! Government is wasting taxpayers dollars for all the consultants who lacks urban planning skills in 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:** Thursday, 8 August 2024 11:10:39 PM

---

Submitted on Thu, 08/08/2024 - 23:10

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**

2763

**Please provide your view on the project**

I object to it

**Submission**

There is no way a proposed increase in dwellings in an area that is already over capacity, can possibly work.

The amount of infrastructure to allow Windsor Road to cope with the increased population alone is unattainable.

This proposal won't work and will ruin 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:** Thursday, 8 August 2024 10:59:27 PM

---

Submitted on Thu, 08/08/2024 - 22:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville 2155

**Please provide your view on the project**

I object to it

### **Submission**

This project will definitely create more severe traffic congestions. During peak hours, traffic on Old Windsor is basically static! The line at the intersections with Balmoral and Celebration move so slowly and it takes us forever to get on Old Windsor which is always full of vehicles! I do think the roads are of their full capacity right now and cannot afford another large group of residences.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:59:14 PM

---

Submitted on Thu, 08/08/2024 - 22:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

I am a current resident of the Hills District (Rouse Hill) and have been so for the past 6 years. Before then, I used to live in Glenwood (I lived there for approx. 19 years). On this basis, I believe that my opinion on the rezoning proposal comes with some weight.

I strongly and vehemently oppose the draft zoning proposal.

Firstly, the proposal skims over the knock on effects the zoning proposal would have on existing public infrastructure. At present, there is extreme stress on the existing public infrastructure, particularly roads. Encouraging high rise buildings would only exacerbate this stress. For example, Old Windsor Road is the only artery road in and out of the Rouse Hill/Kellyville area to the rest of Sydney. As of recent years, the traffic on Old Windsor Road in both peak hour in the morning and afternoon has become very heavy. Even traffic on weekends has become congested. This problem has been the result of NSW

Government policy to encourage development in the surrounding suburbs of Box Hill and the Gables - 'squeezing in' more homes by allowing development on smaller lot sizes - clogging up this artery as more people travel to and from their homes in the area. I encourage the bureaucrats of the Department of Planning, Housing and Infrastructure, as well as the Minister for Planning, to actually visit Old Windsor Road in both at peak hour in the morning and afternoon.

For the Department to say in the Explanation of Intended Effect (at chapter 3) that it would simply throw millions of dollars around to address this problem is completely meaningless. With many like Government projects, funds are initially promised to address such issues but then those promises are not fulfilled. Nowhere in that document is a real and tangible solution to the traffic problem being offered.

Further, the development of high rise apartments in the proposed areas would blemish the aesthetic and character of the local area. The subject areas are heavily suburban areas. To encourage the building of apartments and commercial properties would be an eye sore and detract from the leafy suburban character that the Hills is known for.

In summary, the NSW Government's policy of 'just keep building in North West Sydney' has now well and truly reached its limit. It is high time the Government start looking elsewhere to address its ongoing failure to address housing supply issues.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:57:33 PM

---

Submitted on Thu, 08/08/2024 - 22:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Paula

### **Last name**

Gingell

### **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**

These local areas named in the proposal currently do not have enough infrastructure to support any further housing. The proposed Rouse Hill Hospital promised and now earmarked to open 2028. The long overdue Memorial Avenue upgrade is still in progress. All that seems to be occurring is building more and more concrete jungle high rises which takes away from the properties already in the area have a look in most of the areas nearby these high rises a dumping ground for shopping trolleys and plenty of rubbish that people don't take to the tip very unsightly not enough parking crowded streets with cars. Not enough room in the local schools for more children to attend however more and more shops or commercial being built. Glenwood is a nightmare at school drop off pick up inadequate parking and more people in the area who drive. All for housing people but need the infrastructure to match. Kellyville is also a nightmare at peak hour times traffic jams constantly and roads that were once quiet are now noisy busy thoroughfares not what the residents want when they have lived there many years. Many areas are having more and

more high rises approved without listening to residents and no infrastructure to assist the people. In addition the removal of plenty of green trees and the loss of wildlife particularly in Kellyville the birds being removed from their natural habitat. The long awaited Metro public transport that the people of the North West have waited patiently for many years is fantastic when operating correctly without the breakdowns which only adds to the traffic congestion. The can keeps getting kicked down the road with delays and empty promises Please listen to the peoples concerns and take them seriously. Thankyou

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:47:13 PM

---

Submitted on Thu, 08/08/2024 - 22:47

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, NSW, 2768

**Please provide your view on the project**

I support it

### Submission

Government should survey the owners under the community title to see if the majority want to go ahead with development on the land, and then facilitate arrangement of the development if so. It's too difficult for private individuals to do 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:** Thursday, 8 August 2024 10:46:29 PM

---

Submitted on Thu, 08/08/2024 - 22:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

The Ponds 2769

**Please provide your view on the project**

I object to it

### **Submission**

The infrastructure will not support the additional population growth. Overcrowding, traffic congestion due to the additional cars and people will destroy the peaceful suburbs we have currently.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:46:05 PM

---

Submitted on Thu, 08/08/2024 - 22:45

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**

The infrastructure can't support these numbers, the roads are already at breaking point during peak times. These proposed "affordable" housing will be the future slums of the Hills District. There's plenty of space for development north east (hawkesbury/ bligh park area and surrounds. Spend some money building up the hawkesbury where they are in desperate need for development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:42:05 PM

---

Submitted on Thu, 08/08/2024 - 22:41

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens NSW 2768

**Please provide your view on the project**

I support it

### **Submission**

Community title seems to be a hurdle. NSW Government should intervene and allow development to go ahead in case of community title, if majority is in favour of rezoning.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:41:48 PM  
**Attachments:** [objection-document.pdf](#)

---

Submitted on Thu, 08/08/2024 - 22:40

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville, 2155

**Please provide your view on the project**

I object to it

**Submission file**

[objection-document.pdf](#) (31.14 KB)

### Submission

I support the initiative to develop affordable housing; however, I am concerned that the current plan appears overly concentrated on only two suburbs. Among the eight selected precincts, Kellyville and Bella Vista are projected to have the highest number of dwellings. If the government's strategy is to build high-density housing around metro stations, it is perplexing that this approach is not extended to all stations. For instance, Cherrybrook, North Ryde, Tallawong, and Rouse Hill stations are notably absent from the plan.

Moreover, Windsor Road and Old Windsor Road are notorious for severe traffic

congestion during peak hours. While proximity to the station may benefit workers, it does not address the needs of other family members who will require access to essential local amenities such as hospitals, schools, clinics, and shops. These individuals will still need to drive, raising concerns about the effectiveness of proximity to the station in mitigating transportation issues.

The current schools within the precinct are already at full capacity or overcrowded, with even the newly established Bella Vista Primary School facing similar challenges. Simply adding one more school will not resolve the overcrowding problem. There is also a lack of clarity regarding support from the Department of Education in addressing this issue.

Furthermore, there is no clear timeline for the completion of Rouse Hill Hospital. The majority of residents in Kellyville and Bella Vista are middle-aged and will likely be older by the time this project is completed. This aging population will require access to medical facilities, and there remains considerable uncertainty about how this need will be met.

Additionally, the absence of a police station in Kellyville and the questionable capacity of the existing fire station to accommodate a larger population are significant concerns.

Given these considerations, I suggest that the planning team reevaluate the proposal. If the plan is not to be rejected outright, I urge a reduction in the number of dwellings and affordable housing to a more manageable figure, such as 5,000 units.

**I agree to the above statement**

Yes

I support the initiative to develop affordable housing; however, I am concerned that the current plan appears overly concentrated on only two suburbs. Among the eight selected precincts, Kellyville and Bella Vista are projected to have the highest number of dwellings. If the government's strategy is to build high-density housing around metro stations, it is perplexing that this approach is not extended to all stations. For instance, Cherrybrook, North Ryde, Tallawong, and Rouse Hill stations are notably absent from the plan.

Moreover, Windsor Road and Old Windsor Road are notorious for severe traffic congestion during peak hours. While proximity to the station may benefit workers, it does not address the needs of other family members who will require access to essential local amenities such as hospitals, schools, clinics, and shops. These individuals will still need to drive, raising concerns about the effectiveness of proximity to the station in mitigating transportation issues.

The current schools within the precinct are already at full capacity or overcrowded, with even the newly established Bella Vista Primary School facing similar challenges. Simply adding one more school will not resolve the overcrowding problem. There is also a lack of clarity regarding support from the Department of Education in addressing this issue.

Furthermore, there is no clear timeline for the completion of Rouse Hill Hospital. The majority of residents in Kellyville and Bella Vista are middle-aged and will likely be older by the time this project is completed. This aging population will require access to medical facilities, and there remains considerable uncertainty about how this need will be met.

Additionally, the absence of a police station in Kellyville and the questionable capacity of the existing fire station to accommodate a larger population are significant concerns.

Given these considerations, I recommend that the planning team reevaluate the proposal. If the plan is not to be rejected outright, I urge a reduction in the number of dwellings and affordable housing to a more manageable figure, such as 5,000 units.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:33:57 PM

---

Submitted on Thu, 08/08/2024 - 22:33

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Ruvi

**Last name**

Fernando

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

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2765

**Please provide your view on the project**

I object to it

**Submission**

There is not enough infranstore, road, hospitals, schools to support all these new builds..  
too much traffic already on the windsor road with constructions.. please re-think this  
decision as it will be a nightmare travelling around.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:29:19 PM

---

Submitted on Thu, 08/08/2024 - 22:28

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**

Kellyville

**Please provide your view on the project**

I object to it

**Submission**

I strongly object to the rezoning plan.

Below are the reasons,

1. Kellyville station and its surrounds is a quiet and safe residential area where a lot of children are living.  
Unattractive, apartment block viewing trees and open areas and makes it less secure for the children living here. We don't need the Kellyville area to be a built-up area like the city.
2. There is already a lot of traffic in the Kellyville/Bella Vista areas in the morning,  
Already a lot of traffic to go to the station. We cannot turn into or go straight through Samantha Riley drive from Gainsford drive. Increased population will make it very difficult to drop children off at the station in the mornings without being delayed.



3. Already there is not enough parking in the station. It becomes full very quickly. With increased number of residential, I can see lot of cars going to park on the road. This means there's always strangers around and really not safe for residential people including children.

4. Now we still have trees near the station so it looks safe and calm, we never want to see high buildings there instead. this area is not the city it's a quiet residential area.

Please don't destroyed existing residential people's quiet safe life.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:25:54 PM

---

Submitted on Thu, 08/08/2024 - 22:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2769

**Please provide your view on the project**

I object to it

**Submission**

Traffic, devalue of propert congestion...I vote 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:** Thursday, 8 August 2024 10:21:59 PM

---

Submitted on Thu, 08/08/2024 - 22:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Dipan

### **Last name**

Patel

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

No

## **Info**

### **Email**

[REDACTED]

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

Kellyville Ridge

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

I object to it

### **Submission**

I am concerned that high density development is not suitable for already increasing traffic in north kellyville to bella vista. Kellyville Stanhope area will not be able to sustain 21k new apartments. These suburbs have reasonable size of aged population with schools and shopping village already experiencing over capacity. Its best to not increase population density to maintain desirable living standards in these areas.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:17:00 PM

---

Submitted on Thu, 08/08/2024 - 22:16

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

Old Windsor road is already congested and cannot even accommodate current traffic. With so many new houses planned, there is no way the current infrastructure can accommodate. Why is these zoning laws not getting applied to northern suburbs and west is where all new population growth is pushed to

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:15:50 PM

---

Submitted on Thu, 08/08/2024 - 22:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

### **Submission**

The area is congested with lack of infrastructure and no planning

There are single lanes that add to the woes

Absolutely object to this plan

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:15:33 PM

---

Submitted on Thu, 08/08/2024 - 22:15

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Kellyville Ridge/ Blacktown 2155

**Please provide your view on the project**

I object to it

### Submission

While it is understandable that rezoning to accomodate more people may be necessary, it is simply not viable. The area is already so busy due to the housing in Schofields, making high density areas without already necessary improvements is not going to work. The proposal should be reconsidered and the necessary facilities should be built first! If not, plan somewhere else! A concerned citizen.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 10:08:02 PM

---

Submitted on Thu, 08/08/2024 - 22:07

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Glenwood 2768

**Please provide your view on the project**

I object to it

### Submission

Part of the beauty of Glenwood is its open, green spaces for families and communities to gather and children to play. This would be completely lost if high density housing were to go ahead. It would become like a mini-Parramatta without the infrastructure to support the population.

Further to that point, the area is prone to traffic problems as it is, with the access to main roads being only through 4 single-lane roads: Greenhill Drive (becomes 2 lanes at the very end, near a busy roundabout at Norwest Boulevard), Malvern Road (one lane only onto Sunnyholt Road), Sorrento Drive (becomes 3 lanes at the very end near Sunnyholt Road), and Miami Street - a multi-lane road coming off a small roundabout and more single-lane roads. Anyone in favour of this redevelopment should visit the area during school pickup at Parklea Public, Caddies Creek or Glenwood High. The congestion is obvious. If this goes ahead the schools will be inundated with students past capacity and the teaching and learning will suffer.

Leave our beautiful suburb alone. It's a community, not a mini-city. This redevelopment is a horrible idea which will ruin the suburb and the restructure just won't work for the layout and infrastructure 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:** Thursday, 8 August 2024 10:04:05 PM

---

Submitted on Thu, 08/08/2024 - 22:03

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

Don't make our lives miserable.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 10:02:47 PM

---

Submitted on Thu, 08/08/2024 - 22:02

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Stanhope Gardens 2768

**Please provide your view on the project**

I object to it

### **Submission**

Homeowners should be given the right as well to maintain the current status of their properties. Most residents are young families who will be spending the next 10-20 years in their current homes and are not interested to sell their properties to any developer.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE 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 9:48:51 PM

---

Submitted on Thu, 08/08/2024 - 21:48

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2153

**Please provide your view on the project**

I am just providing comments

### **Submission**

As a local resident I would like to know if this development is coordinated with the nsw health sector , as there will be an increasing demand /pressure on the local Hospitals to accomodate the healthcare needs of the local residents.

Only if there are plans for accommodating the increasing demand on healthcare and education system - it is a well thought out proposal .

Otherwise it will affect the standard of care and living of people in this area.

If every aspect I mentioned above and more is also well thought out - then it will be to the benefit and satisfaction of public and nation.

Thanks

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Thursday, 8 August 2024 9:43:50 PM

---

Submitted on Thu, 08/08/2024 - 21:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2768

**Please provide your view on the project**

I am just providing comments

### **Submission**

I support building homes around Kellyville station, on the vacant land but in the residential areas, the proposal should only go ahead if good value for the land is given by developers to 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:** Thursday, 8 August 2024 9:40:55 PM

---

Submitted on Thu, 08/08/2024 - 21:40

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Travis

**Last name**

Mudiman

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

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2154

**Please provide your view on the project**

I object to it

**Submission**

Have you not built enough in Sydney already, there are other places to build in, just another way for greedy developers to increase profits while destroying the area like everywhere else

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 2:27:00 PM

---

Submitted on Fri, 09/08/2024 - 14:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Gihan

### **Last name**

Fernando

### **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**

It seems like the intention is to maximise dwellings to meet a target, without enough thought to how the suburb will cope with the increased population.

E.g what about studies/thoughts on schooling, hospitals, traffic and congestion? - there's nothing mentioned the reports given to the public. I'm also concerned with the lack of green spaces and even basic things like public bins.

I live in Norwest and the increased traffic we've already experienced has made nights quite noisy when trying to put our children to sleep.

This may appear trivial to whoever reads this, but the excessive noise is extremely frustrating when you have a young family. I write this with hope that it makes a difference, but I'm not surprised if it falls on deaf ears (pun intended)

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 12:23:43 PM

---

Submitted on Fri, 09/08/2024 - 12:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

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

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I object to it

**Submission**

I think govt should improve infrastructure before increasing the residences. The existing population is already putting stress on the schools, roads, etc.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 7:23:08 AM

---

Submitted on Fri, 09/08/2024 - 07:22

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**

Tallawong 2762

**Please provide your view on the project**

I object to it

### **Submission**

There is already so much congestion in the area, the current infrastructure cannot support any more people living here.

I travelling through this road every day to get to work and it should only take me 20 mins but some days I'm in traffic up to 45mins.

Think of all the time wasted by people sitting in traffic trying to get places. There's no more parking spaces left at metro stations by 7.30am. Not enough parks, not enough anything.

Do not do this

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 10:04:12 AM

---

Submitted on Fri, 09/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Bhavna

### **Last name**

Taxali

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood 2768

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

I object to it

### **Submission**

It would cause some much inconvenience to commuters and people living in Glenwood as situation is very bad at moment and introducing more house will overburden it and make it worse.

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

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 10:02:26 AM  
**Attachments:** [submission\\_rezoning-to-r4.pdf](#)

---

Submitted on Fri, 09/08/2024 - 09:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Maryann

### **Last name**

Kurien

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

No

## **Info**

### **Email**

[REDACTED]

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

Glenwood 2768

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

I object to it

### **Submission file**

[submission\\_rezoning-to-r4.pdf](#) (1.42 MB)

### **Submission**

I live on Rothwell Circuit in Glenwood. There is only a small pocket in that part of Glenwood close to Old Windsor road and the metro stations that is not included in the rezoning proposal and our property falls in that too. I do not have the objection for the whole Rezoning project but have an objection that this area of Glenwood where our house resides on is excluded from this project. This will adversely affect us as we will be surrounded by high rises and negatively impact our property value too. I have also attached the group submission with our neighbouring residents who all are happy for our area to also be included in the rezoning project.

**I agree to the above statement**

Yes

## **SUBMISSION**

### **Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**To:** Ms Nicola O'Brien, Director, Planning Team, Kellyville and Bella Vista Transport Oriented Development Program

**Copy:** Hon. Rose Jackson, NSW State Minister for Housing ; Hon. Warren Kirby, NSW Parliament Member for Riverstone ; Hon. Mark Taylor, NSW Parliament Member for Winston Hills ; Hon. Brad Bunting, Mayor Blacktown City Council.

**From:** Residents of Rothwell Circuit, Carolyn Court, Jakob Way, Rory Court and Consolo Avenue in Glenwood NSW 2768

**Date:** 28/07/2024

The NSW Department of Planning, Housing and Infrastructure is currently exhibiting the Draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct seeking to deliver up to 20,700 additional homes and 620–1,650 affordable homes in perpetuity within the TOD Precinct close to Kellyville and Bella Vista Metro stations.

We, the undersigned, request to redefine the Kellyville and Bella Vista TOD Precinct boundary to accommodate the land comprising 90 properties that are bound by Sunny Holt Road to the north, Old Windsor Road to the east, SP1 Market zoned land to the south and Caddies Creek corridor to the west and rezone the subject land to R4 shown in Attachment 1 to this Submission. The undersigned provide the following sound justification for their proposed redefinition of the Kellyville and Bella Vista TOD Precinct boundary:

The subject land:

- is already zoned for residential purposes.
- already has access to all essential public and service infrastructure to accommodate any future high density residential development on the land.
- is strategically located and free of any environmental constraints or threats such as bushfire, land slip, heritage and ready for upzoning to R4 High Density Residential.
- is well positioned as shown in Attachment 1 to enable easy amalgamation with the TOD Precinct.
- is quite a large land with an area of approximately 7.2Ha, and therefore has the potential to yield around or more than 1,000 dwellings including 30 -80 affordable dwellings.
- is located within 1,200m of public transport hubs.
- is located between Bella Vista Metro Station and Kellyville Metro Station.
- is located within reasonable walking distance to Kellyville Metro Station and Northwest Transitway linking Rouse Hill and Parramatta.
- is located within reasonable cycling distance to Bella Vista Metro Station and the major employment hub, Norwest Business Park which is considered to be the largest business park in the area.
- is well positioned with access to a good supply of existing public parks, open spaces, large tracts of natural vegetation within reasonable walking and cycling distances as shown in Attachments 1 and 2 to this Submission.
- is located close to community amenities and facilities similar to the TOD Precinct.

The above justification for the proposed adjustment of the boundary of the Draft Kellyville and Bella Vista TOD Precinct to accommodate the subject land within that Precinct by the undersigned is considered to be the most appropriate, acceptable, logical, efficient and time-effective proposal to achieve the NSW Government's housing target, the desired outcome.

The undersigned strongly believe that the proposed addition to the TOD Precinct will significantly boost the NSW Government's aim to address the current shortage of diverse and affordable homes in well-located areas, close to where people live and work, and close to transport and other amenities.

The undersigned request the Minister and other relevant authorities to take this matter into due consideration and rezone the subject land to R4 High Density Residential to achieve improved outcome when finalising the Draft Kellyville and Bella Vista TOD Precinct.

Thank you in advance.

#### **ATTACHMENTS**

Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct

Attachment 2: Subject Land

Attachment 3: Extent of the Subject Land and Surrounding



**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 1 – Location of the Subject Land with respect to the Draft Kellyville and Bella Vista Transport Oriented Development Precinct**



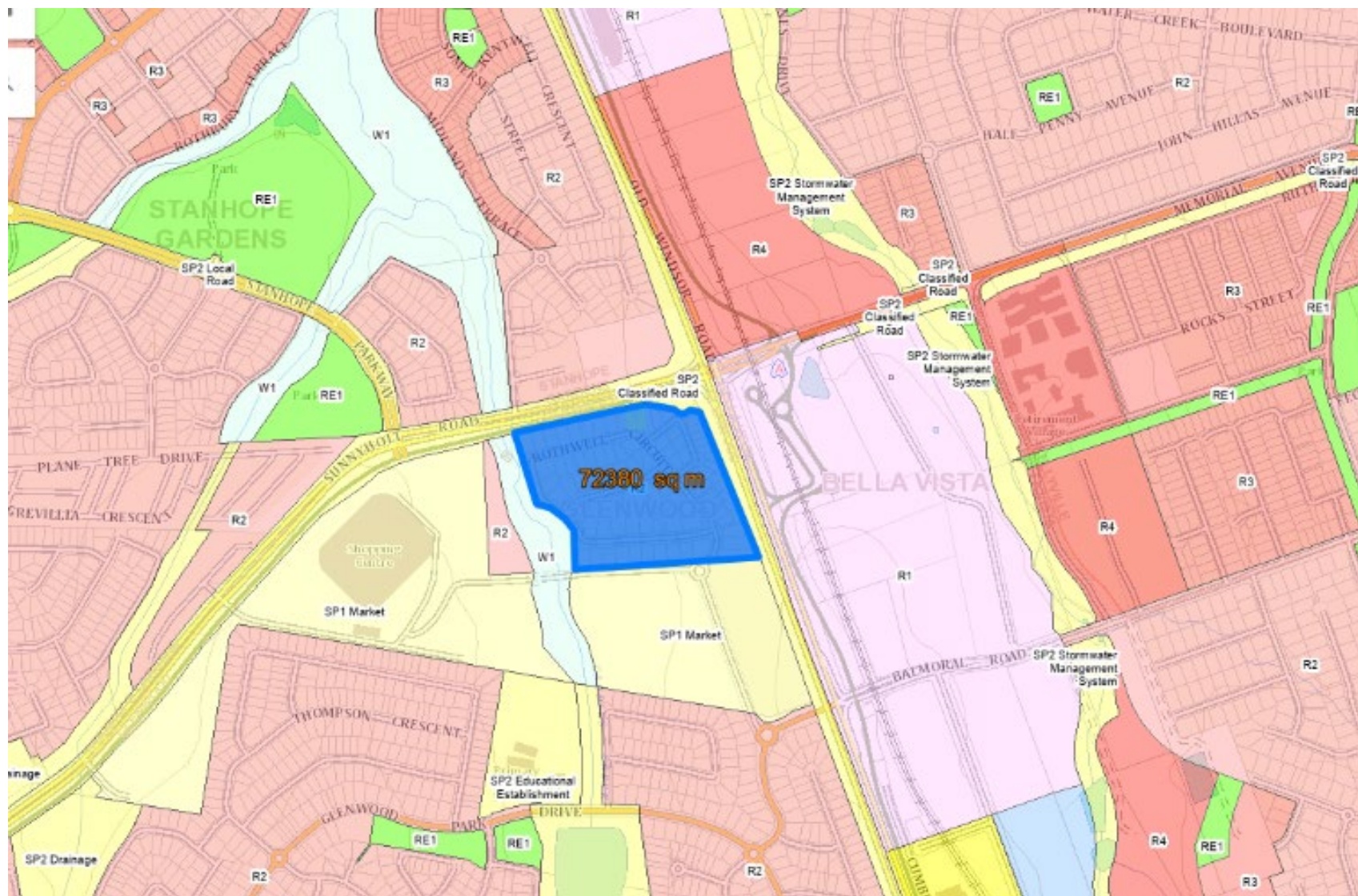
**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 2: Subject Land**

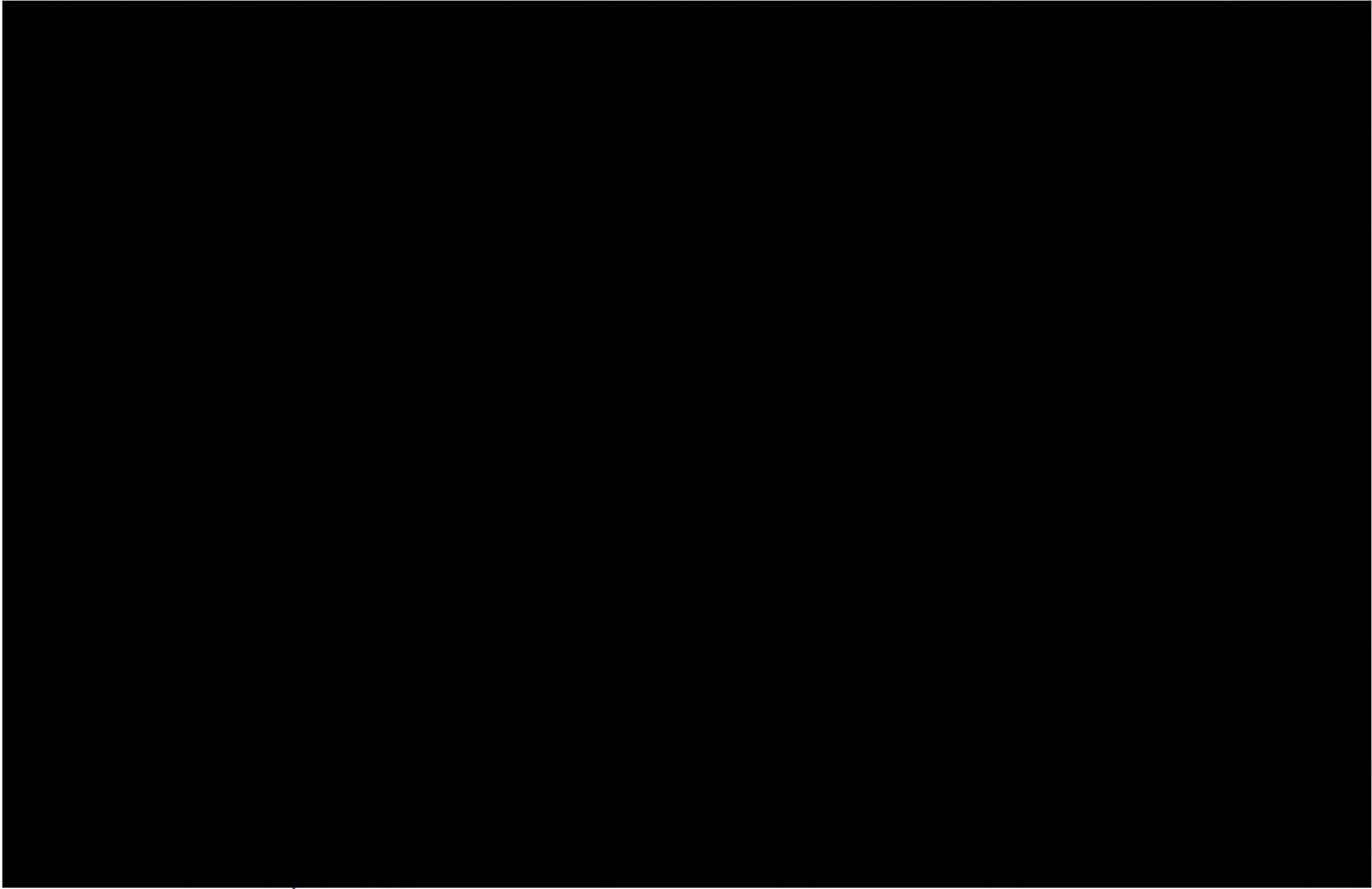


**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

**Attachment 3: Extent of the Subject Land and Surrounding**

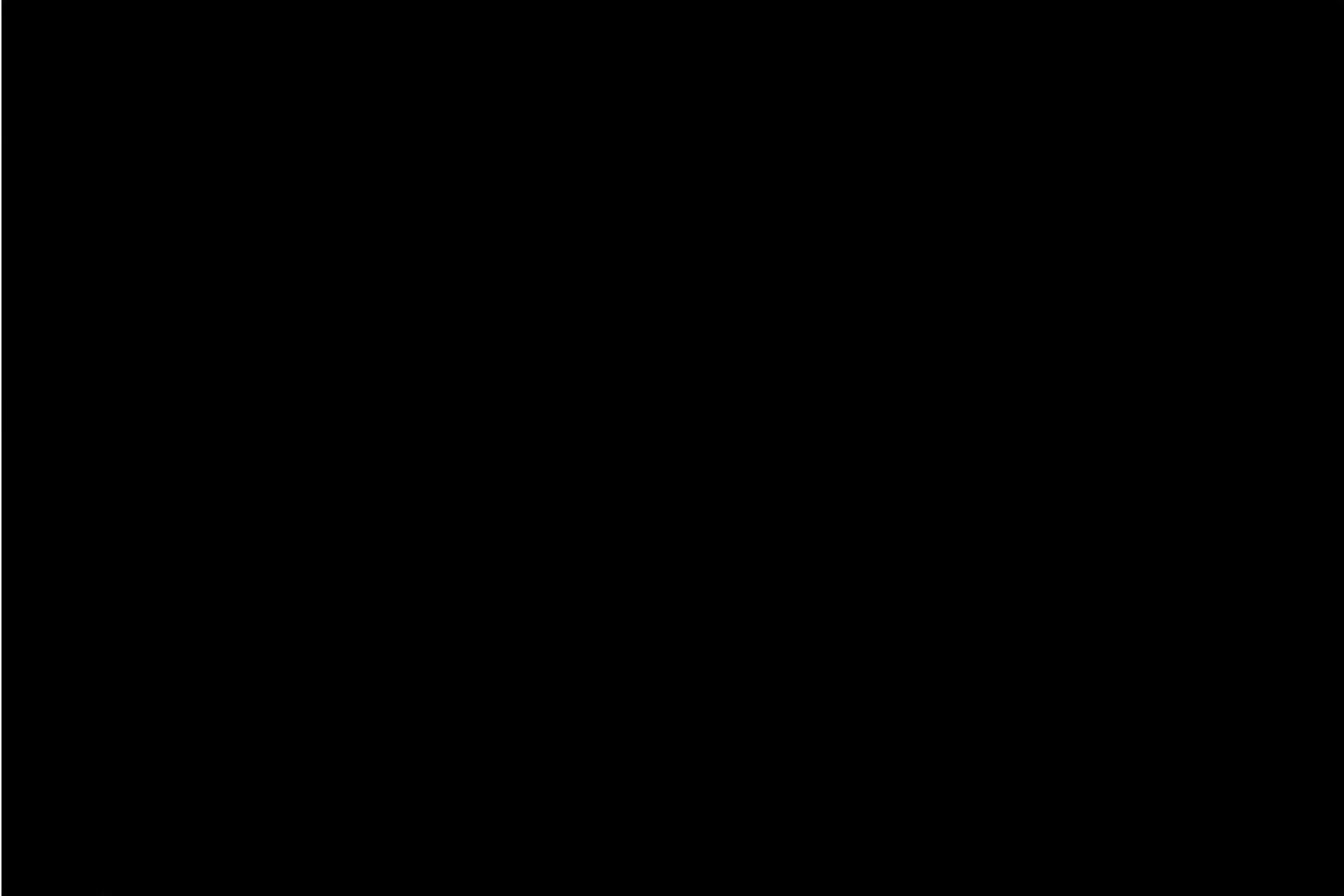


**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**

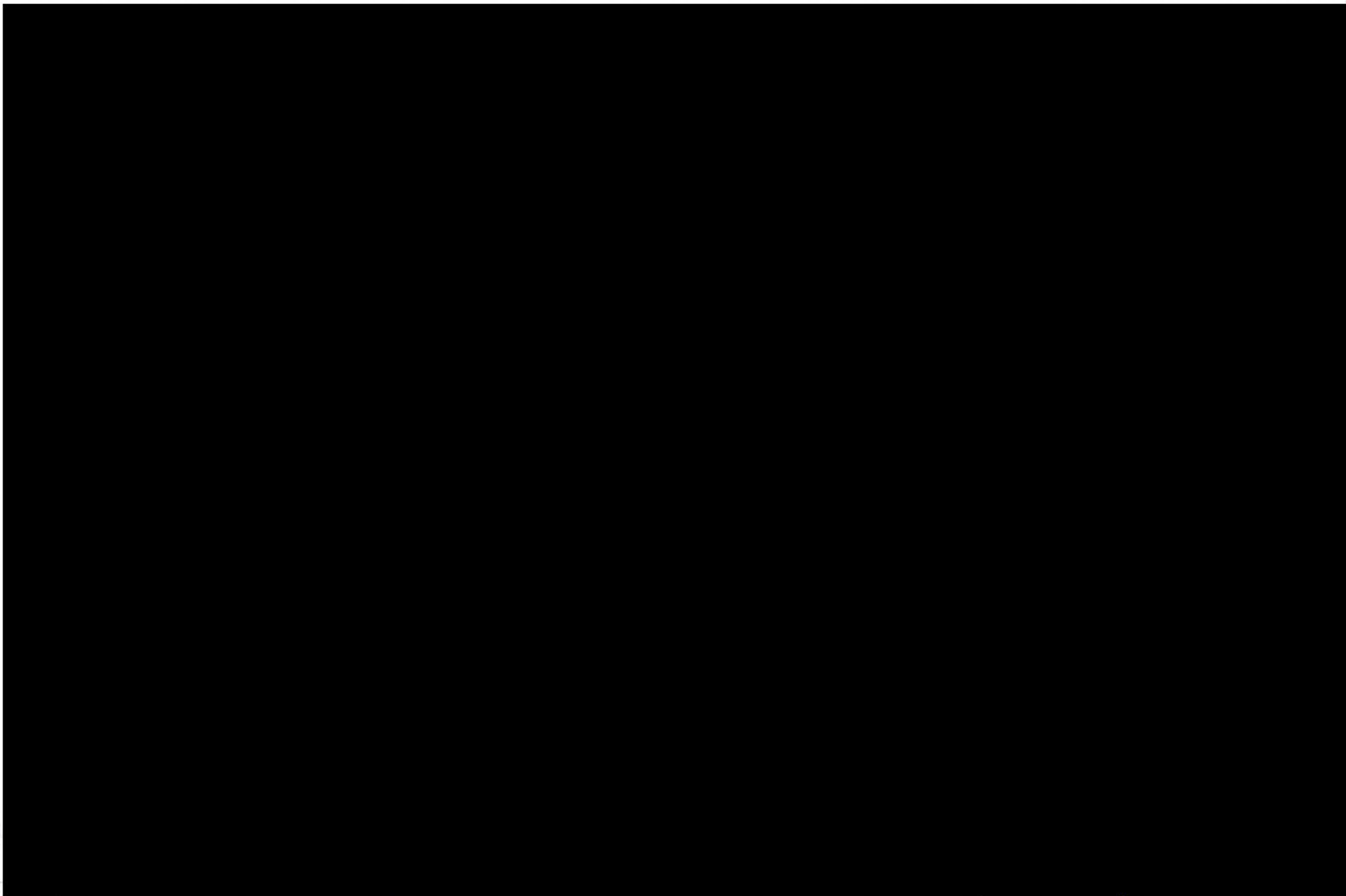




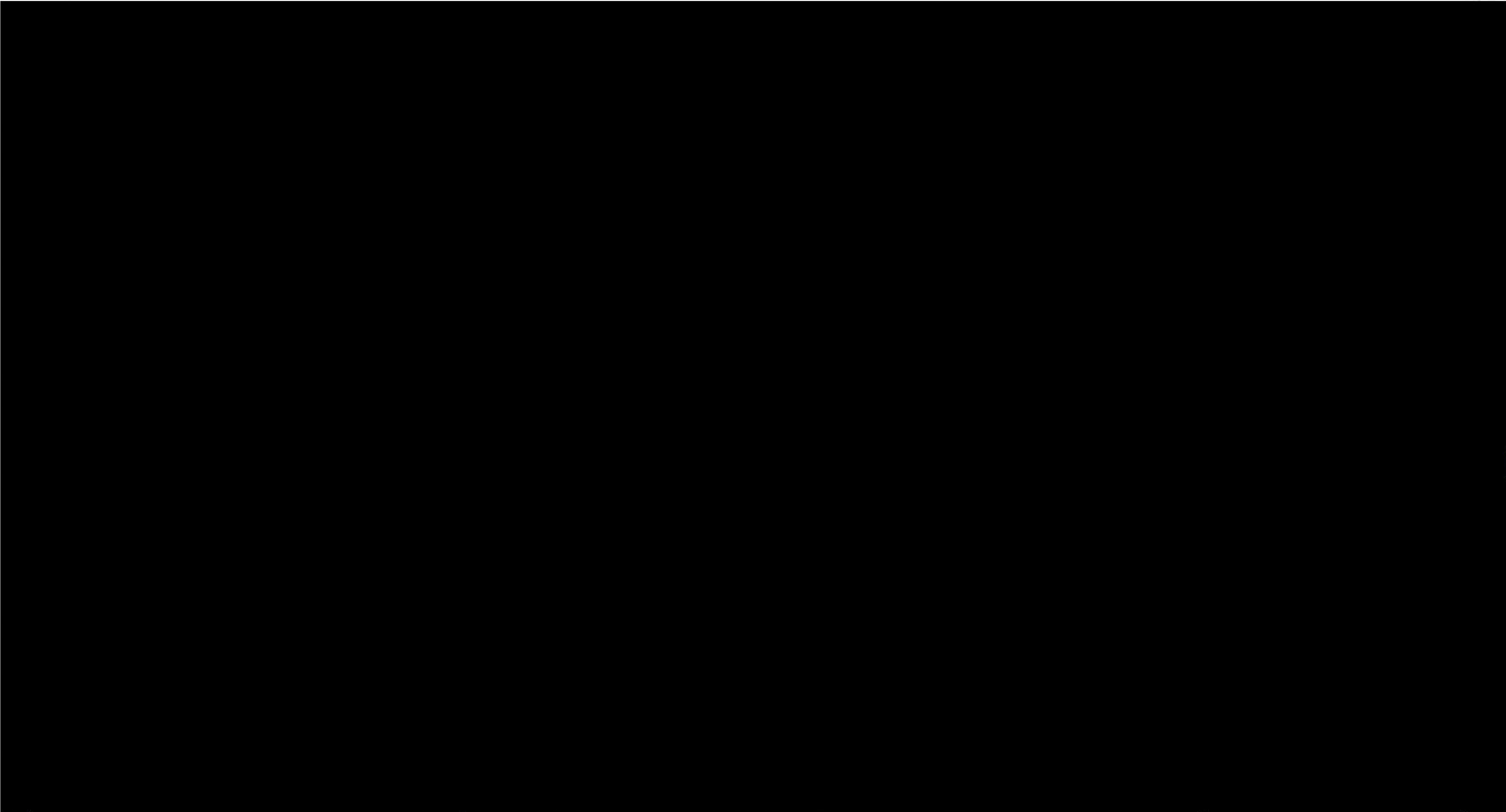
**Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct**



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Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct




**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 2:03:15 PM

---

Submitted on Fri, 09/08/2024 - 14:02

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

I believe that to go ahead with this plan, a significantly larger investment in infrastructure is required. Particularly roads and schools. The roads are already extremely dense during peak times. Schools have been filling up very quickly.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Kellyville Bella Vista TOD Mailbox](#)  
**Subject:** Webform submission from: Kellyville and Bella Vista state-led rezoning proposal  
**Date:** Friday, 9 August 2024 10:01:00 AM

---

Submitted on Fri, 09/08/2024 - 10:00

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**

ANNANGROVE, 2156, NSW

**Please provide your view on the project**

I object to it

**Submission**

Dear Sir/Madam,

Thank you for planning the supply of homes in Sydney. I have lived in the Hills district for the past 36 years and have seen the lovely developments around the area. From dairy pastures to homes, and I support development.

However, in the past few years the infrastructure has not kept up with the development of homes. Every major and local neighborhood road is crawling during peak hour. There is always a traffic jam along Windsor Road, and this has always been the case. With the growth of population in Bella Vista/Kellyville/Stanhope Gardens, traffic would be at a standstill.

I would encourage the Federal, State and Local governments to work on the infrastructure

before building these new homes. I am sure I am not the only one who is suggesting this, and I am sure that the government knows all these things.

Thank you.

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:** Friday, 9 August 2024 12:28:47 AM

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Submitted on Fri, 09/08/2024 - 00:28

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**

I do not support this as this will increase population density in our area and it will be lead to all related social problems.

**I agree to the above statement**

Yes