

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:26:24 PM

Submitted on Tue, 06/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alyssa

Last name

James

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

This is going to hugely increase local traffic for our kids school and daycare. With no proposed additional schools or daycares it will put immense pressure on the already overwhelmed systems we have.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:26:24 PM

Submitted on Tue, 06/08/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alyssa

Last name

James

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

This is going to hugely increase local traffic for our kids school and daycare. With no proposed additional schools or daycares it will put immense pressure on the already overwhelmed systems we have.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:25:34 PM

Submitted on Tue, 06/08/2024 - 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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I am a resident of [REDACTED], Kellyville. My request is to rezone properties in Wenden avenue as high density. My property is on [REDACTED] and is only 500m from Kellyville station and the properties in surrounding areas are zoned as high/medium density. It is unfair to leave my area as low density as we are going to be surrounded by high rises from 3 sides and this will destroy the quality of life we have now.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 7:49:36 PM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood 2768

Please provide your view on the project

I object to it

Submission

I believe that there is not the infrastructure to support all these new appartments and people. The roads are a nightmare as it is to get in and out of Glenwood. I don't see the space to add more lanes, so we will become gridlocked. We moved here 13 years ago and it's a lovely community, schools are at capacity as are childcare spaces, doctors and other amenities. I can't imagine what it would be like with so many more people, there aren't the jobs and metro is over run during peak hour. Why not look at the land available further along the metro system? Or spend the money rejuvenating areas like Guildford and Fairfield where sections are bigger.

I understand the need to increase housing to meet demands but I think using Glenwood is poorly thought out. It is extremely stressful to all who live here and the worry of not getting what your house is worth in today's market is a big concern.

Both our children grew up here, our oldest graduating last year and our youngest in year 9 now.

We love our neighbourhood and fear the changes this will bring.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:11:57 PM

Submitted on Tue, 06/08/2024 - 20:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I support it

Submission

I am the owner of a property on [REDACTED] in Stanhope Gardens.

I am in favor of this proposal.

One of the reasons why I support this proposal is because this time it proposes for the entire Eastbourne Community Title to adopt the consistent R4 / 32m zoning. Previously, varying zonings for different properties caused discord within the community, with some landowners gaining an advantage while others did not. Uniform R4 / 32m zoning will promote harmony and unity moving forward, making it more feasible to reach an agreement to sell to a developer.

Despite my support for this proposal, I am concerned that the proposed Floor Space Ratio (FSR) of 1.3:1 is too low. As a long-time homeowner who has raised our children in this home, I would need a significant purchase price to consider leaving a place we hold dear. An FSR of 1.3:1 may not provide sufficient development potential to achieve the valuation needed to persuade us to part with our beloved home and its cherished memories. I urge you to consider a considerably higher Floor Space Ratio (FSR).

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:10:57 PM

Submitted on Tue, 06/08/2024 - 20:10

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

Please provide your view on the project

I object to it

Submission

Will make traffic very bad and increase congestion.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 8:10:53 PM

Submitted on Tue, 06/08/2024 - 20:10

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

Please provide your view on the project

I object to it

Submission

I object the proposal because

1. Not enough infrastructure to accommodate additional housing.
2. Not enough medical facility - long wait times in hospitals.
3. Schools are already overcrowded
4. During peak hours, roads are already congested
5. Ruin the tranquility of the suburbs
6. Currently parking is full at the Metro station, so with more dwellings situation will worsen 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: Tuesday, 6 August 2024 7:57:32 PM

Submitted on Tue, 06/08/2024 - 19:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

There are insufficient schools, insufficient medical facilities including the delayed hospital in Rouse Hill and the traffic in the area is already horrendous. The Government clearly has no idea what it is like to live in this area and the issues faced currently, let alone with the preposporous development plans. Get a grip.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 6 August 2024 7:55:35 PM

Submitted on Tue, 06/08/2024 - 19:55

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

2155

Please provide your view on the project

I object to it

Submission

Unfortunately we just don't have the necessary infrastructure for such a development

We already have traffic issues ect day from 7-9:30 and 3-6pm

Our schools are over crowded

When I moved to Rouse hill it was sold as a garden shire, it is not longer such a beautiful Place it a city of units which look terrible

We don't need more

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 23 August 2024 3:01:14 PM
Attachments: [submission-regarding-kellyville-and-bella-vista-state-led-rezoning-proposal-230424.docx](#)

Submitted on Fri, 23/08/2024 - 14:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Martin

Last name

Bishop

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

[submission-regarding-kellyville-and-bella-vista-state-led-rezoning-proposal-230424.docx](#)
(12.75 KB)

Submission

Having lived in my property within the Elizabeth Macarthur Estate for over 20 years, I am completely against this proposal.

I have outlined the details of my objections in the uploaded document.

I agree to the above statement

Yes

Submission regarding Kellyville and Bella Vista state-led rezoning proposal

I have lived at the same property in the Elizabeth Macarthur Estate in Kellyville for over 20 years. I have seen the area around me developed significantly to include Rouse Hill Town Centre, Stanhope Gardens, Kellyville Ridge and The Ponds. I have seen the 24-hour Bus Lanes introduced, as well as the expansion of Schofields Road, Old Windsor Road and Sunnyholt Road / Memorial Avenue.

The Metro Line has improved transport significantly, but traffic on the roads has increased a tremendous amount. Old Windsor Road is gridlocked every morning and every evening, and it gets worse with the development of Box Hill and other developments.

To increase the Kellyville and Bella Vista areas with 43,000 homes, with an additional 100,000 people, will require a huge amount of infrastructure changes, and they need to be planned and implemented BEFORE this influx of homes and people.

The local council know the area very well, and have many objections to the proposals. There are serious issues with the proposal, including inadequate infrastructure, insufficient road upgrades, environmental impacts, and increased flooding risks.

Council sees fundamental gaps in the proposed plans and the conclusions made about critical infrastructure, including road upgrades, schools, sports fields, playgrounds, and essential services like SES, Police, and Fire & Rescue, is a long way short of what is needed. I completely agree with their statements.

The plan fails to account for the contribution of the arterial road network to regional traffic and productivity. Detailed traffic modelling should be commissioned to determine the necessary upgrades to support additional growth.

Growth Distribution: Of the 47,800 additional dwellings planned across eight TOD Accelerated Precincts, 43% are concentrated in just two precincts, including Bella Vista and Kellyville. This concentration exceeds the current population of several Sydney suburbs. It would take the local population density to between 12,00 – 28,000 per square kilometre – higher than Haymarket and Green Square – which are in the Central Sydney District. Kellyville and Bella Vista are out-lying suburbs, they are not part of the Sydney CBD.

I regularly walk in my local area....I walk to the shops at Rouse Hill (30 minutes) along the Elizabeth Macarthur Creek, and I know how prone it is to flooding. Excessive development in the area will exacerbate the flooding risk there.

Rouse Hill Hospital will bring even more traffic and development to the area.

Further urban design analysis is needed to assess the impacts on the Elizabeth Macarthur Creek corridor and nearby low-density areas. Council recommends reducing building heights, increasing setbacks, and minimising overshadowing to ensure adequate sunlight for open spaces and streets.

To summarise – this plan fails at many levels, and requires a lot more consideration. It speaks volumes that the local Hills Council is unanimously against the plan. They know the area very well, as do all the current residents.

This proposal is completely unworkable in it's current format, and I object to it.

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, 1 August 2024 10:41:01 PM

Submitted on Thu, 01/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

Sydney is already severely over-crowded. The infrastructure is poor, there is way too much traffic congestion now, and the roads buses rail networks are inadequate. Planning is abysmal. Immigration is too high, and from the wrong unintegrating backward cultures. The Hills used to be quiet & rural, greed & overdevelopment is ruining it. Town planners - be ashamed of yourselves.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:12:41 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 11:52 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 08/08/2024 - 23:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood 2768

Please provide your view on the project

I support it

Submission

This proposal should expand to make excludes parts of Glenwood as R2 Zone without any additional permission requirements from Council. This will support more housing options and also support TOD through availability of additional houses, which would otherwise have to go through lengthy council approval processes.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:12:13 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 11:14 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 08/08/2024 - 23:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

To whom it may concern

I have prepared this submission in response to the state-led Transport Oriented Development (TOD) rezoning proposal for Kellyville and Bella Vista, in consultation with a substantial number of Bella Vista residents living around the BV8 block.

In this submission, I express my objection to the proposal and outline my concerns and reasons for opposing it.

1.

The current local road infrastructure, particularly Fairway Drive, Green Road, Wrights Road, and President Road, is already struggling to accommodate existing residents. These roads are severely congested during peak hours, both in the early morning and late afternoon. Even with the expansion of Memorial Road and Windsor Road, the situation will not improve significantly. If the rezoning proceeds and additional housing is introduced into these areas, the traffic congestion will only worsen.

2.

The rezoning will introduce more affordable housing, as well as mid-rise and high-rise buildings in our local neighborhood. Consequently, this will significantly and negatively impact the market value of our family home.

Yours faithfully



I agree to the above statement

Yes

From: [Anthony Kunz](#)
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:11:37 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 5:05 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista, 2153

Please provide your view on the project

I object to it

Submission

The proposed changes will significantly increase the number of residents living in the area. The current infrastructure is not equipped to support this influx and will cause significant impact on the residents of the affected suburbs. We have significant traffic congestion as it is within the residential parts of the suburbs. People currently own many cars and park on the streets which narrows the streets and reduces the visibility of the on coming traffic and is a significant hazard. The local public school is saturated as it is. There is also a need for more green spaces which was previously proposed and with the current plan will be further reduced. The Bella Vista metro station currently only has two lanes and services few stops. Travelling to the city for work sometimes requires multiple changes which is inconvenient for passengers. Hence the natural behaviour will be to drive putting considerable strain on the traffic congestion. I have invested considerably into making my home here and value quality of life more than anything else. These changes are not acceptable to me.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:11:19 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 5:00 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 08/08/2024 - 17:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Kellyville and Bella Vista are not equipped to handle such a significant population increase in such a short period. The local schools, medical centers, and other critical infrastructures are just meeting the current population's needs and cannot support more.

Additionally, consider how crowded our schools already are and the traffic congestion on Old Windsor Road and Windsor Road.

Please think about the example of the negative impact of apartment oversupply in Wentworth Point, which harmed the community profoundly. The Auburn Council was dissolved years ago due to the misuse of authority in approving an excess of poor-quality apartments.

The current regulations for apartments are insufficient, placing the risk and burden of issues on individual buyers. Many are left with loans for apartments plagued by problems like cracking walls, ruining their lives.

People deserve a quality life and a good place to call home, free from endless meetings and bills to address home-related issues.

Not saying apartments are totally bad. 20,700 new homes around only two stations are way too many.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:04:29 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 11:48 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 08/08/2024 - 11:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

M and K

Last name

Borg

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

Our concern is the increase of that many households to an already xx area with traffic problems, minimal parking opportunities at public transport stations, overpopulated schools, lack of sporting fields for all ages etc.

Is this plan supported by adequate infrastructure support?

Traffic is already so bad that it is hard to get out of your suburb to get to work in the mornings already, what will the new expanded population add to this? As a lot of people are lucky to be able to work from home, with the recent changes, e.g. by the Premier to call in all the Govt workers, how will this again be experienced in the increase in traffic congestion? Understand that we're all supposed to use public transport, but the stations do not have enough parking, there aren't enough or frequent enough support lines to take to the stations either.

Sports like soccer, football, netball, cricket, touch football are already competing for field use times with the club sizes exploding with record levels of registrations in recent times. There is not enough parking to support field access, and families cannot access sporting fields with public transport so important to address this as well.

Where are the children going to go to school? Have we got enough health and age care services to support this increase?

Extremely concerned with this plan and its impact on our lives in this area.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:01:40 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Thursday, August 8, 2024 10:46 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Thu, 08/08/2024 - 10:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Caulfield

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

7th August 2024

Department of Planning, Housing and Infrastructure Locked Bag 5022

Parramatta NSW 2124

Submission: Transport Oriented Development (TOD) Tier 1 Bella Vista and Kellyville

To whom it may concern,

I have prepared this submission document in response to the Kellyville and Bella Vista state-led Transport Oriented Development (TOD) rezoning proposal in liaison with a significant number of Bella Vista residents residing around the BV8 block.

Included in this submission is my objection to it and details of my issues and concerns which explain why I do not support it.

I have reviewed the contents of The Hills Shire Council "MAYORAL MINUTE NO 11/2024 NSW GOVERNMENTS'S PLANS FOR KELLYVILLE-BELLA VISTA PRECINCT" dated 23 JULY 2024 copied in Appendix 1. I fully support the concerns and issues raised by our council and expect that the NSW State Government will seriously consider and fully address these in collaborative consultation with our council and community impacted by this proposal. I note that to date consultation during drafting of this proposal with our council and community has not been collaborative.

In addition to concerns and issues raised by our council and the submission copied in Appendix 2 I have additional more specific concerns and issues related to the impact of proposed changes to the BV8 block which directly negatively impact our existing homes in a serious significant way. It is important that the NSW Government understand that we have purchased and built our homes around the BV8 block taking into consideration the following.

1. Strict high quality building standards in Bella Vista Waters as determined by our Council and Mulpha.
2. WereliedonthecurrentzoningsupportedbytheTheHillsLocalEnvironmental Plan 2019 [2019-596].
3. Manyofourhomesareworthandhaverecentrecordedsalesapproachingand exceeding \$5M.

I have the following major concerns and issues with the proposal in relation to the BV8 block as listed below. Please refer to Appendix 3 which includes a map of the BV8 area and current zoning information.

[REDACTED]

Bella Vista NSW 2153

I have also reviewed the contents of the separate submission copied in Appendix 2 and signed the supporting online petition. I fully support the concerns and issues

raised by this submission and expect that the NSW State Government will seriously consider and fully address these in collaborative consultation with me, the named submitters of this submission, our council and community impacted by this proposal.

1. My family dream home built three years ago at [REDACTED] ([REDACTED], [REDACTED]) has been demolished and replaced with a six storey unit building. A picture of my family home is included in Appendix 3.
2. The recently approved development of lots [REDACTED] [REDACTED] Drive for eight town houses has been replaced with six storey unit buildings.
3. A six storey unit building has been included immediately next to the family home at [REDACTED] [REDACTED] and behind the family home at [REDACTED] Place.
4. All current family homes which have not been demolished in Waddell Road are directly across the road from six storey unit buildings.
5. Six current family homes in Free Settlers Drive are directly across the road from six storey unit buildings.
6. Free Settlers Drive has not been continued to Balmoral Road as per existing plans which impacts homes in Ceder Cutters Way, Challander Place and New Holland Drive as the current high number of vehicles which use these narrow roads to get to Balmoral Road from Bella Vista will significantly increase with the proposed developments.
7. There is no graduated change in building height from existing zone 2 homes in line with current zoning for DP 17213, DP 552746, DP 1170934 and DP 1244850.
8. Maximum building heights have been increased for DP 1186053, DP 17213, DP 552746 and DP 1170934.

It is inconceivable that the significant major detrimental impacts to our homes and quality of life as detailed above in this submission have not been considered with due diligence by the NSW Government in the Kellyville and Bella Vista state-led rezoning proposal and further that it has been drafted without collaborative consultation with our council and community impacted by this proposal.

In conclusion I vehemently object to the Kellyville and Bella Vista state-led rezoning proposal and request that the NSW State Government without delay overturn the TOD Tier 1 proposal impacting Bella Vista and Kellyville and undertake a thorough review of future housing in this area in collaborative consultation with the Hills Shire Council, me and the rest of the community living in this area. Failing this I will lead the community in Bella Vista to protect our homes and quality of life from the significant detrimental problems that would result from the implementation of this fundamentally flawed NSW Government proposal.

Yours faithfully,

[REDACTED]

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 19 August 2024 9:10:12 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Saturday, August 17, 2024 5:30 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Sat, 17/08/2024 - 17:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rolf

Last name

Ballin

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista

Please provide your view on the project

I object to it

Submission

The proposal is totally out of character for the areas designated. Residents have moved to this area for a lifestyle that is low density single or duplex development in the main with some apartment/ townhouse development.

The nature of the proposed high rise development will alter forever the quality of life for residents.

Residents should not have their homes forcibly acquired by Government. This impact on their/family lifestyle will be immeasurable. Where will they be able to relocate to without financial and emotional loss.

The Governments of the day have failed to provide the necessary updated infrastructure to cope with the existing populace let alone accommodate the planned expansion of people into the areas. Poor Government policy, planning and decision making is no excuse to force this proposal onto existing residents. All Government bodies (Federal, State and Local) have failed the existing residents by NOT supplying the necessary services (schools, medical, aged care, pre schools etc) and infrastructure(well planned and maintained roads, commercial structure etc).

The roads are not coping now let alone when an increased number of residents proposed are introduced. This area is at capacity now. Governments are responsible for future long term planning which should have decentralisation as a priority, not “plonking” thousands of homes in massive high rise developments in areas that just happen to be in close proximity of a Metro line and have little concern for the families that will be forever affected. It appears to be a “band aid “ solution to a problematic issue that has been allowed to develop over many years and many previous inactive people in government/local councils. Will the policy makers listen to an overwhelming “NO” to this proposal. Time will tell whether a “people’s voice” has any clout. A BIG NO.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 22 August 2024 10:39:10 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 20, 2024 12:33 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 20/08/2024 - 12:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

I am against this proposal

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 22 August 2024 10:38:51 AM
Attachments: [tod-for-bella-vista-and-kellyville---srinivasan-sembu-12-montpellier-rise.pdf](#)

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 20, 2024 12:15 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 20/08/2024 - 11:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Srinivasan

Last name

SEMBU

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

[tod-for-bella-vista-and-kellyville---srinivasan-sembru-12-montpellier-rise.pdf](#) (42.84 KB)

Submission

Submission on Transport Oriented Development (TOD) Tier 1 for Bella Vista and Kellyville

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
Bella vista NSW 2153
[REDACTED]
[REDACTED]

20/08/2024

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

Subject: Submission on Transport Oriented Development (TOD) Tier 1 for Bella Vista and Kellyville

To Whom It May Concern,

I am writing to formally express my objections to the state-led Transport Oriented Development (TOD) rezoning proposal for the Kellyville and Bella Vista precinct, following consultations with numerous residents from Bella Vista residing near the BV8 block. This document outlines my concerns and rationale for opposing the proposal.

I have reviewed The Hills Shire Council's "MAYORAL MINUTE NO 11/2024 NSW GOVERNMENT'S PLANS FOR KELLYVILLE-BELLA VISTA PRECINCT," dated July 23, 2024, which is attached as Appendix 1. I fully support the issues raised by our council and strongly urge the NSW State Government to consider these concerns seriously and engage in productive dialogue with both our council and the affected community. It is important to note that the consultation process pertaining to this proposal has lacked collaboration thus far.

Additionally, I have examined an alternative submission included in Appendix 2, to which I have added my signature in support of the accompanying online petition. I wholeheartedly endorse the concerns articulated in that submission and expect the NSW State Government to engage in constructive discussions with myself, the other submitters, our council, and the local community regarding this matter.

In addition to the issues outlined by our council and in the submission in Appendix 2, I have specific concerns regarding the potential negative impacts of the proposed changes to the BV8 block on our existing homes. It is essential for the NSW Government to recognize that our decisions to purchase and build homes in this area have been based on the following considerations:

1. The strict, high-quality building standards established by our Council and Mulpha in Bella Vista Waters.

2. The reliance on the current zoning established by The Hills Local Environmental Plan 2019 [2019-596].
3. The significant value of many of our homes, with recent sales reaching or exceeding \$5 million.

It is concerning that the substantial detrimental impacts on our homes and quality of life outlined above have not been adequately addressed by the NSW Government in relation to the Kellyville and Bella Vista rezoning proposal. Furthermore, it is troubling that the drafting of this proposal has not included thorough consultations with our council and community members.

In conclusion, I strongly oppose the Kellyville and Bella Vista state-led rezoning proposal. I respectfully request that the NSW State Government promptly rescind the TOD Tier 1 proposal affecting Bella Vista and Kellyville and initiate a comprehensive review of future housing in this area, collaborating closely with The Hills Shire Council and local residents. Should this request be ignored, I am prepared to lead the community in Bella Vista to protect our homes and quality of life from the adverse consequences that would arise from the implementation of this flawed proposal.

Thank you for your attention to this matter.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 22 August 2024 10:37:33 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 20, 2024 10:47 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 20/08/2024 - 10:47

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

Bella vista 2153

Please provide your view on the project

I object to it

Submission

I don't believe there has been enough planning and consultation with the relevant stakeholders, which is reflected in the lack of infrastructure to support this proposal.

Building positive communities and developing an area to meet the standard of living that we expect from the hills area can not be be rushed. It is more important to continue to build meaningful community connections and culture with quality and carefully thought out infrastructure than it is to get these dwellings built quickly.

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 22 August 2024 10:37:05 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Tuesday, August 20, 2024 7:07 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Salina

Last name

Saluja

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 support it

Submission

Already crowded here. No TODs

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Thursday, 22 August 2024 10:36:27 AM

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Monday, August 19, 2024 9:53 PM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Mon, 19/08/2024 - 21:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

Would create traffic congestion

I agree to the above statement

Yes

From: [REDACTED]
To: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Monday, 12 August 2024 9:59:03 AM
Attachments: [submission-to-dpie-\(003.pdf\)](#)

From: Planning Portal - Department of Planning and Environment
<noreply@feedback.planningportal.nsw.gov.au>
Sent: Saturday, August 10, 2024 11:47 AM
To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>
Cc: DPIE PA Systems Productivity Policy Mailbox
<SystemsProductivity.Policy@planning.nsw.gov.au>
Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Sat, 10/08/2024 - 11:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

teresa

Last name

tanna

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

bella vista 2153

Please provide your view on the project

I support it

Submission file

[submission-to-dpie-\(003.pdf\)](#) (163.32 KB)

Submission

File above

I agree to the above statement

Yes

08 August 2024

Attention: Anthea Sargeant

Executive Director – State Led- Led Rezoning

Department of Planning, Housing and Infrastructure.

Dear Sir,

Subject: Kellyville and Bella Vista Transport Oriented Development Precincts

- 1. Proposed Amendment to the Hills LEP 2019 Land Zoning Map to rezone Land from R2 Low density to Residential to R4 High Density Residential of within 1-20 Ravenswood Rise Bella Vista.**
- 2. Proposed Amendment to the Hills LEP 2019 Height of Building Map to increase the height of building to 22.5 m (06 storeys) within 1-20 Ravenswood Rise Bella Vista.**
- 3. Proposed Amendment to the Hills LEP 2019 Floor Space Ratio Map to change the floor space ratio 3:0:1 within 1-20 Ravenswood Rise Bella Vista.**
- 4. Request for R4 High Density Residential Zone of 22.5 Metre (06 storeys) Height of building and 3:0:1 FSR with in 1-20 Ravenswood Rise, Bella Vista NSW 2153 (Subject Site)**

INTRODUCTION

The following landowners of Ravenswood Rise, Bella Vista (herein collectively referred to as 'The Residents of Ravenswood Rise'):

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

The Residents of Ravenswood Rise are fully supporting the Transport Oriented Development Precincts, July 2024 and provided their full Consent to this written request for R4 High Density Residential Zone with 22.5 metre (m) Height (06 Storeys) and 3:0:1 Floor Space Ratio (FSR) within 1-20 Ravenswood Rise, Bella Vista, NSW 2153 (herein referred to as the '**Subject Site**').

Recommendation and Merits

1. Within Priority Precincts Area: As per Revised Structure plan, the Subject Site falls within 800 meter of Bella Vista Metro Station and within priority precincts area. This will provide additional housing opportunities, where people will be able to live and walk within walking distance of good public transport. This additional housing will not be financial burden on NSW State Government, will be developed through private builders' arrangement.

2. Priority Precincts: The Hills Shire Council unanimously voted to nominate the Kellyville and Bela Vista Station Precincts as Priority Precincts.

3. Accelerate Process: All landowners in the Subject Site fully understand the requirements of additional housing to mitigate the current housing shortage and fully supporting the R4 rezoning. This will help greatly to expedite the process and work as one Block instead of 20 individual blocks of land of the Subject Site (**attachment -1**). Please note that the height of existing houses in the Subject Site are approx. 9 Meter high and there is no benefit to request R3.

4. Accelerate Housing Development: Proposed amendment at this stage will help to expedite the process and indirectly will play major role to accelerate development and will mitigate housing shortage.

5. Long Term Solution: We did first submission on 25 July 2016 attention to Director Urban Renewal and requested for R4 High Density Residential Zone, but in the Bella Vista Station Precinct Finalisation report issued in November 2017, Department of planning decided not to

include this area for rezoning in the short term (page 26 of report). Now after 08 years, it is good opportunity for Department of Planning to investigate the Subject Land and amend it to R4 as requested.

6. Meet Housing Target: This Subject Site will provide good opportunity to fulfil NSW Govt target of 8400 new homes in Kellyville and Bella Vista Precincts.

7. Employment Opportunities: The development of the Subject Site will create employment opportunities and support construction companies business in this difficult time.

8. Financial Benefits: It will also provide financial benefit to the Hills Council and generate more income due to increase number of housing units / apartments.

9. Mitigate Housing Shortage: It will help NSW Govt to mitigate shortage of diverse and affordable homes in well-located areas, close to where people live and work and close to transport and other amenities.

10. Fulfill NSW Govt Vision: The Subject Site will fulfill the visions and Principles of delivery of more homes close to the station to meet growing demand, and increase housing choice to reflect changing household sizes and lifestyles.

11. The Subject Site meets the requirements “within a 400m and 800m walking catchment of the stations should be prioritised for increased height and density”

12. Approach to Investigation: Approach to investigation area like BV12 must be amended to include the area within 800 meter of priority precincts and particularly, where landowners are supporting the rezoning and willing to contribute for additional housing with minimum financial burden on NSW Govt.

13. Proximity to Bella Vista Metro Station: The subject site falls within 800 meters of Bella Vista Metro Station, making it a prime location for high-density housing that supports public transport use, reducing reliance on cars and mitigating traffic congestion.

14. Priority Precinct Nomination: The Hills Shire Council has recognized Kellyville and Bella Vista Station Precincts as Priority Precincts, highlighting the strategic importance of these areas for urban development and infrastructure investment.

15. Resident Support: All landowners in the subject site understand the need for additional housing and support the R4 rezoning. This unified support will streamline and accelerate the development process, ensuring timely project completion.

16. Current Building Heights: Existing houses in the subject site are approximately 9 meters high. Rezoning to R4 and increasing building heights to 22.5 meters (6 storeys) is a logical progression, maximizing land use without drastically altering the neighbourhood's character.

17. Accelerated Development: Early rezoning will expedite development, addressing housing shortages more rapidly and providing immediate economic benefits through construction and related industries.

18. Historical Context: The initial submission in July 2016 requested R4 rezoning, but it was deferred in the Bella Vista Station Precinct Finalisation Report (November 2017). After eight years, revisiting this request aligns with updated housing targets and strategic plans.

19. Housing Targets: Rezoning the subject site contributes to the NSW Government's target of 8,400 new homes in Kellyville and Bella Vista Precincts, supporting regional population growth projections.

20. Employment Opportunities: Development will create jobs, supporting local construction companies and related businesses, stimulating the economy during challenging times.

21. Financial Benefits: Increased housing units will generate additional income for The Hills Council through property taxes and rates, enhancing local government revenues.

22. Affordable Housing: High-density developments near transport hubs provide diverse and affordable housing options, reducing the financial burden on residents and promoting social equity.

23. Vision and Principles Alignment: The development aligns with the vision of providing more homes close to transport, meeting growing demand, and offering diverse housing choices to reflect changing household sizes and lifestyles.

24. Strategic Planning Compliance: The subject site meets the criteria for increased height and density within a 400 - 800meter walking catchment of transport hubs, as outlined in NSW planning policies.

24. Precinct-Specific Controls: Adhering to development controls in the Bella Vista Station Precinct plan ensures high standards of architecture, urban design, and environmental management.

25. Open Space and Amenities: Rezoning will support the creation of new parks, green spaces, and community facilities, enhancing the quality of life for residents and promoting active lifestyles.

26. Sustainable Development: High-density housing near public transport reduces greenhouse gas emissions, supporting NSW Government's sustainability goals and climate action plans.

27. Economic Competitiveness: By fostering urban transformation around Bella Vista Station, the development will enhance Sydney's global economic standing, attracting businesses and talent.

28. Infrastructure Synergy: The development will leverage existing and planned infrastructure investments, optimizing public resources and ensuring efficient service delivery.

29. Transport Efficiency: Increased population density around the metro station will boost public transport usage, justifying investments in the Sydney Metro Northwest project.

30. Community Engagement: Extensive community consultation and support for the draft plans indicate robust backing for the proposed rezoning, ensuring community needs and preferences are met.

31. Design Excellence: The development will adhere to design excellence provisions, ensuring aesthetic and functional quality in new buildings, contributing to Bella Vista's urban appeal.

32. Flood Risk Management: Planning will incorporate measures to mitigate flood risks, protecting residents and properties and ensuring resilience to climate impacts.

33. Integrated Water Management: Sustainable water and wastewater management strategies will be implemented, ensuring efficient use and conservation of water resources.

34. Cultural Heritage Protection: Development plans will respect and preserve local cultural heritage sites, enriching the community's historical and cultural landscape.

35. Traffic and Parking Solutions: Strategies to manage traffic and parking, including enhanced public transport and pedestrian pathways, will be integral to the development, minimizing disruptions and ensuring smooth mobility.

36. Local Business Growth: The influx of new residents will boost demand for local businesses, supporting economic growth and vitality in the Bella Vista area.

37. Health and Well-being: Proximity to parks, recreational facilities, and green spaces will promote physical and mental well-being, contributing to a healthier community.

38. Educational Facilities: The development will support the need for new schools and educational facilities, ensuring access to quality education for the growing population.

39. Community Facilities: Plans will include community centres, libraries, and childcare facilities, providing essential services and fostering community cohesion.

40. Safety and Security: Urban design will incorporate safety measures, ensuring a secure environment for residents through improved lighting, surveillance, and community policing.

41. Economic Resilience: The development will enhance the region's economic resilience by diversifying the housing market and creating new economic opportunities.

42. Public Art and Culture: Integrating public art and cultural spaces will enrich the community's cultural life, fostering creativity and social engagement.

43. Technological Integration: Incorporating smart city technologies will improve service delivery, enhance quality of life, and support efficient urban management.

44. Environmental Conservation: Measures to protect and enhance local biodiversity will be implemented, ensuring ecological sustainability and natural habitat preservation.

45. Energy Efficiency: New buildings will adhere to high energy efficiency standards, reducing carbon footprints and lowering utility costs for residents.

46. Noise Pollution Control: Development plans will address noise pollution concerns, ensuring a peaceful and quiet living environment.

47. Aesthetic Harmony: Architectural designs will harmonize with the existing neighbourhood, preserving Bella Vista's visual appeal and community character.

48. Inclusive Development: The project will promote inclusive development, ensuring accessibility for people with disabilities and catering to diverse community needs.

49. Economic Stimulus: The construction phase will provide an economic stimulus, creating jobs and boosting local economic activity during the build-out period.

50. Long-term Vision: The development will align with long-term strategic visions for Bella Vista, ensuring sustainable growth and development well into the future.

51. Monitoring and Evaluation: Continuous monitoring and evaluation mechanisms will be put in place to track development progress, address emerging issues, and ensure the project meets its intended goals.

52. Housing Diversity: The development will include a mix of housing types, including apartments, townhouses, and affordable units, catering to different demographics and income levels.

53. Urban Renewal: The rezoning will promote urban renewal in Bella Vista, transforming underutilized areas into vibrant, thriving communities.

54. Investment Attraction: High-density zoning will attract private and public investment, fostering economic growth and development in the area.

55. Public-Private Partnerships: The project will encourage public-private partnerships, leveraging resources and expertise to deliver high-quality urban development.

56. Job Creation: Beyond construction, the new residential area will create permanent jobs in retail, maintenance, and community services, supporting local employment.

57. Community Health Services: The development plan will include provisions for community health services, ensuring residents have access to essential healthcare facilities.

58. Environmental Impact Assessments: Rigorous environmental impact assessments will be conducted to ensure sustainable development practices and minimize ecological disruption.

59. Innovation Hubs: The development will include spaces for innovation hubs and co-working areas, fostering entrepreneurship and supporting the local economy.

60. Public Transport Integration: Enhanced integration with public transport will reduce car dependency, promoting sustainable urban mobility and will help to reduce traffic congestion and noise.

61. Green Building Standards: All new buildings will adhere to green building standards, ensuring energy efficiency and environmental sustainability.

- 62. Water Sensitive Urban Design:** Incorporation of water-sensitive urban design principles will manage stormwater effectively, reducing flood risks and enhancing water quality.
- 63. Enhanced Connectivity:** The development will improve connectivity within Bella Vista, creating a network of pedestrian-friendly streets and pathways.
- 64. Heritage Interpretation:** Incorporating heritage interpretation in the design will educate residents and visitors about the local history and culture.
- 65. Aged Care Facilities:** The development will include aged care facilities, providing support for the elderly population and ensuring their inclusion in the community.
- 66. Community Gardening Spaces:** Allocation of community gardening spaces will encourage urban agriculture, promoting sustainability and community engagement.
- 67. Art and Cultural Events:** Spaces for art and cultural events will be integrated into the development, enriching the community's cultural life.
- 68. Educational Outreach Programs:** Partnerships with local schools and educational institutions will offer outreach programs, supporting lifelong learning and community education.
- 69. Disaster Resilience:** The development will incorporate disaster resilience measures, ensuring preparedness for natural disasters and other emergencies.
- 70. Energy-efficient Transport Options:** Promoting the use of energy-efficient transport options, such as electric vehicles and bicycles, will reduce the community's carbon footprint.
- 71. Local Economic Benefits:** The project will generate local economic benefits by increasing demand for local goods and services, supporting small businesses.
- 72. Waste Management Solutions:** Innovative waste management solutions will be implemented, promoting recycling and reducing landfill waste.
- 73. Green Roofs and Walls:** Incorporation of green roofs and walls will enhance urban biodiversity, improve air quality, and reduce urban heat island effects.
- 74. Public Safety Improvements:** Enhanced lighting, CCTV, and active street frontages will improve public safety and security in the area.
- 75. Active Transportation Infrastructure:** Development of active transportation infrastructure, including bike lanes and pedestrian pathways, will encourage healthy lifestyles.
- 76. Access to Natural Areas:** The development will improve access to natural areas, such as parks and reserves, promoting outdoor recreation and environmental stewardship.
- 77. Community Resilience Building:** Programs and facilities to build community resilience will be integrated, ensuring the community is robust and adaptable to changes and challenges.
- 78. Local Food Markets:** Provision for local food markets will support local agriculture and provide residents with access to fresh, locally-produced food.
- 79. Public Wi-Fi:** Free public Wi-Fi in community spaces will ensure residents and visitors have access to the internet, supporting digital inclusion.

- 80. Youth Engagement Programs:** Youth engagement programs will be developed, providing young people with opportunities for participation and development.
- 81. Inclusive Public Spaces:** Design of public spaces will ensure they are inclusive and accessible to people of all abilities, fostering social cohesion.
- 82. Noise Mitigation Measures:** The development will include noise mitigation measures, ensuring a peaceful living environment for residents.
- 83. Public Health Initiatives:** Collaboration with public health organizations will support initiatives promoting community health and well-being.
- 84. Local Tourism Promotion:** The development will promote local tourism, highlighting Bella Vista's attractions and supporting the local economy.
- 85. Community-Based Organizations:** Support for community-based organizations will be provided, enhancing community engagement and participation.
- 86. Transport Demand Management:** Transport demand management strategies will be implemented, reducing congestion and promoting efficient use of transport infrastructure.
- 87. Cultural Diversity Promotion:** The development will celebrate and promote cultural diversity, fostering an inclusive and vibrant community.
- 88. Affordable Retail Spaces:** Provision of affordable retail spaces will support local entrepreneurs and small businesses, boosting the local economy.
- 89. Sustainable Landscaping:** Sustainable landscaping practices will be employed, enhancing the natural beauty of the area and supporting biodiversity.
- 90. Resilient Infrastructure:** Development of resilient infrastructure will ensure long-term sustainability and adaptability to future challenges.
- 91. Energy Sharing Programs:** Implementation of energy-sharing programs, such as community solar projects, will promote renewable energy use.
- 92. Innovative Housing Solutions:** The development will explore innovative housing solutions, such as modular and prefabricated buildings, to meet diverse housing needs.
- 93. Circular Economy Practices:** Adoption of circular economy practices will minimize waste and promote sustainable resource use.
- 94. Community Sports Facilities:** Development of community sports facilities will promote physical activity and healthy lifestyles.
- 95. Biodiversity Corridors:** Creation of biodiversity corridors will support local wildlife and enhance ecological connectivity.
- 96. Health and Wellness Centres:** The development will include health and wellness centres, providing residents with access to fitness and wellness services.
- 97. Digital Infrastructure:** Investment in digital infrastructure will ensure high-speed internet access for all residents and businesses.

98. Climate Adaptation Strategies: Implementation of climate adaptation strategies will ensure the community is prepared for the impacts of climate change.

99. Educational Facilities: Provision for new schools and educational facilities will support the growing population and ensure access to quality education.

100. Art Installations: Public art installations will enhance the aesthetic appeal of the area and foster a sense of community pride.

101. Community Engagement Platforms: Development of online platforms for community engagement will ensure residents have a voice in local decision-making.

102. Renewable Energy Integration: The development will integrate renewable energy sources, such as solar and wind, reducing reliance on fossil fuels.

103. Local History Preservation: Efforts will be made to preserve and celebrate the local history of Bella Vista, enriching the community's cultural heritage.

104. Rainwater Harvesting: Implementation of rainwater harvesting systems will promote water conservation and reduce demand on municipal water supplies.

105. Community Workshops: Hosting community workshops on various topics will promote skill development and lifelong learning.

106. Smart City Technologies: Integration of smart city technologies will improve urban management and enhance the quality of life for residents.

107. Community-Led Development: Encouraging community-led development initiatives will ensure the project meets the needs and preferences of local residents.

108. Green Infrastructure: Investment in green infrastructure, such as green roofs and permeable pavements, will enhance urban resilience and sustainability.

109. Social Enterprise Support: Support for social enterprises will foster social innovation and create opportunities for disadvantaged groups.

110. Public Space Activation: Activating public spaces with events and activities will foster community engagement and vibrancy.

111. Inclusive Housing Policies: Development will adhere to inclusive housing policies, ensuring housing options are available for people of all backgrounds and abilities.

112. Urban Agriculture Initiatives: Promoting urban agriculture initiatives will enhance food security and community engagement.

113. Waste-to-Energy Solutions: Exploring waste-to-energy solutions will reduce landfill waste and provide a sustainable energy source.

114. Community Resilience Networks: Establishing community resilience networks will ensure residents are prepared for emergencies and disasters.

115. Enhanced Pedestrian Safety: Improving pedestrian safety through better street design and traffic calming measures will create a more walkable community.

116. Public Participation: Ensuring robust public participation in the planning process will enhance transparency and community buy-in.

117. Affordable Housing Targets: Setting and achieving affordable housing targets will ensure the development meets the needs of low-income residents.

118. Urban Heat Island Mitigation: Strategies to mitigate urban heat island effects, such as increased greenery and reflective materials, will improve urban livability.

119. Environmental Education: Providing environmental education programs will promote sustainability and stewardship among residents.

120. Civic Engagement Programs: Programs to foster civic engagement will ensure residents are active participants in local governance and community development.

121. Local Arts and Culture Support: Supporting local arts and culture will enhance the vibrancy and diversity of the community.

122. Sustainable Transport Options: Promoting sustainable transport options, such as electric buses and bike-sharing programs, will reduce carbon emissions.

123. Green Space Connectivity: Ensuring green spaces are connected will create continuous habitats for wildlife and enhance recreational opportunities for residents.

124. Community Health Initiatives: Collaborating with health organizations to implement community health initiatives will promote overall well-being.

125. Noise Reduction Strategies: Implementing noise reduction strategies will ensure a tranquil living environment for residents.

126. Biodiversity Enhancement: Efforts to enhance local biodiversity will support ecological health and provide educational opportunities for residents.

127. Youth Empowerment Programs: Programs to empower youth will foster leadership skills and community involvement among young residents.

130. Public Art Funding: Securing funding for public art projects will enhance the aesthetic appeal and cultural richness of the community.

131. Sustainable Energy Programs: Programs to support sustainable energy use, such as solar panel incentives, will promote renewable energy adoption.

132. Community Gardens: Establishing community gardens will provide residents with opportunities for urban agriculture and social interaction.

133. Traffic Flow Improvements: Implementing traffic flow improvements will ensure efficient movement within and around the development area.

Based on the above recommendations and merits, the Department of Planning should broaden their vision to investigate the Subject Site for R4 High Density Residential. This is a great opportunity where the landowners are fully supporting the NSW Govt additional housing vision and rezoning plan.

In addition, the residents of Ravenswood Rise, Bella Vista, New South Wales, collectively support the proposed amendment to the Hills LEP 2019. They advocate for rezoning the area from R2 Low Density Residential to R4 High Density Residential. This change aims to address housing shortages, support economic growth, and align with state and local planning strategies.

Regards,

[REDACTED]

[REDACTED], NSW 2153.

Email: [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: Saturday, 10 August 2024 11:48:56 PM

Submitted on Sat, 10/08/2024 - 23:48

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

Quakers Hill

Please provide your view on the project

I object to it

Submission

The infrastructure and facilities in the hills and surrounding suburbs cannot cope with the proposed plans.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:34:59 PM

Submitted on Sun, 11/08/2024 - 23:34

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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Excessive traffic, increased pressure on Kellyville and Bella Vista metro station parking, impact on the beauty of the hills suburbs, and the strain on local schools. Further, current parking situation, traffic congestion, and the impact on travel times need to be considered and given due considerations. We strongly oppose re-zoning and propose that it be planned further away in the west or south-west. We would also note discrepancy of why only western suburbs are being targeted for re-zoning and inquire about the absence of such actions in the northern shores of Mosman, Manly, etc.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 11:41:00 PM

Submitted on Mon, 12/08/2024 - 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

Beaumont Hills

Please provide your view on the project

I object to it

Submission

Infrastructure services, health and education services need to be upgraded first before density housing is built

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 13 August 2024 11:15:37 PM

Submitted on Tue, 13/08/2024 - 23:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Baulkham Hills 2153

Please provide your view on the project

I support it

Submission

Support as it addresses the need for more housing in general.

However, this will need to come with infrastructure that supports it.

This includes better roads, meets educational demands and a well considered TOD to encourage walking.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 14 August 2024 11:48:00 PM

Submitted on Wed, 14/08/2024 - 23:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood

Please provide your view on the project

I object to it

Submission

Glenwood apartment building
limited to 10 to 20 stories

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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, 15 August 2024 11:54:27 PM

Submitted on Thu, 15/08/2024 - 23:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista, NSW 2153

Please provide your view on the project

I object to it

Submission

I express my concerns on the NSW Government's proposed vision for Bella Vista and Kellyville. We understand the need for housing development, however there are significant issues that require resolution.

1. Why maximum additional population are proposed for the Hills Shire and Blacktown Council only, across NSW? Disparity in how high density housing is imposed on Western Sydney residents.

2. Our existing parks and infrastructure are already at capacity, overused and overcrowded. We need additional community infrastructure to support the new incoming population. The studies fail to demonstrate that proposed community infrastructure will meet the needs of the existing and new incoming population.

3. Old Windsor Road is already crowded. The additional population with no planned streets will create pressure on the existing local streets, thus making our local streets crowded and unsafe for kids to walk/ cycle to catch metro to schools and shops.
4. Our schools are already overcrowded, more population will impact on our kids and their quality of learning
5. The study fails to demonstrate that new public open spaces (active and passive) will meet the needs of the existing and new incoming population and support our health and wellbeing.
6. The study fails to include our need for libraries, community centres, indoor courts and aquatic facilities.
7. Arts and Cultural centres, are required for our community as it fosters social interaction and culture awareness. Currently, we drive 40 minutes to Penrith to access our indoor art and cultural need for the existing population.
8. The study fails to demonstrate, whether our local streets will be well connected and tree lined streets, in line with NSW Governments Movement and Place Framework and Greening Our City initiative.
9. Where is the study to connect Blacktown and Hills Shire residents to access each other community infrastructure, with safe pedestrian crossings, treed paths and pedestrian bridge.
10. Need for public hospitals to meet the existing and new incoming population need for quality and affordable health.
11. Why is the metro ending at Tallawong Station. We request to prioritise the metro extension from Tallawong to Marsden Park to St Marys to the new airport.

As a local resident, We demand a comprehensive community infrastructure study, plan and implementation strategy that demonstrates that existing and new population will be supported by the necessary community infrastructure.

Thank you for considering my submission.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 16 August 2024 9:37:39 PM

Submitted on Fri, 16/08/2024 - 21:37

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

2155

Please provide your view on the project

I object to it

Submission

Kellyville suburb has become a nightmare with traffic jams. It takes me 25 minutes each morning to drive across my street. The infrastructure has been planned very poorly and cannot cater to the existing population, let alone increasing the population. Why convert quiet leafy suburbs into busy concrete jungles! Good urban planning requires a vision to plan and establish adequate infrastructure beforehand and not as an afterthought! Stop commercialising suburban lifestyles!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 17 August 2024 11:09:32 PM
Attachments: [objectionstorezoning_gk.docx](#)

Submitted on Sat, 17/08/2024 - 23:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gurudutt

Last name

Kashyap

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 file

[objectionstorezoning_gk.docx](#) (18.42 KB)

Submission

1. Infrastructure deficiencies

Perfection Avenue, Newbury Avenue, Stanhope Parkway and Sunnyholt Road are all congested during the rush hour. Feedback from TfNSW indicates poor bus travel time reliability currently, with delay times per kilometer exceeding 80% in parts of Perfection Avenue and Newbury Avenue.

The road infrastructure is inadequate to support proposed development which will only exacerbate the current challenges. This proposal would fall flat without significant investments to enhance water supply, sewage and electricity systems which the plan does

not address.

2. Lack of Educational Facilities

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

3. Diminishing Community Reserves and Green Spaces

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

4. Unequal Development and Disturbance to Peaceful Communities:

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

5. Assessment relies on historical data that does not accurately represent current environment

The assessment heavily relies on the 2021 census data, which was collected shortly after the COVID-19 pandemic. It even states that during this time, over 55% of people were either not traveling for work or working from home

I agree to the above statement

Yes

From,

- 2768

17-Aug-2024

To,

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam,

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

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

1. Infrastructure deficiencies

Perfection Avenue, Newbury Avenue, Stanhope Parkway and Sunnyholt Road are all congested during the rush hour. Feedback from TfNSW indicates poor bus travel time reliability currently, with delay times per kilometer exceeding 80% in parts of Perfection Avenue and Newbury Avenue

The road infrastructure is inadequate to support proposed development which will only exacerbate the current challenges. This proposal would fall flat without significant investments to enhance water supply, sewage and electricity systems which the plan does not address.

2. Lack of Educational Facilities

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

3. Diminishing Community Reserves and Green Spaces

The proposed rezoning involves the demolition of existing homes, displacing long-standing residents and diminishing valuable community reserves and green spaces. These areas provide

essential recreational spaces and contribute significantly to the quality of life in these communities. Reducing these spaces for high-density developments will have a detrimental impact, including mental health, on both current and future residents.

4. Unequal Development and Disturbance to Peaceful Communities:

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

5. Assessment relies on historical data that does not accurately represent current environment

The assessment heavily relies on the 2021 census data, which was collected shortly after the COVID-19 pandemic. It even states that during this time, over 55% of people were either not traveling for work or working from home.

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

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

Yours sincerely,



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 18 August 2024 11:51:36 PM

Submitted on Sun, 18/08/2024 - 23:51

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

The plan has not adequately shown how the increased density will be supported through infrastructure, amenities and other basic public needs.

The main roads into these areas are already tragically at over capacity most of the time.

The schools are overflowing with kids. There is 1 only 1 supermarket in town. No police station to reduce crime.

The buildings will be towering over us. There will be wind tunnels from them.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 19 August 2024 10:55:54 PM

Submitted on Mon, 19/08/2024 - 22:55

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

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

I am a licenced conveyancer and seen the growth of housing in the hills area over many years. Infrastructure, and sufficient transport options are still grossly under estimated by local and state governments. Many young families have chosen the hills the make their home but traffic and insufficient parking options at transport hubs are an ever growing problem. Travel time in peak hour is beyond frustrating but If you try to get out of the hills on a Saturday morning, you better allow an extra hour. It should not take 30 minutes to travel 5 kms via car. This proposal will exponentially affect the quality of life for existing residents who need to travel for work or those who need to park at transport hubs due to lack of other options. Increasing housing in these areas will lead to more road rage, more accidents and will put a strain the our police and transport options.

The proposal may work in other areas where infrastructure has been planned better but i cannot see it being a successful options in Kellyville/Bella Vista.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 20 August 2024 10:23:53 PM

Submitted on Tue, 20/08/2024 - 22:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens

Submission

I am in favour of rezoning. However, its require to address public transport issue + expansion of existing street towards old windsor line Newbury Avenue.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Wednesday, 21 August 2024 11:42:43 PM

Submitted on Wed, 21/08/2024 - 23:42

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

Glenwood

Please provide your view on the project

I am just providing comments

Submission

There should be more infrastructure improvements such as upgrade of Old Windsor road to eachway 3 lanes from the Windsor Rd and Old Windsor Rd junction up to Cumberland Highway to Old Windsor Rd intersection.

I have been living in Glenwood for about 24+ years and this has been a bottle neck for nearly 15 years plus.

Need to have more by passes intersections like (Norwest Boulavard & Old Windsor Rd) on other major intersections like Sunnyholt Rd & Old Windsor Rd, Seven Hills Rd & Old Windsor Rd, Abbott Rd & Old Windsor Rd 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: Saturday, 10 August 2024 11:47:27 PM

Submitted on Sat, 10/08/2024 - 23:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Pierre

Last name

Velez

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 writing to formally express my refusal of the draft rezoning proposal for the Kellyville and Bella Vista precincts, which is currently on public exhibition. While I appreciate the Department's efforts to accommodate growth and the extended public exhibition period, I have several concerns regarding the proposed changes.

First, the significant increase in housing density, with the introduction of 20,700 new homes, raises concerns about the adequacy of existing infrastructure. I am particularly concerned about the potential strain on local roads, public transport, schools, and healthcare facilities. While the proposal mentions that infrastructure needs have been considered, it is unclear how the current infrastructure will be upgraded or expanded to meet the needs of such a large influx of new residents.

Second, the mandatory affordable housing contribution of 3-8 per cent, while

commendable, appears insufficient to address the broader issue of housing affordability in the region. The provision of between 620-1,650 affordable homes is a positive step, but I believe a more substantial commitment is necessary to ensure that housing remains accessible to a broader range of residents.

Finally, the combined master planning approach for Kellyville, Bella Vista, Stanhope Gardens, and Glenwood, while efficient, may not fully take into account the unique needs and characteristics of each community. These areas have distinct identities and priorities, and a one-size-fits-all approach may not be in the best interest of all residents.

For these reasons, I cannot support the current rezoning proposal as it stands. I urge the Department to reconsider the scope of the proposed changes, place a stronger emphasis on infrastructure development, and ensure that affordable housing commitments are more robust and impactful.

Thank you for considering my feedback. I trust that the concerns of the local community will be given due weight in the final 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: Saturday, 10 August 2024 11:19:24 PM

Submitted on Sat, 10/08/2024 - 23:19

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

2154

Please provide your view on the project

I object to it

Submission

Stop turning Kellyville & Bella Vista into ghettos of high rises like China. These were beautiful leafy suburbs but are being ruined by over development. I have lived in this area since 1965 & over the years have seen the decline in normal housing turned into high rises. Why can't we keep these lovely suburbs high rise free. It has got out of hand. Wake up Baulkham Hills Council. Just all about money grabbing & putting more ethnic people in our Hills district. What about thinking of Aussies first. [REDACTED] with this Council.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:58:18 PM

Submitted on Sat, 10/08/2024 - 20:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mark

Last name

Vickery

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 was notification that the Hills shire will be the leading shire for development within the next 20 years. The fundamental questions at the moment is the obvious traffic on Windsor road. The whole shire lacks multi direction exit or entrances. Take North Kellyville for example. You have a one road entrance and exit for a large long suburb that goes up to near Box Hill from Kellyville. No exits towards Annangrove road at the midpoint of this suburb. This is an example that there is many. Box hill will be a hugely populated suburb but no train station?? What about the M9 and outer orbital link to Gosford? Why not link those with the freight rail? There is a significant amount of infrastructure that needs to be carefully thought out that is not being publicized.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:44:01 PM

Submitted on Sat, 10/08/2024 - 20:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Badrul

Last name

Khan

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 support it. I would like to see it approved.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:19:31 PM

Submitted on Sat, 10/08/2024 - 20:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

This proposal has not taken into consideration the current infrastructure in the area and the fact that there are already a number of schools over capacity and in need of improvement without the addition of more homes.

The roads in the area are constantly congested and while I understand the plan is to have new residences in areas with access to public transport, this won't assist with keeping cars off the road.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:09:03 PM

Submitted on Sat, 10/08/2024 - 20:08

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

2153

Please provide your view on the project

I object to it

Submission

I object this proposal fully. Please consider the residents who are already living in this area as it will make traffic here a nightmare

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:00:41 PM

Submitted on Sat, 10/08/2024 - 20:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

John

Last name

Mconnell

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

20,000 new homes?

You cannot be serious!

The area cannot support 40,000 to 80,000 new residents

Shopping centre parking is out of control

Traffic is out of control

Public transport to western suburbs where a large percentage work is frankly crap

People work in Blacktown , Erskine Park , M4 industrial lanes , north hills area. How do these people get to and from work? By cars . Traffic congestion is terrible already and any road development will not keep up with this many new residents to the area.

We will have gridlock with the traffic

Schools are already over capacity

Teachers spread thin. Teachers leaving the profession in droves . Kids will not be taken care of like they should

And nearest public hospital in the area?

Westmead or Hawkesbury ?

You'd be dead before the ambulance gets there

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:50:09 PM

Submitted on Sat, 10/08/2024 - 18:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Mulloy

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

As I'm sure many people have said already, the roads are not equipped to handle this. Even the upgraded intersections are already struggling. Then we have lack of sporting ovals with grounds having scheduled team games on every night already. Then there's schools. I have 3 kids in schools that are already half demountables.

I think the worst part would have to be the deductions of a relatively newly developed suburb that's just now reaching maturity with its tree lined streets and parks. Stanhope Gardens is a unique and picturesque master planned suburb. Not some knock down rebuild suburb from the 50's or 60's.

I think it's ironic that Blacktown council is advocating for this when this area is arguably the nicest area within the LGA. I could think of a lot of other locations that could do with a redevelopment yet you choose to endorse greedy, bandaids solutions.

Develop the vacant land surrounding the metro. Leave the established suburbs 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: Saturday, 10 August 2024 6:39:23 PM

Submitted on Sat, 10/08/2024 - 18:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Roads are already congested with heavy traffic with the development of Box Hill. Any further developments will cause traffic chaos.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:38:21 PM
Attachments: [submission_rezoning-to-r4.pdf](#)

Submitted on Sat, 10/08/2024 - 18:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission file

[submission_rezoning-to-r4.pdf](#) (1.42 MB)

Submission

Hi,

I'm Peter Refalo and own [REDACTED], I object to the current proposed rezoning map, your current proposal has exempted our little pocket (please check attached document) I would urge that we be included in this rezoning proposal as we fall within the 800-1200m range for both Kellyville and Bella vista stations.

Can you please advise on why we have been exempted?

Thank you.

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, [REDACTED]
in Glenwood NSW 2768

Date: 28/07/2024

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

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

The subject land:

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

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

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

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

Thank you in advance.

ATTACHMENTS

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

Attachment 2: Subject Land

Attachment 3: Extent of the Subject Land and Surrounding

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

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



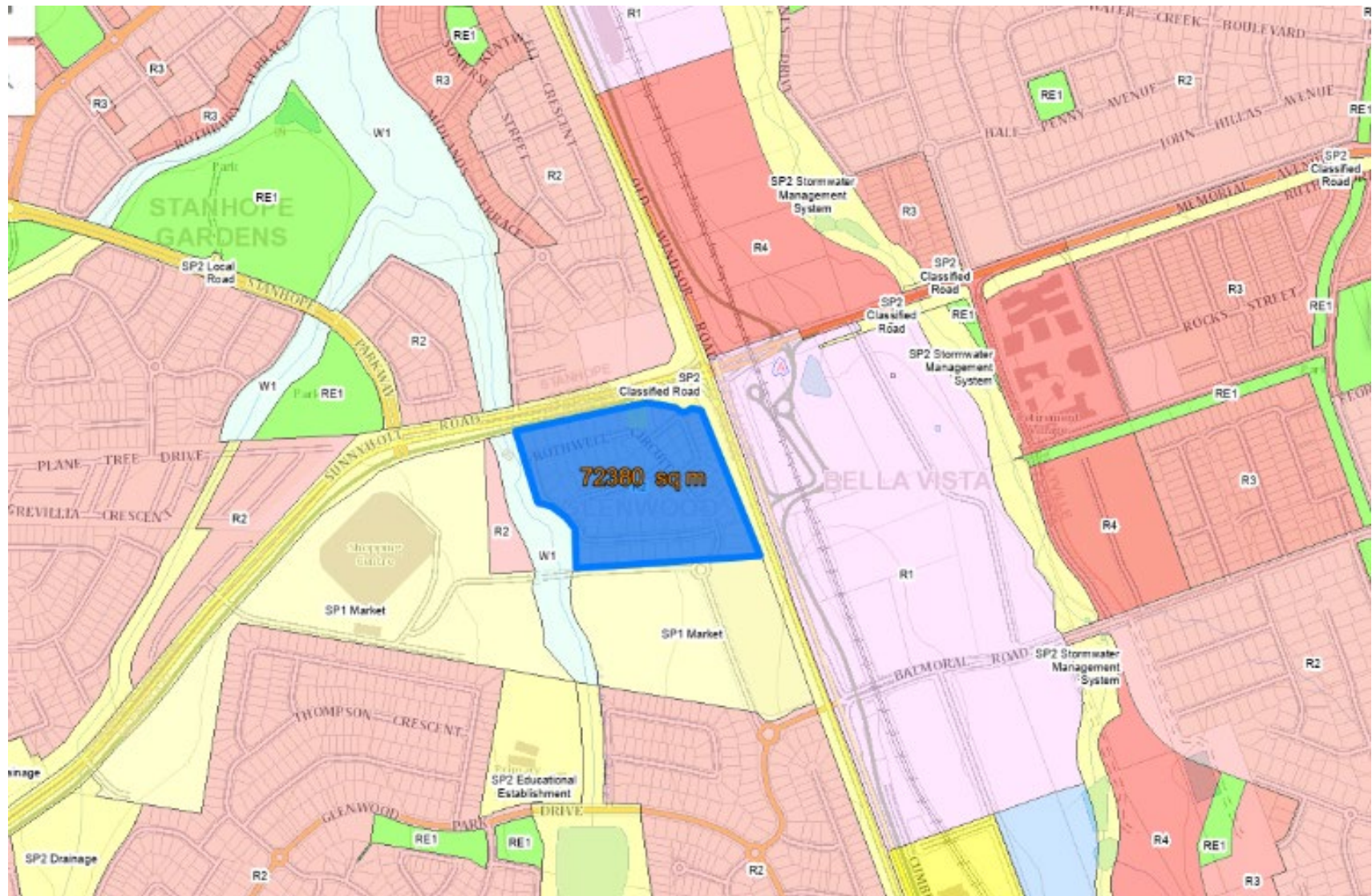
Submission : Request for adjustment of the draft Kellyville and Bella Vista Transport Oriented Development (TOD) Precinct Boundary to accommodate a large land comprising of 90 Residential properties within proposed TOD Precinct

Attachment 2: Subject Land



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

Attachment 3: Extent of the Subject Land and Surrounding



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

Name	Address	Signature
------	---------	-----------

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

Name	Address	Signature
------	---------	-----------

Name	Address	Signature

Name	Address	Signature

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

[illegible]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:31:00 PM

Submitted on Sat, 10/08/2024 - 18:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Robyn

Last name

Allen

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

As a local who is already impacted by traffic congestion The road system is not adequate to support the proposed development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:22:47 PM

Submitted on Sat, 10/08/2024 - 18:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████

Last name

████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

Our roads and infrastructure can't handle the housing in this area as it is let alone allowing 20k homes/apartments to go in - the focus should be new estates not cramming people in as close to stations as possible

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:20:12 PM

Submitted on Sat, 10/08/2024 - 18:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Erin

Last name

Zumot

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

Please please please don't build more homes before appropriate public spaces, parking and TRANSPORT options have been committed to.

It is a nightmare on our roads during peak hour and the council can't keep up with the road maintenance as it is. Especially in the rainy months.

Please don't 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: Saturday, 10 August 2024 6:17:30 PM

Submitted on Sat, 10/08/2024 - 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

2769

Please provide your view on the project

I support it

Submission

Allowing Kellyville and Bella Vista to be rezoned for Transport-Oriented Design (TOD) would bring significant benefits to these areas. By promoting higher density and mixed-use developments near transit stations, the rezoning would improve land use efficiency, reduce traffic congestion, and lower greenhouse gas emissions. It would also stimulate local economies by attracting businesses and increasing foot traffic, while fostering walkable, accessible communities that enhance residents' quality of life. Additionally, TOD would promote social inclusion by providing better access to essential services and opportunities for people of all income levels.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 5:46:37 PM

Submitted on Sat, 10/08/2024 - 17:46

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

2155

Please provide your view on the project

I object to it

Submission

Kellyville and Bella Vista cannot support an extra 20,000 houses. The roads and infrastructure are severely inadequate. There are not enough schools, there is no public hospital and the traffic at all times of the day but particularly morning and evening peak hour is making it impossible to get to school and work on time and is only getting worse. The bus services were severely cut when the metro was introduced and there are no buses from where the houses are to take people to the metro to use it. There has been a severe lack of planning for infrastructure prior to introducing all the people and the Kellyville and Bella Vista suburbs cannot sustain an additional 20,000 houses. The housing mandates should be shared more equally towards the city including the Northern beaches and Eastern suburbs. The hills should not bear the burden of all the population growth.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 5:33:31 PM

Submitted on Sat, 10/08/2024 - 17:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

kellyville

Please provide your view on the project

I object to it

Submission

The neighbours were all in the virtual meeting, what we need before this happens is infrastructure & yet you are still asking. It is again obvious the resident's opinion that will be affected will not come into the decision making process. Surprise us all & do the right thing. NO 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: Saturday, 10 August 2024 5:01:49 PM

Submitted on Sat, 10/08/2024 - 17:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

The Ponds

Please provide your view on the project

I object to it

Submission

I am opposed to rezoning because of the following,

- a) already North West Sydney suburbs are congested in terms of traffic
- b) Blacktown Suburbs are just picking up after having few decades of bad name/ adverse publicity due to crime etc.
- c) If this motion goes thru , most of the people residing in these areas will leave these Suburbs for better Suburbs including that iof Central Coast
- d) Councils taken lot of pain to improve the facilities in these suburbs

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:45:07 PM

Submitted on Sat, 10/08/2024 - 16:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista 2153

Please provide your view on the project

I object to it

Submission

What plans are in place for reducing traffic congestion on Lexington Drive and surrounding streets?

At the moment, with single lane traffic on Lexington, it takes forever to reach Bella Vista station at peak time. Same frustration applies to get to a fitness centre.

Additionally, Norwest Boulevard is a carpark at these peak times.

If rezoning is necessary, please treat it as a priority to widen roads first. Residents are tired of stuck in traffic when we leave our driveways.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:34:50 PM

Submitted on Sat, 10/08/2024 - 16:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jamie

Last name

Sutanto

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Rouse Hill

Please provide your view on the project

I object to it

Submission

Noting the current density of traffic on the roads from Penrith to Norwest along Windsor Road, the lack of discussion on road or infrastructure development would further exacerbate the issue.

If such a proposal were to go ahead, it should be I'm like with road and infrastructure developments to match the increased population.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:31:40 PM

Submitted on Sat, 10/08/2024 - 16:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Sydney

Please provide your view on the project

I object to it

Submission

I don't think this is in the best interest of the public or children.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:30:06 PM

Submitted on Sat, 10/08/2024 - 16:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Swapnil

Last name

Naik

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

Roads within Glenwood and entry/exit points are very few. The traffic situation during office hours on Meurants Lane and Greenhill Drive is not improving. The infrastructure in the Public schools is inadequate to say the least. There are inadequate open spaces. The Government has to improve infrastructure before rezoning. I sincerely hope these are taken into consideration before rezoning.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:29:28 PM

Submitted on Sat, 10/08/2024 - 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

The Ponds 2769

Please provide your view on the project

I object to it

Submission

Na

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:15:19 PM

Submitted on Sat, 10/08/2024 - 16:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I am writing to express my strong objection to the proposed development in our suburb Glenwood. This plan, if approved, will significantly impact the quality of life in our community. The increased density will strain local infrastructure, leading to congestion, overcrowded public services, and a loss of green spaces that are essential for the well-being of residents.

Our suburb is cherished for its quiet, family-friendly environment, which would be irreparably altered by this development. We must prioritize sustainable growth that preserves the character of our community and ensures that any development is in harmony with the existing neighborhood. I urge the decision-makers to reconsider this proposal and seek alternatives that respect the needs and concerns of current residents.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:50:49 PM

Submitted on Sat, 10/08/2024 - 15:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Steven

Last name

van Heerden

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

The local suburbs are already under so much strain and adding high density units is pushing the suburbs over the edge. Our roads can't cope, our schools are over capacity and now they want to add thousands more people. The metro can't cope with current loads as the parking lots are full before 8am everyday and there is no public transport to get to the stations that are already full. School runs in the morning are absolutely ridiculous in the amount of time it takes to drive a few kilometres and it's just getting worse. By adding even more apartments the roads will be unmanageable and the state government just does not seem to care.

There are no solutions being offered just more and more units and no infrastructure to support it. It just keeps getting worse and state government just keeps adding fuel to the fire.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:40:59 PM

Submitted on Sat, 10/08/2024 - 15:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

There are too many units, housing in the area already. The Roads around Kellyville , Nth Kellyville can't take anymore traffic. In peak hour it's a night mare. Samantha Riley drive and Glenhaven road are like a bottle neck.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:34:38 PM

Submitted on Sat, 10/08/2024 - 15:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nicolette

Last name

Gabriel

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

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

1. Infrastructure Deficiencies:

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

Where is the money coming for this?

2. Traffic Congestion:

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

3. Educational Facilities:

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

4. Community Reserves and Green Spaces:

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

5. Poor Communication and Lack of Commonsense:

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

6. Compensation for Displaced Residents:

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

7. Unequal Development and Disturbance to Peaceful Communities:

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

8. Justification for Development:

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

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

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:26:01 PM

Submitted on Sat, 10/08/2024 - 15:25

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

2259

Please provide your view on the project

I object to it

Submission

I object to redevelopment of the hills I live on the central coast but travel regularly to the hills and Sydney for various things

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:13:16 PM

Submitted on Sat, 10/08/2024 - 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

It'll have very high impact on existing residents and the plan do not have proper upgrade of the existing infrastructure

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 3:09:59 PM

Submitted on Sat, 10/08/2024 - 15:09

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

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

There is no way Beaumont Hills can support infrastructure like this. It is already a built up area with roads that couldn't support the amount of cars an apartment building would bring to the area. It would be chaos every day.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:55:44 PM

Submitted on Sat, 10/08/2024 - 14:55

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

2155

Please provide your view on the project

I object to it

Submission

I do not support the proposed re-zoning. Local infrastructure, roads, hospitals, schools etc are already overflowing. This would be a disastrous decision for local families who moved onto the hills shire, for wide open spaces, parks, quiet and family oriented.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:39:34 PM

Submitted on Sat, 10/08/2024 - 14:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I am strongly opposed. The area is so congested as it is with terrible roads. The school run is a nightmare to get in and out of North Kellyville via Samantha Riley Drive and its exit roads because everyone is travelling the same roads at the same times to get to private schools.

We need a quality public high school in the area for all the development that already exists.

The metro station parkings are already at capacity.

People that live in the developments proposed will still be travelling by car to get to workplaces and schools.

The main roads are already a traffic jam.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:37:19 PM

Submitted on Sat, 10/08/2024 - 14:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Packia

Last name

Narayanan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I strongly object this development

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:33:54 PM

Submitted on Sat, 10/08/2024 - 14:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill 2765

Submission

I have read through the proposal, with the high density proposed here and the lack of overall infrastructure foresight this will be highly inconvenient to the residents in and around the area. Old Windsor road is extremely congested even today. Imagine what will happen when the additional population moves into the area.

We need better infrastructure to support the existing population and account for the upcoming population with any rezoning before going ahead with this proposal.

The schools in the area are struggling, see Rouse Hill Public School. The main roads, including Old Windsor Road, Windsor Road, Norwest Blvd are all highly congested during morning afternoon and evening. No point congesting the area even more. Please invest more in the infrastructure before any thing else. For people living in areas like Box Hill there is truly negligible public transport, fix that first. We have to rely on the roads, and further congesting the roads is only going to hamper our lives adversely.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:30:07 PM

Submitted on Sat, 10/08/2024 - 14:29

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

Infrastructure does not support the influx of people coming in the suburbs

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:27:56 PM

Submitted on Sat, 10/08/2024 - 14:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Deepti

Last name

Marathe

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Not enough roads nor infrastructure to support the large insurgent of people

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:27:20 PM

Submitted on Sat, 10/08/2024 - 14:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

I support development but to subject one area to such growth in a relatively small period of time is not well thought out. Slower growth would allow the area to adapt to the increasing population.

Where are the plans for the necessary upgrades to facilities such as roads, schools, hospitals etc to support this new population.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:17:53 PM

Submitted on Sat, 10/08/2024 - 14:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Lack of infrastructure to support more dwelling, thus making it harder for residents

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:11:02 PM

Submitted on Sat, 10/08/2024 - 14:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jessica

Last name

Allen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Gables NSW 2765

Please provide your view on the project

I object to it

Submission

I oppose these proposed changes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:06:43 PM

Submitted on Sat, 10/08/2024 - 14:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

I object it.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 1:33:28 PM

Submitted on Sat, 10/08/2024 - 13:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I support it

Submission

The Hills Shire Council is a disgrace for calling its residents to vote against rezoning in the middle of a housing crisis.

Actual clowns.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 1:21:08 PM

Submitted on Sat, 10/08/2024 - 13:20

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

2768

Please provide your view on the project

I object to it

Submission

I understand that there is a need for affordable housing and housing close to transport. I am, however concerned that these areas are being considered to be re-zoned in the Kellyville, Glenwood, Stanhope, and Bella Vista in a 'fast tracked' manner, without appropriate planning and building of the necessary facilities to cater for the increase in population. Particularly, government facilities such as schools, health care, and roads have not be catered for prior to the re-zone approval plan.

We live in Glenwood, where there is a Sikh temple, and consequently have a high population of people from Indian background. There are many families around this area who have taxis as their means of employment. So I am concerned that there will be insufficient street parking, it is already an issue sometimes. Furthermore, it doesn't appear that the apartments will cater for parking for these families, exacerbating the problem we already have with street parking. It is incorrect in thinking that car spaces are not needed

for apartment dwellers, as Australia does not have a reliable means of public transport. In addition, the Metro frequently has maintenance on the weekend, and therefore is unable to be used. Is there any way the Metro can be made more reliable before assuming that you can place apartments around a transport system that is not very reliable at times? People living in the apartments will likely need at least one car to travel around to meet different needs such as access to sports facilities, restaurants, families and friends.

In Glenwood, our primary and secondary schools are at capacity. There is not much more ability to extend this capacity further. I know that there has been a new school built in Bella Vista, but it is not easy access from Glenwood, as the location is further away and would likely need a car to drive to reach. I would like specific planning and actual site dedication and allotment to create these facilities rather than waiting until the population increases and then building a school as a reactionary measure. I believe the capacity issues are the same in all of the areas in Bella Vista, Kellyville, Stanhope and Glenwood as we have a high percentage of young families in our population demographics.

My husband works in Westmead hospital and they are beyond capacity. They are constantly required to prepare and process samples and treat patients from a large area beyond Westmead, without sufficient resources and staff. He was unable to receive emergency care from Westmead Hospital, recently and we were made to pay for private care. Another fully operational hospital is urgently needed to cater for a large increase in population. There is significantly insufficient planning and facilities planned for Rouse Hill Hospital. With the new developments in Box Hill and surrounds, and the plan to rezone to high density buildings, it is important to cater for all aspects of health in the hospital, rather than cater to a few select diagnoses and relying on Westmead to see specific specialisations wards such as maternity, children's, orthopaedic and appropriate supporting services such as pathology, must be catered for adequately to ensure fair and equal health care across NSW. Rouse Hill Hospital is not planned to cater for the large influx of residents that is proposed.

There are other concerns I have regarding air quality with my children having severe allergies and asthma, especially during construction. Our house is also zoned for high density and I have no intention of moving at this point in time as we like living in this area and are unable to afford moving to another location. However, these are more of a personal nature so I won't expand.

Thank you for your time, I hope that a suitable plan can be put into place, with consideration of the public's concerns.

Kind regards,

Glenwood resident

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 1:16:15 PM

Submitted on Sat, 10/08/2024 - 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

2768

Please provide your view on the project

I object to it

Submission

Without appropriate infrastructure and amenities the area will be negatively impacted.
More planning is necessary

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 1:12:44 PM

Submitted on Sat, 10/08/2024 - 13:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dweep

Last name

Chokshi

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

Infrastructure will not cope 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: Saturday, 10 August 2024 12:35:18 PM

Submitted on Sat, 10/08/2024 - 12:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Fanil

Last name

Dineshchandra Shah

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Not suitable and right now traffic is so bad, this changes will make living worst for the community. This shouldn't 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: Saturday, 10 August 2024 12:25:50 PM

Submitted on Sat, 10/08/2024 - 12:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Beaumont Hills 2155

Please provide your view on the project

I am just providing comments

Submission

NSW Government planning Department:

I understand the need for more housing in our area around the metro and agree in part to this project.

I know the amount of people you are proposing and their cars in the area will be too great for our road structure as it is now. The roads around the metro would need to be widened with extra lanes to accommodate a lot more residents.

I would suggest we need lower levels in the units and therefore have less occupants. Our roads are clogged now at peak hour around the metro. There are not enough parking spots now at Kellyville metro station.

Please rethink the occupancy rate and reduce it. Please rethink the height of the units. Please rethink the traffic congestion that will occur and what can be done to prevent gridlock in future in this area around Kellyville Metro Precinct.

Regards

 2155

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 12:17:01 PM

Submitted on Sat, 10/08/2024 - 12:16

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

2158

Please provide your view on the project

I object to it

Submission

With an already over populated area that doesn't support roads that are literally jam packed and schools that are bursting at the seams, how can the government think this is at all a good idea? Not to mention the impact this will have on the environment, I don't know anyone who can think this is a good idea. No no no. I OBJECT!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 12:12:43 PM

Submitted on Sat, 10/08/2024 - 12:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Castle Hill 2154

Please provide your view on the project

I object to it

Submission

The Hills Shire Council has considerably provided additional quota of housing in the community with the balance of free space and management of increase. However, with the government push for additional housing will mean the increase of traffic because the current Metro will not be sufficient or meet the needs of the increased population, there is no available parking in the parknride stations at the Metro after 7.45 am in the morning. Street parking around these areas is 4 hrs maximum. Schools will have a downward pressure to accommodate additional students. Domestic services will be affected in particular the extra load on electricity grid and other necessary services in the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:52:51 AM

Submitted on Sat, 10/08/2024 - 11:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Need for better planning on existing infrastructure and planning as this will cause a huge strain and pressure on the current infrastructure for locals.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:52:00 AM

Submitted on Sat, 10/08/2024 - 11:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Castle Hill, 2154

Please provide your view on the project

I support it

Submission

As a resident in the Hills for 15 years, additional housing is sorely needed. And this new housing supply cannot simply be added on to the fringes of Box Hill, or begin to push into Dural and Kenthurst. The Hills, fundamentally, is a desirable place to live, so why not open it up to others? Being in opposition to this proposal seems to be driven more by wanting to preserve the 'exclusivity' of the region than anything else. The location of these apartment blocks are great, alongside the metro and t-way, which allows transport to the CBDs of North Sydney, Sydney, Parramatta and Blacktown, as well as the rest of the Hills. My only request to provide more health and education services in this part of the Hills, but this want does not reduce my desire to see more dense housing in the Hills, especially where it is appropriate, as I see it to be here.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:49:51 AM

Submitted on Sat, 10/08/2024 - 11:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

BAULKHAM HILLS

Please provide your view on the project

I object to it

Submission

We already have problems finding parking spaces in our shopping centres.what about new schools, police stations and other facilities?

We strongly oppose to the uncontrolled developments.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:31:10 AM

Submitted on Sat, 10/08/2024 - 11:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Romil

Last name

Shah

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Currently infrastructure is not build to accomodate such a big population, even now it takes 10 minutes in car from Newbury road, Stanhope Gardens to cross the Old Windsor road due bad road planning near Kellyville station

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:27:40 AM

Submitted on Sat, 10/08/2024 - 11:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I think this is ridiculous, not everyone in these apartments will only be using the metro. The roads are already congested as it is but adding an extra 50,000 to 100,000 cars on the road is just stupid. The school are already at capacity and your only putting one primary school. The shopping centres are full as well. Where do u expect these people to go shopping and school. Even if parents are using the metro for work what about during peak hour when they need to drop their children off to school. It already takes 30 min to go 100m down the road now add in an extra 50,000 people it's going to take 2 hours to go 10 metres. Also the metro is extremely loud and you can hear the Kellyville metro from the top of the turkeys nest in Beaumont hills. All of the houses in Beaumont hills can hear the metro, instead of wasting tax payers money. Focus putting that money into fixing the rail lines in the metro to be quieter.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:24:51 AM

Submitted on Sat, 10/08/2024 - 11:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Prerna

Last name

Pallavi

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

Without adequate infrastructure/ roads and traffic control this proposal will make the living conditions worse in the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:18:17 AM

Submitted on Sat, 10/08/2024 - 11:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

The current infrastructure itself is not enough to support the people living there. This will make the metro useless as even now the parking gets filled up quite early. While I understand the need for housing, I strongly believe that this particular development is not in the best interest of our community. I urge you to reconsider this project and explore alternative solutions that address housing needs without compromising the quality of life for existing residents.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 11:16:31 AM

Submitted on Sat, 10/08/2024 - 11:16

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

Adding more homes will have significant negative impacts on our neighbourhood, including but not limited to the following:

Overcrowding: The area is already heavily populated, and additional homes will exacerbate the overcrowding problem. This can lead to increased traffic, longer commute times, and a strain on local resources.

Infrastructure Strain: Our current infrastructure, including roads, schools, and public services, is already operating at or near capacity. Introducing more residents will place an unsustainable burden on these systems, leading to a decline in the quality of life for all.

Environmental Impact: The development may also have detrimental effects on the local environment, including the loss of green spaces, increased pollution, and potential harm to

local wildlife. The long-term environmental consequences of such a project must be carefully considered.

Quality of Life: The charm and appeal of our community stem from its balance between residential space and green areas. Increasing the housing density will likely lead to noise, congestion, and a reduction in the overall quality of life for existing residents.

Property Values: The introduction of new homes in an already saturated market may negatively impact property values, which is a concern for many current homeowners in the area.

While I understand the need for housing, I strongly believe that this particular development is not in the best interest of our community. I urge you to reconsider this project and explore alternative solutions that address housing needs without compromising the quality of life for existing residents

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:54:11 AM

Submitted on Sat, 10/08/2024 - 10:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I support it

Submission

I support the rezoning but it only makes sense if the area including Perkins drive is made medium- high density zoning. Proximity to the station makes it suitable for increased housing and it shouldn't just be pockets surrounding the station.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:53:33 AM

Submitted on Sat, 10/08/2024 - 10:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This is unsustainable and the suburb is not meant to have such massive population and density. There is no adequate infrastructure already and the roads can not accommodate such traffic or public transport is not built for it either. This was not part of the master plan or when metro was planned. Such massive growth would need a train line too. I don't think there is space for a train line

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:52:48 AM

Submitted on Sat, 10/08/2024 - 10:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission

The government seriously needs to work on existing infrastructure and roads prior to ever considering this. Windsor road and old Windsor road are grid lock and living in the area is now horrible with the large developments going on in Box Hill. The government assumes that people living near the metro won't have cars but in reality they will as public transport apart from the metro is useless.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:47:48 AM

Submitted on Sat, 10/08/2024 - 10:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Naveen Babu

Last name

Govindraj Naidu

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

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

Submitted on Sat, 10/08/2024 - 10:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I am opposed to this proposition. Making Kellyville essentially a mini-city is in my opinion a very bad idea for the following reasons .

1. because of the strain that Kellyville and surrounding suburbs already experience daily with the traffic congestion. The roads are insufficient as it is, so adding high density living could make it practically unliveable.
2. I used to live in Putney and the neighbouring suburb was Meadowbank. We had the same problems when they changed Meadowbank to high density living, but one of the biggest additional problems for them apparently was that the sewerage system was not sufficiently upgraded first and could not handle the load, ending in disaster. They had ongoing messy and expensive problems arise from that poor anticipation. My concern is that they will not be the supporting infrastructure in place ahead of time to accommodate such a change.
3. The hills appeal is that it is NOT the city. People move here because it Has a balance of

beautiful, natural and fairly quiet. This change will destroy the entire ambience And visual look of the neighbourhoods.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:29:19 AM

Submitted on Sat, 10/08/2024 - 10:29

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

2153

Please provide your view on the project

I object to it

Submission

Until appropriate infrastructure such as road widening, schools, hospitals, retail and parkland is planned and prebuilt prior to the population increase such that the area is ready to accommodate an increase in population, these types of proposals are ridiculous and demonstrate incompetent 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: Saturday, 10 August 2024 10:05:54 AM

Submitted on Sat, 10/08/2024 - 10:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Roopa

Last name

Venkatesh

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

NORTH KELLYVILLE

Please provide your view on the project

I object to it

Submission

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:04:38 AM

Submitted on Sat, 10/08/2024 - 10:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kellyville

Please provide your view on the project

I object to it

Submission

This area is already heavily overloaded with traffic. There is no more schools or infrastructure to support more people. Expand to areas like Tallawong or Kenthurst

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 10:04:09 AM

Submitted on Sat, 10/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

BAULKHAM HILLS NSW 2153

Please provide your view on the project

I object to it

Submission

Windsor Rd, Old Windsor Rd and M2 are already very congested during peak hours, another 43000 homes could bring 100,000 more people into this area, how are the roads and other infrastructures going to cope with this huge population increase? All residents, new and old, are going to suffer

I agree to the above statement

Yes

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

Submitted on Sat, 10/08/2024 - 10:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

The Hills area is known for its lush, green spaces and somewhat low density of population, making it an attractive place for families to live and grow in a sort of relaxed and convenient way. Let's please keep it this way for many many many many many many years to come .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:52:00 AM

Submitted on Sat, 10/08/2024 - 09:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

The roads, schools and other infrastructure are already under pressure and crowded. Adding 42K+ more homes is going to turn the Hills into clogged drain. The government must think and plan for existing residents before adding new residents to the community. Someone from the planning team must take a drive during peak hours to see the current situation.

I strongly object to this so called development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:50:12 AM

Submitted on Sat, 10/08/2024 - 09:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This is not a sustainable plan for these suburbs and it will have severe impact on the quality of life at multiple levels.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:43:49 AM

Submitted on Sat, 10/08/2024 - 09:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██

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

Yes

Info

Email

██

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I object to this plan as the local resident. the population currently already make the streets very crowded and noisy. Heavy traffic on old Windsor rd ,Windsor rd , balmoral rd and other local streets during peak hours.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:29:09 AM

Submitted on Sat, 10/08/2024 - 09:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:23:58 AM

Submitted on Sat, 10/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2756

Please provide your view on the project

I object to it

Submission

I live with two small children in Cattai. Getting anywhere near Rouse Hill which we access for all essential services such as healthcare the traffic is terrible. My son is medically complex and we often need to rush to The Children's Hospital. This plan will increase congestion on key roads significantly and I am very concerned about how this will impact our daily life and when we need to get to the hospital. Roads, schools, hospitals etc need to be completed and planned for before this takes place. The submission in its currently form is not workable and will negatively impact all residents in the Hills and Hawkesbury.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:23:32 AM

Submitted on Sat, 10/08/2024 - 09:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

BEAUMONT HILLS

Please provide your view on the project

I object to it

Submission

The supporting infrastructure including transport, medical and other facilities are not developed enough to support the additional housing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:21:05 AM

Submitted on Sat, 10/08/2024 - 09:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vijay

Last name

Nuthakki

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

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

While I understand the need for future growth and development, I do not support the current plans. The scale of development proposed, including the addition of 20,700 new homes, will significantly alter the character of the area. I am particularly concerned about the potential strain on local infrastructure, traffic congestion, and the environmental impact that such a large influx of residents could have on the community.

I urge the Department to reconsider the proposal and explore alternative approaches that better align with the existing community character and infrastructure capacity while genuinely addressing housing affordability.

Thank you for considering my feedback.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:04:28 AM

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

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

Object!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 9:04:19 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

The Ponds

Please provide your view on the project

I object to it

Submission

Object to this

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:46:36 AM

Submitted on Sat, 10/08/2024 - 08:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Min

Last name

Sun

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

The surrounding traffic and living environment will be heavily impacted by this project.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:40:56 AM

Submitted on Sat, 10/08/2024 - 08:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Julianne

Last name

Murray

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 is absolutely ludicrous. I've been living in my current home at Stanhope Gdns for around 12 years and have noticed the traffic significantly getting worse the last few years as more and more housing is built in the area. The current road system can't cope with the amount of traffic at the moment, let alone introducing another however-many-thousand homes to the area. Peak hour mornings, just trying to reverse out of my garage can take 5mins, then travelling 500m can take me 15mins, this is all BEFORE I hit Old Windsor Road and the traffic is then at a standstill. A 4.8km trip to work in peak hour, takes me NO LESS than 30minutes. I've actually run to work quicker. Weekends can be just as bad. "Let's build the metro - that will help with traffic congestion". No, it's made traffic worse! If the local government go through with their plan to build this extra housing, the roads WILL NOT COPE.

AN ABSOLUTELY RIDICULOUS PROPOSITION. I OBJECT STRONGLY AND

UNRESERVEDLY.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:38:36 AM

Submitted on Sat, 10/08/2024 - 08:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2158

Please provide your view on the project

I object to it

Submission

I don't see any plan to broaden the nearby roads, neither any plan to build more facilities/schools.

I am not living in these two areas, but this will cause terrible traffic jams in the hills district, especially the Windsor road, old Windsor road, etc... therefore I strongly object 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: Saturday, 10 August 2024 8:34:20 AM

Submitted on Sat, 10/08/2024 - 08:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to the high density this will create and the negative impact it will have on the existing residents who will be stuck in their suburbs due to the congestion on arterial roads like Windsor and old Windsor rds which are already a ridiculously congested. My 6 km drive to work currently takes me 30 minutes- I don't want to think why it will look like with more residents. Public schools as it is are overcrowded. And you will be impacting the value of my house and my wellbeing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:31:59 AM

Submitted on Sat, 10/08/2024 - 08:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

NORTH KELLYVILLE 2155

Please provide your view on the project

I object to it

Submission

I object on this proposal. We already to crowded and 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: Saturday, 10 August 2024 8:28:38 AM

Submitted on Sat, 10/08/2024 - 08:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Greg

Last name

Liu

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

Strong objection to the plan. Not enough traffic upgrade, not enough public infrastructure to support 40k new homes. DO NOT 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: Saturday, 10 August 2024 8:19:24 AM

Submitted on Sat, 10/08/2024 - 08:19

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

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

No provision for future infrastructure. Current Services are not adequate for existing population - current roads cannot cope with the large volume of vehicles and roads are already at a standstill during longer peak times; educational institutions cannot meet the current demand - schools are already overcrowded; hospitals!! what hospitals?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:16:37 AM

Submitted on Sat, 10/08/2024 - 08:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Suresh

Last name

Pritmani

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

No to 43,000 new dwellings.

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:15:47 AM

Submitted on Sat, 10/08/2024 - 08:15

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

North Kellyville & 2155

Please provide your view on the project

I object to it

Submission

This plan will bring down quality of life in nearby suburbs, including traffic, population density, 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: Saturday, 10 August 2024 8:05:59 AM

Submitted on Sat, 10/08/2024 - 08:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Given the density and traffic in current setting is already heavy and the roads are cramped in peak times and it takes a lot of time to get out of the suburb and also there are no sufficient schools to support this new in flow, need a clear plan on road expansion and how the extra influx of traffic will be mitigated. Parking in metro stations is not sufficient already for the existing residents and it is impossible to commute to metro stations from closer suburbs.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 8:03:02 AM

Submitted on Sat, 10/08/2024 - 08:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens

Please provide your view on the project

I support it

Submission

I agree with the rezoning providing roads around the development are upgraded to support the additional number of residence.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:58:58 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rasika

Last name

Narang

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

No hospitals but too many dwellings.

I object for creating a new suburb

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:57:37 AM

Submitted on Sat, 10/08/2024 - 07:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tristen Van

Last name

Deyk

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

Not a week before I was made aware of this I was having a conversation about the fact that North Kellyville currently cannot support the current population with its current infrastructure. I moved here six years ago and to be honest, it was barely keeping up then.

It is absolutely ludicrous putting an extra 20K+ houses in the area where the roads are already stretched, the shops are already packed, the hospital at Rouse Hill has not yet been built, Sydney water is only just commencing the 1st stage expansion of its north west expansion project. The area needs to GREATLY improve the infrastructure before it has a massive influx of even more high density housing.

Needless to say, I am currently in the process of moving out of area to another, that already has the required infrastructure (putting my money where my mouth is, because I don't just

wish to complain and do nothing about it), but others will not have the financial luxury of doing this.

And if you ever want to realise what I mean about infrastructure, try driving up Hezlett Road at 6pm, with roadworks as the area wasn't built to cope with the current population and is now madly being retrofitted to make it useable. Try driving down Withers Road after it rains, with the potholes that appear because the road thickness is the minimum possible standard. I have spoken with contractors on this road who have expressed surprise at the road standard when working on it, so this isn't just my opinion.

Whilst not directly in the proposed corridor, these are issues that effect people that currently live in the area. And if the NSW government and the local governments can't currently support its current level of population, there is absolutely 0 chance, that introducing 20K+ homes into the area will improve it.

To quote the wonderful movie, the Princess Bride, this half cocked plan/ blatant money hungry grab is absolutely "inconceivable".

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:57:34 AM

Submitted on Sat, 10/08/2024 - 07:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

I see that we do not have plans for improving infrastructure around this place including but not limited to,

1. Improving the roads and traffic management which already is a bottleneck
2. Lack of Healthcare facilities i.e A Hospital
3. The area has already lost significant green cover due to development and further developing it would take away the uniqueness of the hills shire.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:40:13 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

North Kellyville 2155

Please provide your view on the project

I object to it

Submission

Thank you for giving an opportunity to provide a say on this matter.

The reason I object is due to the below reasons:

1. Infrastructure:

The current infrastructure itself is not able to sustain and support the current population. The massive traffic in peak hours, people using internal lanes to speed their way or avoid traffic, not enough options for public transport connectivity, there is hardly anything done to build parking space at Metro stations for current requirements, in certain main hub areas- current bus stops are on the side of a rough road - there isn't even a bus stand cover, there are not enough school options - people are forced to enrol their kids in private schools predominantly in high school years, more medical centres are being built but it is always short of appointments, and if urgent - they direct to go to hospital, the new hospital

coming up will quickly be out of capacity - so it will be built for failure, etc.

2. Hills environmental and reputation impact - the Hills council is known for focusing on more green surroundings. With the build of massive number of dwellings it will need to make space by removing trees and less of green space.

Please consider these few points that I have highlighted. I am sure there are more points to be considered which will impact the residents in this area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:30:38 AM

Submitted on Sat, 10/08/2024 - 07:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Vikas

Last name

Goyal

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

There isn't enough infrastructure to support such a plan. Thus will drastically reduce the quality of life 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: Saturday, 10 August 2024 7:24:14 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██

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

Yes

Info

Email

██

Suburb/Town & Postcode

2155

Please provide your view on the project

I am just providing comments

Submission

Hi,

I would advise ya'll to start building the hospital in Rousehill as soon as possible.

thanks!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 7:23:21 AM

Submitted on Sat, 10/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

I request for infrastructure plan before the dwellings. It will be more chaotic on windsor and inner areas. We are already facing alot of challenges on day to day in Hills with not so effective infrastructure planning. 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: Saturday, 10 August 2024 7:12:08 AM

Submitted on Sat, 10/08/2024 - 07:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Catherine

Last name

Vittali

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I strongly object to extra housing in the kellyville , Bellavista area as the amount of housing that has already been constructed has over populated the area and the road system can't cope.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 6:38:04 AM

Submitted on Sat, 10/08/2024 - 06:37

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

Beaumont Hills 2155

Please provide your view on the project

I object to it

Submission

Roads, station parking, shopping malls and parking and other Infrastructure are already clogged and overcrowded. None of the Infrastructure is built to accommodate the additional intended population.

Windsor and old Windsor roads have 30-40 min jams currently. This will only get worse. Rouse hill and castle hill malls require 30 mins on a sat to find a parking already. Hills is not ready for this. Build the Infrastructure first before bringing in people.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:36:12 AM

Submitted on Sat, 10/08/2024 - 04:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nicole

Last name

Edwards

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

Development in the north west needs to stop. Are the decision makers local? The congestion is awful and current infrastructure including the new metro is still not enough to support the current population.

We need to invest more in our regional areas and incentivise decentralisation.

It is clear that the motivation for this is more council rates and a richer local council. This type of development puts us at risk of future slums.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 4:06:42 AM

Submitted on Sat, 10/08/2024 - 04:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

██

Suburb/Town & Postcode

North kellyville

Please provide your view on the project

I object to it

Submission

No to 43,000 new dwellings.

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 2:22:54 AM

Submitted on Sat, 10/08/2024 - 02:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nick

Last name

Gray

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to this proposal as rezoning of my street will have a negative effect on local infrastructure, in particular schooling and already busy roads.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 1:37:50 AM

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

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

[REDACTED] North parramatta

Please provide your view on the project

I object to it

Submission

a range is helpful for affordable housing, I want to see a higher % so I object to this submission. It should be 15% , or at least the top of the range at 10%.

I support greater disability access, and want to see gold and platinum disability access in this plan. And I support density.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Saturday, 10 August 2024 12:14:02 AM

Submitted on Sat, 10/08/2024 - 00:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill

Please provide your view on the project

I object to it

Submission

Government needs to consider provisions of enough schools, playgrounds, road infrastructure and hospital prior to approving this proposal.

It has already been a struggle for Box Hill residents without proper infrastructure, school, playground and hospital facilities,

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:46:10 AM

Submitted on Sun, 11/08/2024 - 11:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Susan

Last name

Mace

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

Too many units in this area contributing to traffic chaos, fix up the roads, parks, and schools first

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:43:20 AM

Submitted on Sun, 11/08/2024 - 11:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sharath

Last name

Dornala

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

No infrastructure to support the proposed plan.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:42:34 AM

Submitted on Sun, 11/08/2024 - 11:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I am submitting my objection to the reasoning of the areas in Kellyville. I believe there is no sufficient infrastructure in place to accommodate for the increased dwellings and population growth. We moved in the area for our young family few years ago with the community feel and open spaces for children. With the inflow of new dwellings and population, the few schools, roads and town centres will be over crowded unless more is planned for the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:33:52 AM

Submitted on Sun, 11/08/2024 - 11:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Catherine

Last name

Udam

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

Our roads are not built for the extra traffic!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:28:42 AM

Submitted on Sun, 11/08/2024 - 11:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Craig

Last name

Schofield

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

We can not and should not add to this regions population- full 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: Sunday, 11 August 2024 11:12:31 AM

Submitted on Sun, 11/08/2024 - 11:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amy

Last name

Palmer

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I STRONGLY OBJECT to this submission!!

Windsor Road, Old Windsor Road, and Norwest Boulevard are ALREADY congested, far greater than is reasonable.

I travel from Kellyville to Castle Hill for work. What is normally an 15 minute drive, takes at least 45 minutes in peak time. This impacts on my quality of life, time to exercise, prepare nourishing, and my ability to be at home more meeting the needs of my family as so much extra time is taken up with commuting.

The same congestion issue impacts my son travelling home from school. The extra time spent sitting in traffic takes away from after school activities that he could take part in, gives him less time to complete his homework, and less leisure time to spend with his

family after school.

Secondly, parking around Kellyville and Bella Vista metro stations is ALREADY completely insufficient.

My family members and I have no other practical option other than to drive to work or the station.

My daughter's subject selection at university is currently impacted by the lack of parking after 7-30am at the metro stations as it limits when she can realistically commute to university.

Our current infrastructure CANNOT support the current population, PLEASE do not allow this project to be approved, at least until MORE sufficient and REALISTIC infrastructure is in place!!

Thank you

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:04:38 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

The Ponds, 2769

Please provide your view on the project

I object to it

Submission

I am not agree with this development as there are already lot of traffic and lots of housing around this suburb, Can we develop completely new suburb or in Northshore there are plenty of opportunity to develop this sort of establishment. 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: Sunday, 11 August 2024 10:48:32 AM

Submitted on Sun, 11/08/2024 - 10:48

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

Rouse Hill

Please provide your view on the project

I object to it

Submission

I strongly oppose the proposed Kellyville and Bella Vista development, which proposes an extreme population density of 12,000 to 28,000 people per square kilometre. This density of population will add to an already overwhelmed local infrastructure, traffic woes, and severely strained community services like schools and hospitals. This also threatens to erode the quality of life, leading to overcrowded living conditions and diminished access to recreational spaces. Growth should be sustainable and manageable which is essential for maintaining a high standard of living and community well-being.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 10:40:21 AM

Submitted on Sun, 11/08/2024 - 10:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tim

Last name

Doonan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to this housing development. The area is already over populated as it is and this will create more congestion and environmental stress on the area

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 10:19:50 AM

Submitted on Sun, 11/08/2024 - 10:19

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

2154

Please provide your view on the project

I object to it

Submission

The traffic in the Hills District is already excessive and there are not enough teachers in the schools. There are already so many high rise buildings and apartments planned around Castle Hill, Baulkham Hills and the showground area this will only make things worse.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:57:59 AM

Submitted on Sun, 11/08/2024 - 09:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

GLENWOOD

Please provide your view on the project

I object to it

Submission

I am writing to express my disappointment and disapproval of the proposed redevelopment of Glenwood specifically.

Whilst I appreciate the need to provide more housing options for our growing community, I believe it is important to protect and support existing communities. Glenwood is a relatively new community - we have been here for 25 plus years, it has grown and become an established family orientated community. We have endured years with lack of services and access issues - the roads impartial due not cope with the current number of residents and it is impossible to see how they could cope in the future with a significant increase in residents. You are not planning to create more jobs for these new residents in this area - meaning people will need to travel out of the area to access employment - not all jobs are conveniently located on bus or train routes - requiring people to drive with no improvement to roads you are just going to make the current situation far worse.

Are you are planning to create another urban slum - similar to those in other areas - families don't want to live in high rise apartments - that suits a highly transitional group. Introducing so much high and medium density housing into the area will forever more change the feel of the suburb and not for the better.

The lack of consultation and advise about the planning is also disappointing and disrespectful to find out days before the first consultation meeting - gave people little to no chance to get organised and for something so significant this is appalling. We have paid our rates, invested in our home, established connections and helped forge a community - you are planning to destroy all of that and force us to consider leaving our home, our community.

I urge you to reconsider your plans, specifically for the rapid redevelopment of Glenwood and surrounds - protect the communities that have already been developed and established.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:53:25 AM

Submitted on Sun, 11/08/2024 - 09:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

The school in Stanhope Gardens is in the zone. If there area will be re-zoned, it might end up being like North Kellyville where there's too many buildings. Its too crowded and traffic is so heavy especially during peak hours

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:30:46 AM

Submitted on Sun, 11/08/2024 - 09:30

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

2156

Please provide your view on the project

I object to it

Submission

You have to be daft to ever think this was a good idea. Windsor road and Norwest business park are already so overcrowded and traffic through these areas is an everyday nightmare. This is not the place for this project. Go out further west where there is space, infrastructure, and opportunities to build more schools, healthcare and other necessities should the need arise.

Whoever made this proposal has never been to the area and I would expect they take a trip out here between 7:30-9am or 3:30-7pm and really have a proper experience.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:20:16 AM

Submitted on Sun, 11/08/2024 - 09:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Arunadevi

Last name

Ramamoorthy

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

NSW

Please provide your view on the project

I object to it

Submission

There is no road facility or proper infrastructure in place to accommodate these number of residents

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:57:57 AM

Submitted on Sun, 11/08/2024 - 08:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

There is no seen plan for upgrading roads and reducing congestion. Kellyville on Samantha Riley and Windsor Road is already very 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: Sunday, 11 August 2024 7:59:11 AM

Submitted on Sun, 11/08/2024 - 07:58

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

2768

Please provide your view on the project

I object to it

Submission

Glenwood is a small suburb and is landlocked in a way that it has only 3 exit entry points. There is already a proposal for parklea markets, hungry jacks and the entire strip for multipurpose utilisation which includes high density residential apartments and also malls and shopping area. The parklea markets will have an impact on all the adjoining houses as there will be no light due to the high rises. Then there is Woolworths right in the centre of Glenwood which will allow reasoning in area upto 800 m which means the entire street between Woolworths and Glenwood high school will be nearly rezoned for high density leaving just couple of lanes in between and then with the Bella vista precinct area being rezoned the entire parklea markets in continuation with hungry jacks will in continuation with lanes like Emmanuel terrace till valentines sports complex be high density and adding up woolies side is more than 60% rezoned. It will be a nightmare for any house owners to live in Glenwood and with no option to move out as our house prices will loose value compared to the ones zoned and also everything in neighbouring suburbs will sky rocket. It

will be like we have been prisoned in our own house with no where to go. The government that's not given a thought for those houses that will not be reasoned will struggle with the infrastructure that will possibly takes a generation to improve or not improve at all. Also the metro are already at full capacity during peak hours, and everyone travels to work between 7-9 am which is peak. The bus route 602 has stopped causing more inconvenience and seems like all Glenwood buses will stop eventually .. where we are not reliant on a car to to the bus stop to to the city , we will be compelled to beat through the traffic first to reach the station which will be an easy 30 mins additional time. Glenwood is in a unique position compared to Stanhope or other suburbs .. either rezone all of Glenwood or don't touch it ... would consider just additional parking being created at the Emmanuel church and that's all .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:59:06 AM

Submitted on Sun, 11/08/2024 - 07:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

No to 43,000 new dwellings.

This plan is deeply flawed and would have significant negative impacts on our community.

Infrastructure Overload:

Our current infrastructure cannot support such a massive increase in population. Roads, schools, and public services are already stretched thin, and this proposal would push them beyond capacity. Also an additional pressure on already pressured current health care system.

Environmental Damage:

The environmental consequences of this development would be severe. The loss of green spaces, increased pollution, and strain on local resources are unacceptable.

Decline in Quality of Life:

This plan threatens to degrade the quality of life for existing residents, leading to more traffic, noise, and congestion. The unique character of our city could be irreparably damaged.

In summary, this proposal is not in the best interest of our city or its residents. I urge the council to reject it and consider more sustainable, community-focused alternatives.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:56:35 AM

Submitted on Sun, 11/08/2024 - 05:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Absolutely ludicrous! That's the only words I have to describe this.

Instead of wasting so much money on this, stop letting people into the country, and focus on projects that are useful and worthwhile for the current Australian born and bred citizens that live here. We don't need the added pollution. We don't need the added waste. We don't need the added population. We don't need the added noise. We don't need the added stress of trying to get somewhere in our already congested neighbourhood.

Serious consider what you are planning. It's ridiculous!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:51:16 AM

Submitted on Sun, 11/08/2024 - 05:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

It's completely devastating. I moved away from a much more central area of Sydney to live here amongst an environment of housing and a suburban culture to start and raise my family. I am a health professional working with hundred of families from the area and many are questioning living in this area when plans like this remove the innate value of living in what has previously been such a family friendly area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:51:00 AM

Submitted on Sun, 11/08/2024 - 05:50

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

2153

Please provide your view on the project

I object to it

Submission

This area already has a large amount of homes and currently the roads are already at capacity. Introducing more will cause addition traffic congestion that infrastructure hasn't been adapted for and won't be able to be adapted for.

There is also the upgrade to the sporting facilities, which will also bring in addition traffic to the area and with narrow streets, increase traffic and several age care facilities in this area, adding more housing is going to cause stress, concerns for safety (especially pedestrians) and traffic.

No this should not be done, leave the small bush area as is, with the creek for wildlife.

Not every section of land should be built on.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 4:39:36 AM

Submitted on Sun, 11/08/2024 - 04:39

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

Box Hill, 2765

Please provide your view on the project

I object to it

Submission

The proposed changes will mean the Kellyville Bella Vista precinct will have a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be comparable to Haymarket or Green Square.

This proposed increase in density has not come with an appropriate increase in infrastructure. The plan locates just one primary school and no high schools within the 43,000 dwelling precinct. No extra playing fields have been allocated for the additional 21,000 dwellings. Old Windsor Road is proposed to remain as a two lane road instead of being upgraded to three lanes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 4:37:32 AM

Submitted on Sun, 11/08/2024 - 04:37

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

Box Hill, 2765

Please provide your view on the project

I object to it

Submission

The proposed changes will mean the Kellyville Bella Vista precinct will have a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be comparable to Haymarket or Green Square.

This proposed increase in density has not come with an appropriate increase in infrastructure. The plan locates just one primary school and no high schools within the 43,000 dwelling precinct. No extra playing fields have been allocated for the additional 21,000 dwellings. Old Windsor Road is proposed to remain as a two lane road instead of being upgraded to three lanes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 4:36:30 AM

Submitted on Sun, 11/08/2024 - 04:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2765

Please provide your view on the project

I object to it

Submission

The proposed changes will mean the Kellyville Bella Vista precinct will have a population density of over 12,000 people per square kilometre which is comparable to Surry Hills, with parts of the precinct earmarked for densities over 28,000 people per square kilometre which would be comparable to Haymarket or Green Square.

This proposed increase in density has not come with an appropriate increase in infrastructure. The plan locates just one primary school and no high schools within the 43,000 dwelling precinct. No extra playing fields have been allocated for the additional 21,000 dwellings. Old Windsor Road is proposed to remain as a two lane road instead of being upgraded to three lanes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 3:56:42 AM

Submitted on Sun, 11/08/2024 - 03:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

How can we build more housing when the roads can not handle it as it is, it can take up to half an hour sometimes to cross from Stanhope Parkway and get to Old Windsor Road.

We are already struggling.

The area is already way over populated and will not handle any more dwellings.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:39:26 AM

Submitted on Sun, 11/08/2024 - 01:39

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

Better roads and traffic management

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:38:03 AM

Submitted on Sun, 11/08/2024 - 01:37

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

2155

Submission

Need better roads, connection is already crazy

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:28:24 PM

Submitted on Sun, 11/08/2024 - 23:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Chatswood

Please provide your view on the project

I object to it

Submission

Excessive traffic, increased pressure on Kellyville and Bella Vista metro station parking, impact on the beauty of the hills suburbs, and the strain on local schools. Further, current parking situation, traffic congestion, and the impact on travel times need to be considered and given due considerations. We strongly oppose re-zoning and propose that it be planned further away in the west or south-west. We would also note discrepancy of why only western suburbs are being targeted for re-zoning and inquire about the absence of such actions in the northern shores of Mosman, Manly, etc.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:03:13 PM

Submitted on Sun, 11/08/2024 - 23:02

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

2768

Please provide your view on the project

I object to it

Submission

I strongly object to the Kellyville and Bella Vista rezoning. The green parklands in Stanhope Gardens opposite the Kellyville Ridge Metro Station along Old Windsor Road should not be rezoned for high rise apartments. The reason I purchased a home in the quiet, leafy suburb of Stanhope Gardens is because the area is NOT urban, or crowded.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 10:37:13 PM

Submitted on Sun, 11/08/2024 - 22:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

There is no allowance for schools, road widening, community centres or playing fields. Whilst I understand this is a transport corridor therefore suitable for multi-storey accommodation, the extent of the proposed density is completely inappropriate 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: Sunday, 11 August 2024 10:30:03 PM

Submitted on Sun, 11/08/2024 - 22:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville Ridge, 2155

Please provide your view on the project

I object to it

Submission

Objecting the proposal

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:22:44 PM

Submitted on Sun, 11/08/2024 - 21:22

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 2155

Please provide your view on the project

I object to it

Submission

Oppose the proposal

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 9:14:33 PM

Submitted on Sun, 11/08/2024 - 21:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Zaw

Last name

Hein

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

Overcrowded schools and traffic congestion in hills area. Hence this is not acceptable proposal. We all strongly object to it.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:22:06 PM

Submitted on Sun, 11/08/2024 - 20:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dmitrii

Last name

Tcimbal

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

No to the proposal without adding more schools to the area and upgrading the roads.
Traffic in the area is already heavy, and the intersection performance is unacceptable.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:18:40 PM

Submitted on Sun, 11/08/2024 - 20:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gyan

Last name

Singh

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

I unreservedly object to rezoning proposal as the road congestion is only going to get worse. The NSW government has not planned the future expansion from Baulkham Hills to Windsor and Windsor Road will be the NEW Parramatta Road of this century. Motorist will be sitting in traffic for 2 hours each way.

NO TO REZONING!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:14:39 PM

Submitted on Sun, 11/08/2024 - 20:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2768

Please provide your view on the project

I support it

Submission

Hope it would be balance, new homes are good, but also the infrastructure have to be considered equally.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:13:58 PM

Submitted on Sun, 11/08/2024 - 20:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

There is already too much traffic in the area

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 8:09:55 PM

Submitted on Sun, 11/08/2024 - 20:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to the re-zoning proposal

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:56:50 PM

Submitted on Sun, 11/08/2024 - 19:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

I object to the Kellyville and Bella Vista rezoning. The appeal of living in this area among many home owners who built houses here is because it is not highly urbanised. The master planned leafy, green suburbs with parklands including Stanhope Gardens should stay as they are.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:37:28 PM

Submitted on Sun, 11/08/2024 - 19:37

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

Baulkham Hills 2153

Please provide your view on the project

I object to it

Submission

Infrastructure (roads, schools etc) in the area are not substantial enough to cope with this excessive amount of housing , the Hills shire is turning into a concrete jungle. It's heartbreaking seeing all the trees being cut down. We are suffocating.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:33:39 PM

Submitted on Sun, 11/08/2024 - 19:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Completion of crucial & necessary infrastructure should be the pinnacle priority in our fast developing area to cope with the mass builds that are being proposed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:25:42 PM

Submitted on Sun, 11/08/2024 - 19:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Acacia Gardens

Please provide your view on the project

I object to it

Submission

The addition of 20,000 new homes would cripple the communities, quality of life. The infrastructure is already inadequate for the current population in surrounding area's. Roads and public transport are a Major issue in the community. with the additional population increase this would further impact the quality of life for residents. There needs to be substantial investment in roads community centres, public spaces and public transport. There isn't a quick fix with the north west area taking the brunt of population growth.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:00:43 PM

Submitted on Sun, 11/08/2024 - 19:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I do not know a single resident who supports this proposal. It is clear it has been developed without any real town planning and by policymakers who do not live in the area. You are proposing an additional 20,700 homes (over 40k residents) without consideration of:

- the immense congestion it will add to the area's already clogged roads. Entering and leaving Kellyville on weekdays and weekends is a nightmare. The never ending Memorial Ave is the only upgrade that I have seen proposed.
- Windsor Rd needs to be extended in the Kellyville area to accommodate existing traffic within the suburb let alone 22,000 more homes.
- No proposal for new schools. How will existing schools in the area take on potentially 10,000 new students?
- Childcare?
- No proposal for more hospitals in the area placing immense pressure on existing

facilities.

Vague references to new open spaces and parks is not enough when you are not proposing to support providing new infrastructure such as widened and improved roads to ease the flow of traffic, hospitals and schools which existing residents rely on.

Finally, I strongly believe you are overestimating just how many people want to move to apartments so far away from the city. It takes me 90 mins each way to commute to the city from Kellyville with over 15 min spent trying to get to a station, and a further 10 min trying to get into the Carpark because of the single entry. I would encourage policymakers to actually go out and try commuting from Kellyville to Martin Place at 7:30am to experience it first hand, then quadruple the time to see what problem the proposed plan will create. You will also need to build new multiplex car parks at the metro station as no doubt the new residents will choose to drive over walk the short distance to the station making it impossible for those residents who have no choice but to drive to the station. You will also need to put on several more buses to cater for the huge new population. I would recommend, similar to Wentworth Point a shuttle bus every 10 min during peak hour to encourage residents of new apartments (which will largely be vacant as no one wants to live in an apartment in the Hills District, the appeal of Kellyville and Bella Vista are the oversized houses in suburbia).

This proposal will undoubtedly receive significant flak from residents. I would strongly encourage and recommend further community consultation before any further planning takes place, and certainly before the next election.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 7:00:31 PM

Submitted on Sun, 11/08/2024 - 19:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I am not supporting this project.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:41:37 PM

Submitted on Sun, 11/08/2024 - 17:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I don't believe that the roads will cope with more traffic from an influx of new residents as the traffic in this area is already terrible.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:35:56 PM

Submitted on Sun, 11/08/2024 - 17:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I support it

Submission

I think this is a great plan for our community. The accommodation in our area is so expensive. Young people cannot afford homes. There is limited access to homes around the metro currently. This plan makes sense to me to keep the apartments located around transport hubs.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 5:10:51 PM

Submitted on Sun, 11/08/2024 - 17:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First 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

No Slums area in premium locations and well set families.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 4:56:27 PM

Submitted on Sun, 11/08/2024 - 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

Kellyville 2155

Please provide your view on the project

I object to it

Submission

It is very disappointing to see this proposal seek to be approved. This proposal takes into consideration only the interests of governmental reputation, to hold up this “plaque” and falsely proclaim to the oblivious voters and claim that housing shortage has been resolved. That is absolutely not the case.

Simply “building more houses” is NOT an answer in an area where the density is already overwhelming, and where there is a public outcry from the current residents of their daily struggles to move around because of the current density around the subject areas of proposal. Us, the current residents, ask of you to spend a couple of days in our shoes. I live on a road that branches out to Green Road(maximum 2minutes drive). It takes me 15-20minutes in the morning from my house to Green Road in the morning, because of the insanely heavy congestion of traffic. Once I drive into the metro station (provided there is parking, of which is severely limited and competitive, of course), it is lucky to find a few

square inches to fit my body in the heavily packed metro train, let alone a seat.

There is absolutely no way that addition of new housing, and higher density housing, will be supported with the current infrastructure - the current infrastructure does not even support the current population. Irrespective of what the Government (both State and Local) think, this is a for-sure way to accelerate a suburb into becoming a slum, which really reflects the nonchalant view of the Government for the welfare and quality of the lives of the residents. Please reconsider this proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 4:47:12 PM

Submitted on Sun, 11/08/2024 - 16:46

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

Rouse Hill, 2155

Please provide your view on the project

I object to it

Submission

The area is currently under severe infrastructure issues. The proposed development will make it even worse.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 3:58:38 PM

Submitted on Sun, 11/08/2024 - 15:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Carolyn

Last name

Harmer

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I object to it

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 2:29:41 PM

Submitted on Sun, 11/08/2024 - 14:29

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

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission

The Hills area is already buckling under a lack of planning and rapid development in the area. The roads cannot handle the traffic, schools, childcare centres and preschools are at capacity with long wait lists that are often years and public spaces are lacking. While the metro station has been a welcomed addition to the area, it is near impossible to get a parking spot at the stations during the week to commute to the city and they are at capacity by 7:30am if not earlier. There are next to no facilities for arts and culture, sports and other key aspects of thriving city areas. For this, we still need to travel to the city to access quality entertainment, theatre, shows, art and other family friendly activities. Residents are already fed up and making decisions whether to leave or stay in the area, and this would have a disastrous impact on local communities.

The area has been a family friendly choice for many and simply cannot handle an expansion to a mini city.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 2:16:51 PM

Submitted on Sun, 11/08/2024 - 14:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sunil

Last name

Saxena

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box Hill

Please provide your view on the project

I object to it

Submission

Old Windsor road is already super congested. It will be a nightmare to use the road with the density of people coming on board. Not everyone uses metro for everything.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:43:26 PM

Submitted on Sun, 11/08/2024 - 13:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Stanhope gardens to not be rezone and remain as unique community residential housing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:38:30 PM

Submitted on Sun, 11/08/2024 - 13:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

William

Last name

Diacos

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

There's no plans for traffic congestion solutions, over population putting strain on infrastructure! What about water? There will be more droughts!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:22:49 PM

Submitted on Sun, 11/08/2024 - 13:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Proposed refining and high rise apartments will put extreme pressure on already congested roads. No sense bringing 20,000+ dwellings to such a small area. That's means almost 50,000 + additional people. Complete disasterous effect it will have on surrounding areas. Not only it will put lot of pressure on local infrastructure, parks and schools, it will ruin the existing middle class peaceful nature of these two suburbs (Kellyville & Bellavista).

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 1:10:51 PM

Submitted on Sun, 11/08/2024 - 13:10

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

Kellyville ridge, 2155

Please provide your view on the project

I am just providing comments

Submission

You need to fix the traffic from old windsor road to before you do anything. The traffic here is already so bad, its going to get even worse when all the new houses get finished

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 12:53:37 PM

Submitted on Sun, 11/08/2024 - 12:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Victoria

Last name

Skik

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

Intrastructure in the area is already struggling. The sheer number of additional dwellings is not going to reduce quality of life for all residents.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 12:48:43 PM

Submitted on Sun, 11/08/2024 - 12:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hansaben

Last name

Snehi

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2769

Please provide your view on the project

I object to it

Submission

Current infrastructure itself is not sufficient. Lot of issues in metro parking and traffic congestion- first fix this before add to major issues today. Do not make current residence life more measurable. We already having enough issues.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 12:46:23 PM

Submitted on Sun, 11/08/2024 - 12:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

There are already too many unit development in the hills. There are not enough high schools to cope with the number of children on the area

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 12:38:34 PM

Submitted on Sun, 11/08/2024 - 12:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Sunday, 11 August 2024 11:58:25 AM

Submitted on Sun, 11/08/2024 - 11:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Hi,

This is my humble submission to oppose rezone Kellyville and Bella Vista state-led rezoning proposal.

The reasons for I am voicing my responses are given below.

- With the current capacity itself all the roads that are heading towards Old Windsor Road, Windsor Road and Castle Hill side is extremely challenging

- Stressful driving around this area is one of the reasons for increasing number of accidents in recent times

- Currently many people are working remotely so that they can avoid being on the roads during peak hours and that's how the people are managing the chaos at present
- Considering the geography of the inner suburbs, future infrastructure development scopes like road widening, alternate travel options like Bus Line...etc will be extremely difficult
- This scope of development is directly impacting people who are already living and settled in these areas and started raising their concerns in the social forums
- In future, in case we all are going back 5 days in office dropping their children at school on time and catching the Public Transport would be a nightmare
- In current circumstances itself getting parking at Kellyville or Bella Vista is extremely challenging

Considering all of the above observations as a resident in this are. I would request you to terminate this proposal at the earliest.

Many thanks in advance

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 11:23:57 PM

Submitted on Mon, 12/08/2024 - 23:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Melinda

Last name

Pember

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I object to the proposed project

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 10:30:02 PM

Submitted on Mon, 12/08/2024 - 22:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

Not enough school

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 10:27:08 PM

Submitted on Mon, 12/08/2024 - 22:26

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

Not enough school

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 10:21:50 PM

Submitted on Mon, 12/08/2024 - 22:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Kellyville, 2155

Please provide your view on the project

I object to it

Submission

I object to the proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 10:15:54 PM

Submitted on Mon, 12/08/2024 - 22:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anisha

Last name

Manchanda

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

This is a bad plan and receipe for disaster considering this place is already over capacity and having traffic jams every day impacting day to day life of resident. This will make problem even more worst and damage community 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: Monday, 12 August 2024 10:02:17 PM

Submitted on Mon, 12/08/2024 - 22:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Adam

Last name

Saadie

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768 Glenwood

Please provide your view on the project

I object to it

Submission

I am 10 years old and I believe it will ruin Glenwood.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 10:01:46 PM

Submitted on Mon, 12/08/2024 - 22:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2765

Please provide your view on the project

I object to it

Submission

Dear Sir/Madam,

I do not support this rezoning proposal for Kellyville and Bella Vista. These areas are already at capacity suffering huge congestion on the roads at peak times, on weekdays and weekends. Bella vista is already a car park at peak times causing extreme delays. The notion that people who move to these apartments will not use their vehicles and will seek other modes of Transport is not logical. the Hills area requires a vehicle to move around to many places that are not on the main public transport line and people will use their cars to do so. Being so family oriented as mentioned in the documents , even just a visit to friends amongst the suburbs will be done using a car.

Even if parents take public transport to work, they often need to drive to drop off their children to their childcare services and then drive to stations where there is already not enough parking. On this topic , it is a growing area as it is without these accelerated growth plans and child care services are suffering and lacking with long waitlists . There

are not enough schools in the area as it is to accommodate the current rate of growth. There are not enough playing fields or open spaces with existing fields packed to the brim and lacking parking for activities (not to mention people need to drive their cars to the existing fields).

The roads cannot take anymore cars and increased traffic , it will make these areas practically unliveable and destroy the family and suburban focus that the Hills has historically been known for. It will further erode the quality of life in the Hills. As it is, the roads are in dire need of upgrades , as mentioned in Transport Assessment , they are at CAPACITY . They must be upgraded to accommodate the normal rate of growth occurring . These suburbs cannot take being even more dense at an accelerated speed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:51:50 PM
Attachments: [ebc-submission-to-the-nsw-govts-zoning-proposal---final---august-2024.pdf](#)

Submitted on Mon, 12/08/2024 - 21:49

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Peter

Last name

Chia

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood 2768

Please provide your view on the project

I support it

Submission file

[ebc-submission-to-the-nsw-govts-zoning-proposal---final---august-2024.pdf](#) (754.85 KB)

Submission

Please see attached file.

I agree to the above statement

Yes

Submission to the NSW Government's Rezoning Proposal for the Bella Vista and Kellyville TOD Precincts

To the NSW Department of Planning, Housing and Infrastructure (the Department),

Thank you for the opportunity to provide a submission to the Department's rezoning plans.

Last week, we as a church celebrated 51 years of ministry to the immediate community of Glenwood and extended suburbs in the Hills district as well as the wider population in the Blacktown and Hills Shire LGAs.

Indeed, a significant number of our congregation members have their roots in these precincts, and have a love for the community we live in. People, above all, remain the core of our ministry, and to continually see residents around us who are now part of our growing church family, is so enduring to our hearts.

Therefore, it was with great anticipation when we were made aware of the NSW government's rezoning plans affecting our location as to the possible opportunities this could create for our growth and the potential to serve the community in a greater way.

On review of the information currently made available, there are still many questions concerning pertinent details of how the proposed zoning change will be implemented. However, we expect these to become evident as the process is worked through.

As owners of the site and operators of the functioning church premises, there are a number of concerns we are highlighting as follows:

Pedestrian Access

Since our current building structure was erected in 2012, we have seen an increasing volume of foot and vehicular traffic through our property as surrounding residents find it convenient to use it as a shortcut from their dwellings to public transport or access to Old Windsor Road. This situation was exacerbated when the Bella Vista metro station began operation to the point where residents were also using our private parking facility as a parking station.

We were accommodating to this practice until antisocial behaviour became prevalent. This included vandalism, trespass, littering of drug paraphernalia and shattered bottle glass strewed around the site including our children's playground. This created security concerns not just for our property but for our congregation as well.

The potential development master plan associated with the current rezoning plan shows the provision of a pedestrian thoroughfare through our property, which will heighten the perception to the residents in Shaun Street that our private carpark is a public walkway, and it follows that the high and medium density accommodation will result in an anticipation of an increase in pedestrian access. This situation will elevate security and public liability concerns and unwanted risks, not just for our church family, our assets, main building and structures, but also for the residents at large.

We would strongly petition the Department to consider providing alternative options for pedestrian access to and from Old Windsor Road to Shaun Street which would promote the protection of people and property going forward.

Expansion of Future Church Plans

Much of the uncertainty for us in respect of the rezoning is around our liberties to cater for and accommodate our growing ministry needs. We are already at the early stages of assessing our planning options for the expansion of facilities on the current site to meet our future needs.

At the same time, we also welcome possible opportunities which the rezoning may create for us and our immediate community. From the information provided during the information sessions, we understand that:

- The current operation of the place of worship will continue under “existing use rights” based on a previous Development Approval.
- As advised by the Department, there is no intention to compulsorily acquire our property in whole or in part.
- With the proposed rezoning, there is the potential for mixed-use development on the site, including a place of worship and residential apartments within the same complex or different buildings on the same site.

Each option will have their own challenges in terms of covenants, rules and operational management that will need to be considered and worked through in detail.

Ongoing Consultation

This rezoning plan is a significant development which will require us to think differently about the life and ministry of our church and how we take it forward. Inherent in the dynamics are also unknown elements of how the rezoning plan will be executed which may have implications as well as opportunities for our own expansion and development.

We would greatly appreciate the continuation of consultation between our two parties during this process, with open lines of communication such that we can add value to the Department’s plan and ultimately achieve a final outcome that will be pleasing and of mutual benefit to all affected by this proposal.

Thank you once again for this opportunity to express our thoughts. We look forward to ongoing productive exchanges that will support the needs of our church community, the surrounding precincts and the city of Sydney.

On behalf of the Board of Directors,

[Redacted Signature]

[Redacted Name]

Senior Pastor



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:34:10 PM

Submitted on Mon, 12/08/2024 - 21:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anmol

Last name

Jain

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 area around Kellyville is already crowded with heavy traffic jams, crowded metros, no parking etc.

Furthermore, the lack of direct access to a motorway doesn't help the community.

The proposed redevelopment has not considered livability aspects

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:26:34 PM

Submitted on Mon, 12/08/2024 - 21:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Churchill

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

You have made the title miss leading for Stanhope residents and have not given any notice, by leaving out Stanhope gardens you are trying to mislead us.

The plan are way to bold, school won't cope roads are over subscribed now they will never cope.

You have avoided mentioning the Parklea site for future development again causing future issues through very, very poor planning and misleading information.

Why are you punishing us for your lack of planning and selling out our community for money!

The mapping is also a joke with no streets in the actual mapping, again to avoid the truth.

You need to go back talk to the community and understand this is a nightmare of a plan condemning people to traffic, lack of space poor planning, and no way of a quality of life for the residents of our community.

Please do not do this it is so misleading that the government really needs to look at this or we will vote against the government that endorsed this ridiculous plan.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:19:03 PM

Submitted on Mon, 12/08/2024 - 21:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ramanarayanan

Last name

Subbiah

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

While I understand the need to increase the housing supply in Sydney, the number of new houses planned in this paper in a small pocket of our suburb seems very significant. The Old Windsor road is already packed on most days and it will only get worse with this increase in population here. The infrastructure needs to be built before the Government can embark on this expansion.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:44:39 PM

Submitted on Mon, 12/08/2024 - 20:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

Strongly object to the proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:39:28 PM

Submitted on Mon, 12/08/2024 - 20:38

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anna

Last name

Carter

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

There is no infrastructure to support this latest development. The roads are at capacity like our schools, hospitals etc. It can take 20mins to drive 500m down Windsor and Old Windsor Rd in peak hour. What is going to happen with an extra 20,000 units spread across the northwest??? These people who propose these developments need to come out and live in these suburbs for 3 months to experience our problems.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:16:24 PM

Submitted on Mon, 12/08/2024 - 20:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jasmine

Last name

Emanouel

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155 Beaumont hills

Please provide your view on the project

I object to it

Submission

The immense growth in the Kellyville area has already been too much for locals to handle. Infrastructure is 10 years behind the unintelligent growth of the area. It can take 60 minutes for me to drive 7 km during peak hour. Sure the metro is good to get to the city but that's about it. To go anywhere else in Sydney, you are looking at an hour and a half commute at the least. It is an ideal world to think people living in Sydney, near a metro station or not can live without a car. The reality is Sydney is well connected to the city and that is it. If council members wish to make this proposal a reality, I implore you to come live in Beaumont hills and try to leave the area at peak hour. For such a small suburb, it can take 20 minutes just to drive 1 km. Please, have your commute from here every day and then tell me building more housing is a good idea.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:06:10 PM

Submitted on Mon, 12/08/2024 - 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

North Kellyville

Please provide your view on the project

I object to it

Submission

We have lived in the hills area for 20 years and have watched the area go from pleasant to crowded, with roads constantly clogged, schools overflowing and shopping centres impossible to park. Finding land and building up will only worsen these issues and make the Hills area unliveable, overcrowded and stressful to live in

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 7:21:16 PM

Submitted on Mon, 12/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

The initial purpose of the transport corridor was to support residents of the hills area to reduce congestion on roads but providing a great public transport facility. Whilst the convenience of having trains and buses nearby, due to the rapid increase of residential buildings and hence increase in population the congestion has actually gotten significantly worse. I cannot even fathom at what point introducing 42000 more residents was even thought to be feasible. I have been a resident of the hills district for 44 years and have always had pride living in a locality of spacious "hills" and large blocks of land with low density living. Norwest already has enough units. The congestion is at its absolute peak. Not to mention that our beautiful residences will now lose so much value. ABSOLUTE NO TO THIS PROPOSAL

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 6:46:37 PM

Submitted on Mon, 12/08/2024 - 18:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

It's a bad idea

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 6:22:45 PM

Submitted on Mon, 12/08/2024 - 18:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I agree that more residential housing is needed throughout NSW and greater Sydney. This is a good area for further development. However, the number of proposed dwellings seems to be far beyond the capacity for the area. It's not possible for every trip to be on the metro, and it's not possible for every workplace to be accessible by public transport. The additional number of cars on already crowded roads will be significant. I am unable to travel to work on the metro everyday, and my trip to work is already an hour. I would not appreciate this taking even longer when Windsor Rd and Green Rd are even worse than they are 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: Monday, 12 August 2024 6:16:53 PM

Submitted on Mon, 12/08/2024 - 18:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Yogita

Last name

Rampal

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

Kellyville and Bella Vista already facing lots of traffic problems, it's becoming so difficult to get to work in the mornings, taking triple the travelling time compared to when we moved in the area 15 years back, place looks like concrete jungle. The beautiful landscape are gone.

Why it is always west or north west responsibility to take up more housing and become crowded? why not change the Zonings of Northern Suburbs and beaches. It should spread out across the whole country, not in one part of Sydney.

Not enough infrastructure, the widening of Windsor road is not going to solve the problem as it is only widening in very very small section, the whole road is still the way it used to be 20yrs ago. The population is growing every day, houses becoming boxes.

We strongly oppose these changes, hope someone will think logically and do something sensible about it. It's all because we need to provide more consumers to Metro that's why we can ruin our cities with filling them with 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: Monday, 12 August 2024 5:59:00 PM

Submitted on Mon, 12/08/2024 - 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

Please provide your view on the project

I object to it

Submission

I strongly object it

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 5:29:28 PM

Submitted on Mon, 12/08/2024 - 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

2155

Please provide your view on the project

I support it

Submission

I fully support this as with the metro opening up to Sydney CBD, and the bus t-way to Parramatta, this will assist affordable housing within acceptable distances from 2 of the key cities in greater Sydney. There are open spaces in these areas which are ready to be developed.

Please ensure appropriate facilities such as recreation areas and local stores are included to support these residential areas and their surrounding communities.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 5:12:14 PM

Submitted on Mon, 12/08/2024 - 17:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenhaven

Please provide your view on the project

I object to it

Submission

Moved to the Hills away from high density housing, I object to the continuous building of housing with no supporting road upgrades and infrastructure. Castle Hill High School is over capacity already and has gone downhill as a result.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 4:56:03 PM

Submitted on Mon, 12/08/2024 - 16:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Leigh

Last name

Bauer

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I oppose additional residential units and homes to be permitted within the Hills, our roads are so congested and frustrating to get in and out during peak hour and throughout the entire weekend. There are roads that have been upgraded are not sufficient to support the current population of the area. Roads in many areas are narrow and parked cars are an issue where you actually can't get out of the street due to too many cars parked on both sides of the road.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 4:41:16 PM

Submitted on Mon, 12/08/2024 - 16:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville Ridge 2155

Please provide your view on the project

I object to it

Submission

I object for the following reasons:

- Public schools in the area are already past capacity with demountable classrooms being placed in playgrounds and staff carparks
- The roads are already choked with traffic and getting to work during peak hour is grid lock
- The public transport system is not sufficient for the current population, if it is rezoned to increase population there would be no way of people being able to commute to the workplace in a reasonable time
- The hospital system in the area is beyond its capacity with staff shortages, huge wait times in emergency and no beds for seriously ill people

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 3:59:02 PM

Submitted on Mon, 12/08/2024 - 15:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2154

Please provide your view on the project

I object to it

Submission

Without relevant infrastructure ie
upgraded roads etc this plan looks like a disaster.

Urban gridlock and no schools is not a solution.

Suggest this plan has been foisted on this area because it's not a labor stronghold.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 3:46:25 PM

Submitted on Mon, 12/08/2024 - 15:45

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to the plsn

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 3:31:57 PM

Submitted on Mon, 12/08/2024 - 15:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Scott

Last name

McGilvery

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

West Pennant Hills, NSW, 2125

Please provide your view on the project

I support it

Submission

To whom it may concern

Since the construction of the metro north west line commenced, I would have expected that development along the line would have well and truly commenced by now with substantial additional housing being made available at the Bella Vista site.

Planning is now getting underway for what is desperately needed in Sydney, and I am glad that due consideration is being made for changing the zoning for land that is near this key transport and education infrastructure, improving the utility of public services for more residents, rather than those who can afford the luxury of a standalone residence in Glenwood.

Building the link between Sharrock Place and the Metro was at a substantial cost to rate

payers, and the benefits of this link should be shared widely with the community through a rezoning of the land on the western side of Windsor Road.

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 3:25:02 PM

Submitted on Mon, 12/08/2024 - 15:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville, 2155

Please provide your view on the project

I object to it

Submission

Dear team,

As residents of Kellyville, we have seen a very rapid increase in the population of the area in particular, and the Hills District in general. This growth has not been accompanied by a proportionate increase in infrastructure and facilities including roads, hospitals, public transport, parks, schools etc. The upcoming projects will only compound this problem. There do not seem to be plans for any infrastructure or facilities that will support this proposed boom in residential space. The roads in the area are already jam-packed at most times including weekends, and the parking near public transport is already overflowing during office rush hour. There are no public hospitals earmarked for the Hills alone. The malls are overflowing too. We have concerns over the pressure that will be applied to an already-stretched infrastructure/facilities system. We are also concerned about the health hazards and sound pollution that will be an inevitable by product of these

construction projects which will take years and years to be completed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 3:23:44 PM

Submitted on Mon, 12/08/2024 - 15:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

rouse hill

Please provide your view on the project

I object to it

Submission

I object this rezoning proposal. This is not a long term solution that takes into consideration the standard of living for existing and new residents in the proposed development area as well as the surrounding areas.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 2:34:16 PM
Attachments: [lettertodeptofplanning_1.doc](#)

Submitted on Mon, 12/08/2024 - 14:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

GLENWOOD 2768

Please provide your view on the project

I object to it

Submission file

[lettertodeptofplanning_1.doc](#) (28 KB)

Submission

abc

I agree to the above statement

Yes

I do not support, I am against the re zoning and development idea in my suburb of Glenwood because I am 67 years old and I like this peaceful atmosphere of Glenwood and surrounds. We have purchased the land here and build our dream house 22 years ago. I cannot imagine to pack and move all of our belongings and start again only making the room for others – what about us?!!!, where do we find the house for us when there are the shortage of houses and we don't want to leave in units!!!

As I can see Dept of Planning and NSW Government doesn't care about elderly people like me and people in general as they have a fantastic idea to demolish over 1000 perfect, less than 25 years old houses. We can hear on the news daily that there is shortage of houses and you want to demolish 1000s of them - it doesn't make sense to me! You are pushing for re zoning to build units, but you haven't got the plans drawn up for infrastructure - improving the roads, build new schools and hospitals. You don't even have a "traffic Impact Study yet. Isn't this where you should start when you planning for the future?

What about 1000's of old empty, dilapidated Housing Commission houses. You can demolish them and build new units on the government land or is it in too hard basket? What about improving the areas with very old houses instead of demolishing perfect suburb?

I am very disappointed with your mentality and poor planning skills and I am sure that with your planning ability you will create another Parramatta Road on Old Windsor Road and then you blame others for your stuff up! (As always)

Welcome to another planning disaster!

Obviously you haven't learned your lesson from the past Labor Government "School Revolution" and "Housing Insulation" tragedy!!!

There will be another disaster on its way if you want go back to the drawing board and use common sense and well educated professionals in the field to re plan the housing future.

Please stay away from Glenwood!!!

████████████████████

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 2:21:33 PM

Submitted on Mon, 12/08/2024 - 14:20

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

STANHOPE GARDENS

Please provide your view on the project

I object to it

Submission

I strongly object to this proposed planning as this will impact me as a resident. As is, the current increase in nearby suburbs are causing massive traffic around schools and going to metro stations. Despite the government encouraging everyone to use public transport, it needs to be acknowledged that not everyone prefers this or finds it convenient. Having such massive developments will not only create major congestion but also impact the look and feel of our beautiful suburbs 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: Monday, 12 August 2024 2:21:10 PM

Submitted on Mon, 12/08/2024 - 14:19

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

STANHOPE GARDENS

Please provide your view on the project

I object to it

Submission

I strongly object to this proposed planning as this will impact me as a resident. As is, the current increase in nearby suburbs are causing massive traffic around schools and going to metro stations. Despite the government encouraging everyone to use public transport, it needs to be acknowledged that not everyone prefers this or finds it convenient. Having such massive developments will not only create major congestion but also impact the look and feel of our beautiful suburbs 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: Monday, 12 August 2024 1:53:00 PM

Submitted on Mon, 12/08/2024 - 13:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I'm a Kellyville resident ~ have been for years. At the moment, it is already congested with the creation of North Kellyville and now growth in Box Hill.

The High Schools are already overcrowded (example Rouse Hill High) with demountables being placed in grassed areas to just manage the numbers over the past few years. Right now, the buses are full and you need to wait for a following one (up to 20mins between them). Some major roads (Green Rd, Hezlett Rd & Norwest Blvd for example) are at grid lock in peak times from 8am - 9.30am and from 4pm - 6pm). Nothing has been done to support the above areas that are newly developed.

The area cannot handle what it is now. Let alone add more people to it when it cannot support them with the schools, roads and transport. Id love to see the Statement of Environmental Effects (SEE) for these suburbs. Too many trees have been removed over

the last few years (North Kellyville eg). Urban Heat is already having major effects in Hills Shire suburbs.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 11:00:02 PM

Submitted on Fri, 09/08/2024 - 22:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hardeep

Last name

Dhanoa

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 there,

I am objecting to this motion as a resident of Glenwood.

Leave Glenwood as a suburb. There is already so much congestion getting in and out during peak times which will make this worse. In addition, there is not enough parking for to take public transport.

Leaving Bella Vista station during peak time to get to Glenwood can take up to 20-25 mins as it is only single lane to get out.

You will ruin the integrity of the suburb. People want proper housing solutions. Low turning suburbs into apartment areas with already high levels of congestion is just a bad

idea.

Of course this decision will probably be made on the back of the all the money to be made without consideration for people as usual.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:57:00 PM

Submitted on Fri, 09/08/2024 - 22:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Beaumont Hills

Please provide your view on the project

I object to it

Submission

There is no infrastructure to support such a large number of people. The density is increasing with no roads, schools, hospitals or community services to service the people who live there let alone the thousands more that you want to bring in. I object to this deteriorating quality of life that is being imposed on us.

I agree to the above statement

Yes

Why is the Hills disproportionately absorbing the MAJORITY of new housing development in Sydney? Why not the Northern beaches or Eastern suburbs? Why are we getting the highest density housing proposal compared to everywhere else on the metro line??

This proposal will only turn the Hills into a high density ghetto with crime already on the rise including knife attacks on the metro happening regularly! We are devastated for being yet again told we'll get more housing here while other suburbs found on the metro line get less or zero new development.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 10:52:25 PM

Submitted on Fri, 09/08/2024 - 22:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood, 2768

Please provide your view on the project

I object to it

Submission

In regards to this proposal on planning on providing these additional homes to this area. The roads are already clogged with traffic, and the upgrade on the road between old windsor road and the the new Windsor road has been a waste of time as the 20,771 new homes that will be built will not be to cope with the traffic

Parking rates if this is to try and limit the amount of cars to one a household do not see how this will work as most households are now 2 car per house

one parking space for so many dwellings will mean more cars parked in side streets taking up space for other residents that live in the area

in regards to the heat output having the open spaces will not decrease this as the closer the dwellings are and more of and the extra hight will only increase this as you need space

between buildings to keep the heat down, at the moment the space between these homes now is all that is keeping the temperature at a reasonable level

the parks and reserves that you are planning to build will not be large enough to cope with families and their children, when looking at 40,000 plus people

the main issue though is in building all these new dwellings to create new homes what about the homes that will have to be built for the families and their children that you are displacing to put in these new dwellings. Some of these families have been here for years and some have even spent a fair amount on updating. Yes some might move into the new dwellings, others won't

with dwellings like these there is also the risk of the area becoming a risk for crime and other unpleasantities

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:37:06 PM

Submitted on Fri, 09/08/2024 - 22:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

THE PONDS

Please provide your view on the project

I object to it

Submission

Lack of roads and infrastructure will be a nightmare

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:36:53 PM

Submitted on Fri, 09/08/2024 - 22:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ankur

Last name

Chopra

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

There is not enough infrastructure at the moment in the area to support the current population and now this is being proposed on top of it.

1. The state of Old Windsor road cannot support it at all.
2. We don't have much parking spots around the metro stations to support this extra population in the area.
3. The number of spots in the school are already at their highest.
4. The Stanhope parkway and other roads in the area have a lot of traffic all the time. This will make it more worse.

This development should not go ahead, it would not be possible to revert things back.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 10:36:28 PM

Submitted on Fri, 09/08/2024 - 22:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Glenwood

Please provide your view on the project

I object to it

Submission

I am writing to express my concerns regarding the proposed development on Meurants Lane, particularly the construction of high-rise buildings in close proximity to my residence, which is situated opposite Valentine Park.

As a long-term resident of the area, I believe that the introduction of high-rise apartments in front of our single-story homes will have a significant and detrimental impact on the character of our neighborhood. The scale of these proposed buildings is incompatible with the existing residential setting, and it is unfair to subject homeowners to such drastic changes in their immediate environment.

Furthermore, I am concerned about the potential increase in traffic that this development will inevitably bring. Meurants Lane and the surrounding roads, particularly Greenhill Drive, are already prone to congestion. The addition of high-density housing will

exacerbate this issue, leading to more frequent traffic jams and longer commute times. I strongly recommend that consideration be given to expanding Greenhill Drive to accommodate the expected rise in traffic.

In reviewing the proposal, I note that several of the buildings planned for the Bella Vista station area exceed 70 meters in height, with other areas being rezoned to accommodate moderately high structures. While I understand the need for development near the station, I believe that a more balanced approach would be beneficial. Limiting the number of very high-rise buildings to those immediately adjacent to the station, while preserving more green spaces for public use, would create a more sustainable and community-friendly environment.

Given these concerns, I do not support the current proposal in its present form. I respectfully request that you consider these points and explore alternative plans that would better serve both the existing community and future residents.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 10:29:50 PM

Submitted on Fri, 09/08/2024 - 22:29

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

2769

Please provide your view on the project

I object to it

Submission

Not in favour of 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: Friday, 9 August 2024 10:21:02 PM

Submitted on Fri, 09/08/2024 - 22:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

Theres no infrastructure to support this change. With the current population, the existing resources (schools, playgrounds, roads etc) are not enough.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 10:00:27 PM

Submitted on Fri, 09/08/2024 - 22:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

While housing is certainly needed, the proposed re-zoning does not make sense. How will the suburbs support the added population growth? Schools are currently crowded. There aren't enough high schools. Roads will not be able to cope. Will developments be completed or will there be ghost towers of abandoned construction due to financial problems or defects? Old Windsor Road is a nightmare to drive down with all the traffic. Adding new developments along the metro line all exacerbate the 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: Friday, 9 August 2024 9:45:10 PM

Submitted on Fri, 09/08/2024 - 21:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jaimit

Last name

Shah

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

Oppose

I agree to the above statement

Yes

12th August, 2024

To: NSW Department of Planning and Environment
GPO Box 39 Sydney NSW 2001

Dear Sir/Madam

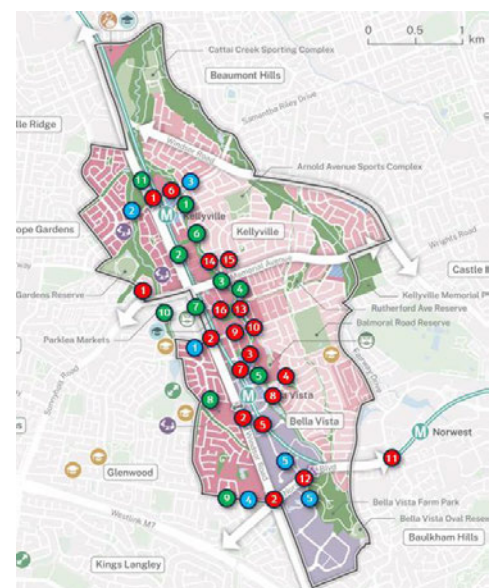
I would like to submit a favorable response to the proposed TOD of the Kellyville and Bella Vista Metro station precincts inclusive of the Stanhope Gardens and Glenwood areas. Whilst these changes will ultimately mean disruption and potential change in lifestyle for many residents within the area, I believe it is still a better option than constantly expanding further out for the continued dream of free-standing homes on 400sqm lots. Spreading residential developments further afield will create a greater impact on the environment and a much bigger challenge to build infrastructure to a standard that residents desire and require for daily activities and commuting.

It's time we adapted our lifestyle similarly to other larger developed cities and manage population growth around world class transportation hubs such as those that have been put along the Northwest Metro Line. It makes sense to have micro cities with thriving localised economies supporting the greater diversity of cultures and demographic mix of residents.

I think there is still room for young families to enjoy the lifestyle and familiarity of your typical 3-4 bedroom dwelling slightly back from the busier area of the precinct, but not too far for accessibility to the bulk of the local facilities including schools, childcare, medical centres, grocery outlets, sporting facilities and dining venues. It makes sense to have singles, couples and others who are open to trading the dual-car scenario for the convenience of first-class public transport take advantage of the higher density living with the lifestyle that comes with it.

Roads & Traffic

There is no doubt, however, that the significant increase in the local population will ultimately bring an extra level of vehicular traffic to an already congested area and I don't think the government and planning have fully realized the challenges ahead. We have lived in Stanhope Gardens for a little over 20 years and have seen the roadway grind to a crawl on a daily basis – not only from local traffic, but from the influx of people driving in from suburbs further along the north west stretch. The secondary arterials such as Perfection Avenue etc, are also choking with traffic due to the limited access from the communities onto Old Windsor Road, Sunnyholt Road and others along the network of stop-start traffic light intersections.



Whilst better east-west access within the surrounding suburbs will assist local street flow, Old Windsor road will only flow properly if the major intersections are replaced with underpasses and on/off ramps.

I do believe government will get this right during the course of the longer-term development.

Environment and Open Spaces

It's essential that future planning maintains as much of the current open space and natural habitats as possible. Not just for the enjoyment of community residents, but also for the micro ecosystems that have adapted close to human development. We need to maintain the balance of trees and open grass areas with larger surfaces of brick and mortar to ensure localized temperatures are not exacerbated through heat transmission from these future buildings.

The surrounding areas of Rouse Hill, Standhope Gardens, Beaumont Hills, Castle Hill, Bella Vista, Norwest, Glenwood etc are a great blend of urban development and environmental habitat retention – I would hate to see that shift significantly from the balance we have today.



Without fully understanding what the development will look like for the planned high density rezoning area, I would hope also the bulk of the existing fauna remains intact as opposed to “wiping everything to bare ground” just to start again. It's taken many years during the development of the existing suburbs to see mature growth in our fauna – do not wipe it all out in redevelopment.

Act Swiftly

Major changes in the design of a community will always bring resistance when people fear change, but more importantly it's the uncertainty that surrounds the timing and duration of change. Is this a 10-15 year plan, or will it be swift?

It's fair to say that the Hills District has had its share of a booming property market, but proposed major developments like this have a great knack of stalling that momentum, and in fact, usually sets a reverse trend in value and selling opportunity until the dust settles and future residents/investors can envisage the quality of lifestyle it can bring to those who reside in such a thriving area.

My wife and I are directly in the firing line as we live within the proposed rezoned area of Stanhope Gardens, and whilst we want to stay within the area, we are equally comfortable to relinquish our property and downsize or continue our relaxed lifestyle within our current house knowing we have an appealing home in a sought-after location close to world-class transport facilities.

If the planned rezoning goes ahead – which I expect it will, then it's important for government to financially incentivize developers who in turn, have to motivate residents with a financial return that offers the path of least resistance.

I hope this brief submission provides some balanced feedback on the proposed redevelopment and government is successful in its objectives of gaining community support in general. I can only reiterate that we need to pull back on urban sprawl in favor of a more sustainable structure of community living.

Regards

[Redacted signature]

[Redacted line]

[Redacted line]

[Redacted line]

[Redacted line]

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:44:20 PM

Submitted on Fri, 09/08/2024 - 21:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I strongly object to this senseless development due to the following reasons:

1. This 40,000 (20,000 already approved+20,000 proposed) odd proposed new dwellings will bring an extra 160,000 people or more into the locality. At present during peak hours the metro is chockablock and the Fairway drive is unusable due to the traffic congestion at the entry to Windsor road. It appears the govt over exploiting the metro-line due to lack of innovative ideas and political will.
2. Water supply in the area is struggling and it is quite noticeable how the water pressure has largely reduced in the recent years. If a drought happens with all these extra people crammed into this small area, I cannot imagine what would be the situation
3. We built our dream home in this area quite recently with our hard earned money having worked for more than 20 years because we love the open spaces, wide roads and the serene and quiet neighborhoods of the area. All that will be destroyed by this proposed rezoning that will bring block and blocks of high-rise apartments.

4. Australian dream is to have a house with a backyard. This being such a large country, with proper planning this dream of owning a house with a backyard can remain alive. If you ask every Olympian who won a medal in Paris, they will say how they they started their journey in their backyards.

5. Even as of now, there is a shortage of both primary and secondary schools in the area. Existing schools are overflowing with students who are being accommodated in temporary demountable buildings which have now become permanent. There are staff shortage everywhere.

6. Existing healthcare in the area is struggling bigtime. I had the unfortunate experience of staying in the waiting area for one whole night in the emergency department of the Westmead Hospital with an extremely painful urine infection. How is our hospital system going to cope with this extra population in the area?

6. Road maintenance in the area has hit rock bottom. The Fairway drive and the by roads are full of potholes and when it rains the water does not drain properly with so many puddles on the road.

7. The infrastructure in the area is not going cope with this extra development and it will completely destroy this beautiful and serene area forever converting this into an urban concrete jungle.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:39:47 PM

Submitted on Fri, 09/08/2024 - 21:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

The plan should go ahead if the following upgrades are carried out.

1. Build at least two primary and two high schools.
2. Build the Rouse Hill public hospital as promised.
3. Widen Old Windsor Road to three lanes on both sides between Norwest Blvd and Windsor Road.
4. Add a left lane on Windsor road southbound to Showground road.
5. Upgrade the following intersections
 - A. Norwest Blvd and Windsor Road
 - B. Windsor Road and Showground Road
 - C. Windsor road and Green road.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:32:56 PM

Submitted on Fri, 09/08/2024 - 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

Kellyville

Please provide your view on the project

I object to it

Submission

The traffic situation in Kellyville can just be concluded by the duration the bus 615x needs to cross and get out of Kellyville. Mornings it takes upto 45 mins to enter Castle Hill from its first stop in North Kellyville. The reason is all the roads are blocked. Just widening the memorial avenue would not help the residents of Kellyville and surrounding suburbs. No way the plan would help to improve the quality of life for the residents and make every resident's life miserable with overcrowding. I strongly object and refuse to accept this plan.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:27:47 PM

Submitted on Fri, 09/08/2024 - 21:27

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2769

Please provide your view on the project

I object to it

Submission

I strongly believe that this rezoning will put a lot of pressure on local living standards and amenity which is not enough as it is, like schools, parks and the most important things, road infrastructure is not enough to cater for current population, schools are already over capacity, for example ponds school is biggest on state in number of students, school doesn't have play ground, so many basic needs will local public requirements

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:26:43 PM

Submitted on Fri, 09/08/2024 - 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 2768

Please provide your view on the project

I am just providing comments

Submission

This rezoning should only go ahead if there is far more infrastructure provided and more detailed plans provided. The Stanhope Gardens, Glenwood, Bella Vista and Kellyville area desperately needs wider roads, better traffic flow and more buses to the metro station. More community resources are also needed such as sports playing fields. It is an overly populated area already and will not cope with such a surge in residents.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:24:46 PM

Submitted on Fri, 09/08/2024 - 21:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville ridge

Please provide your view on the project

I object to it

Submission

Area is over populated. Main roads are clogged during peak hours. Schools are over populated well over capacity.

Western Sydney should not be the solution for 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: Friday, 9 August 2024 9:20:28 PM

Submitted on Fri, 09/08/2024 - 21:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I have lived in this area since 2012 and was very happy with facilities then. Now the situation has changed for the worse, almost all main and local roads are so overcrowded. The double lane both ways on memorial avenue is barely enough for current traffic, how will it sustain 20,700 x 2 cars. (Every household has at least 2 cars). There are not enough primary or high schools in the area for current population, how will they fulfill 20700 more families.

What are the council's plans for the infrastructure.

We, as current residents want and have the right to see the plan for infrastructure, schools, road widening, hospitals, local shops, floods plans (since more houses, concrete slabs means drainage problems hence more flooding, etc, before any additional new homes come on board.

There should be fly overs over all major roads to accommodate all the extra traffic.

We really hope the council is not a money making machine. It certainly looks like that.

Other councils around Sydney are much more concerned about the current local residences rather than all unknown new comers. They are not approving extra homes.
We beg this council to rethink keeping the requirements of the current population.
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: Friday, 9 August 2024 9:19:02 PM
Attachments: [objectiontod-stanhopegardens-gd.pdf](#)

Submitted on Fri, 09/08/2024 - 21:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission file

[objectiontod-stanhopegardens-gd.pdf](#) (36.27 KB)

Submission

See attachment.

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
NSW 2768
[REDACTED]
[REDACTED]

NSW State Government

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

6/8/2024

URL: <https://www.planningportal.nsw.gov.au/draftplans/exhibition/kellyville-and-bella-vista-state-led-rezoning-proposal>

Dear Sir/Madam,

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

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

1. Infrastructure Deficiencies:

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

2. Traffic Congestion:

Traffic congestion in these areas is already problematic, particularly during peak hours. The addition of high-density apartments will lead to a substantial increase in the number of vehicles, worsening the existing gridlock. Without a comprehensive plan for

expanding road networks and improving public transport services, the proposed rezoning will only aggravate traffic issues. You need to experience the traffic for yourself!

3. Educational Facilities:

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

4. Community Reserves and Green Spaces:

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

5. Poor Communication and Lack of Commonsense:

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

6. Compensation for Displaced Residents:

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

7. Unequal Development and Disturbance to Peaceful Communities:

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

8. Justification for Development:

Beyond the promise of improved affordable housing, the justification for this large-scale development remains unclear. It is important to critically assess whether the benefits

outweigh the significant costs, particularly when the negative impacts on current residents and community integrity are so profound.

9. Poor use of references:

The assessment heavily relies on the 2021 census data, which was collected shortly after the COVID-19 pandemic. It even states that during this time, over 55% of people were either not traveling for work or working from home.

The department couldn't even bother to do their own updated assessment specific to this proposed rezoning. They've simply allowed their consultant to rely upon the 2022 Landcom Bella Vista and Kellyville Station Precincts study completed for the SSD Application that doesn't fully assess roads into Stanhope Gardens that will be impacted with this development, only the Newbury intersection.

10. Bus Travel Time Reliability:

(Section 2.5) Feedback from TfNSW indicates poor bus travel time reliability currently, with delay times per kilometer exceeding 80% in parts of Perfection Avenue and Newbury Avenue. This is attributed to existing road congestion, demonstrating that the current infrastructure is inadequate to support further development and as we all know is an EXISTING ISSUE that will be made worse going forward.

11. Traffic and Intersection Performance Studies:

The assessment uses traffic and intersection performance studies from 2022. These studies confirm that key intersections on Old Windsor Road are operating at capacity during peak hours. Extrapolating that to today, it is surely worse. Notably, there is no specific modeling for Stanhope Gardens in-roads such as Perfection Avenue that most residents use today. Not considering any major roads within Stanhope Gardens fundamentally undermines the comprehensiveness of the transport assessment and the impact of the proposed development.

12. Dependence on Cars Post-2041:

The assessment suggests that even after high-density development post-2041, the majority will remain dependent on cars, with an estimated 56% of households continuing to use them. This does not support the need for more units right next to stations – essentially they could be anywhere!

13. Increased Road Usage:

The assessment fails to consider increased road usage from developments outside the Transit-Oriented Development (TOD) specific areas, such as those further down Old Windsor Road. This is just going to exacerbate already existing issues.

14. Intersection Performance:

The table on intersection performance implies that improving performance at already burdened intersections is unlikely, leading to a lowered performance target for these areas. Which in my opinion is quite poor form. However it just reiterates that there are limited options for an already over burdened area!

This is just on the topic of transport specifically but there are many other issues that will impact our community:

- Emotional and financial impacts on directly impacted families that will need to move from their homes. This will take YEARS to deliver and in the meantime we wait in limbo in the middle of construction.
- Can I remind everyone that there is NO GUARANTEE one will be fairly compensated especially if there are negative impacts on home values.
- Potentially higher council rates.
- It will mean you will most likely only be able to sell to a developer if you need to sell. Limiting your options drastically. If a developer does not want to buy your home then you're waiting until someone that does want to buy in an area surrounded by apartments / heavy development for years to come.
- you will be living amongst heavy construction for the foreseeable future. Heavy trucks coming in and out of our already limited road ways.
- Construction = dirt, dust, increase in crime

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

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

Yours sincerely,



From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:15:50 PM

Submitted on Fri, 09/08/2024 - 21:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Box hill

Please provide your view on the project

I object to it

Submission

Area is busy at the moment we need more open space

I agree to the above statement

Yes

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

Submitted on Fri, 09/08/2024 - 21:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kinjal

Last name

Patel

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

I am afraid the crime and other safety issues will be more frequent. Also when we bought our house we choose to live in peaceful community. Thanks

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:10:30 PM

Submitted on Fri, 09/08/2024 - 21:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Shanta

Last name

Karavadra

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I strongly object this proposal

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 9:10:13 PM

Submitted on Fri, 09/08/2024 - 21:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I strongly oppose the rezoning. This will create lot of nuisance and traffic chaos within our local area. There are already lot of traffic congestion. Also crime will be doubled

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:06:53 PM

Submitted on Fri, 09/08/2024 - 21:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This area is already over crowded. There is so much competition for parking spaces at Kellyville Metro, People are struggling to find parking unless they arrive really early.

The traffic is another issue. With increased houses and population, it is just going to add to the issue.

This proposal is a nuisance to the residents. Hills district will lose its real-estate value.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 9:03:58 PM

Submitted on Fri, 09/08/2024 - 21:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

The Ponds

Please provide your view on the project

I object to it

Submission

I recommended they deserve in near city North Sydney , so can easy transport and job opportunities

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 8:54:30 PM

Submitted on Fri, 09/08/2024 - 20:54

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

2153

Please provide your view on the project

I object to it

Submission

This is absolutely crazy idea. Old Windsor/Windsor road is at the capacity right now, any more residents in the area will bring chaos on road and local services. I fully object this proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 8:25:42 PM

Submitted on Fri, 09/08/2024 - 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

KELLYVILLE

Please provide your view on the project

I am just providing comments

Submission

I appreciate the rezoning plan for for kellyville and Bella Vista precincts. and I'm looking forward to these developments.

Although I would like to highlight that the infrastructure currently is not adequate enough to handle the additional increase in population that has been proposed.

I think a guarantee to the proposed plans of having the new schools, hospital, roads appropriately widened before housing is being built is necessary to proceed with this plan. Or a reduction in the proposed increase in population would be necessary. The proposed increase in population density appears to be more than what the infrastructure can handle. some of the projects in the past have taken much longer than anticipated to complete, like the memorial avenue road widening. If the other projects that are proposed take similar amount of time, but the houses are built earlier and population increases before schools and hospitals are built, it will lead to additional congestion in the area.

Hence, I support the plan, provided there is a guarantee that other infrastructure is built

before houses are built.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 8:24:50 PM

Submitted on Fri, 09/08/2024 - 20:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Parth

Last name

Pathak

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

Too many homes is needed however road and school facilities plus there is not hospital in Hills. Rousehill hospital also struggling since 4 years our medical system is in stress .

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 8:08:18 PM

Submitted on Fri, 09/08/2024 - 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

2155

Please provide your view on the project

I object to it

Submission

The roads are so congested already there is no way the roads can cope with more people. I object to this absurdity. We don't high density living here in the hills. High density living is for the city or areas close to the city, not out in the hills shire. Stop this madness now.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 8:08:17 PM

Submitted on Fri, 09/08/2024 - 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

2153

Please provide your view on the project

I object to it

Submission

there is not enough school, and not enough road for this amount of population.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:43:09 PM

Submitted on Fri, 09/08/2024 - 19:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I object to it

Submission

I am strongly opposed to the proposals made for Bella vista/Glenwood/kellyville.

The entire proposal hinges on the assumption that the majority of people work in the city or Chatswood hence will utilise the metro to get to work. That's entirely false. A large proportion of us do not work at a location where the metro is useful. None of my neighbours work in the city, I myself have never been on the metro.

You are forcing another 8000 people into an area with only two main roads which will cause substantial gridlock on roads that are already at capacity. The development of Rouse Hill had a significant impact on traffic, this will make it unmanageable and affect everyone living all the way out to Windsor using old Windsor/Windsor road. Some times of the day it already takes an hour to get from Norwest to Windsor.

On a personal note we moved out here over 10 years ago because it is a nice leafy area with lots of green space. We accepted longer commuted because it was a nice place to live. Turning it into an overpopulated concrete city will force a lot of us to leave.

I know people need to be housed but how about planning a city where there are better transport options and infrastructure.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:42:16 PM

Submitted on Fri, 09/08/2024 - 19:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██

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

Yes

Info

Email

██

Suburb/Town & Postcode

2768

Please provide your view on the project

I support it

Submission

I live in Stanhope Gardens and support the rezoning.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:30:42 PM

Submitted on Fri, 09/08/2024 - 19:30

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rohit

Last name

D

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

This development is going to be a traffic disaster.

Just look at the just concluded widening of the Sunnyholt road/Windsor road. What has it achieved?

The traffic conditions are just as bad. Addict ally, just look at the traffic situation right from Terry Road to Samantha Riley drive - it is a nightmare every day. Just selectively windening the roads and adding more traffic lights - who is planning this without realising that it just pushes the logjam to the previous or the next light.

The metro car parks are full as early as 7am. Is service to metro is patchy at best given the long intervals between arrivals. What is the plan to make metro accessible ?

Please, give some consideration to those who have to negotiate this traffic everyday.

I agree to the above statement
Yes

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

Submitted on Fri, 09/08/2024 - 19:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

I firmly believe that this would place an extraordinary burden on our current infrastructure, education resources, public transport, and our road networks which are already strained.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:16:55 PM

Submitted on Fri, 09/08/2024 - 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 2768

Please provide your view on the project

I object to it

Submission

I object to this

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:10:24 PM

Submitted on Fri, 09/08/2024 - 19:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope Gardens 2768

Please provide your view on the project

I object to it

Submission

I live in a community title in Stanhope Gardens, the community has existed for over 20 years and many owners do now wish to be removed. There is plenty of vacant land for development on the station side of Old Windsor Road stretching all the way from Kellyville to Bella Vista stations - why do you want to change an existing community of over 240 homes. There are so many apartments being built all over the area- especially some mega apartment blocks next to the nearby Tallawong station, there is no shortage of places to live.

I have no issue with building skyscrapers on existing vacant land, and I think that is all the infrastructure can support - already traffic is chaos in peak hour, but please leave the existing houses out of this. There was a meeting of owners in the estate, of which approx a quarter showed up and there was a survey to assess the interest, however it was mentioned that the survey was not anonymous and so anyone opposing most likely did not give their details including myself- which will lead to an incorrect assessment of owners interest.

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: Friday, 9 August 2024 7:06:39 PM

Submitted on Fri, 09/08/2024 - 19:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

No

Info

Email

██

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I have reviewed the proposal regarding the Kellyville and Bellavista rezoning.

I have serious concerns about the lack of infrastructure indicated in the plan. Unfortunately previous similar proposals and their subsequent vandalism of local environments for highly debatable benefits gives me no confidence in this proposal as presented. I am a local voter who will be affected daily by any development and will be monitoring the progress of this plan very closely

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 7:05:09 PM

Submitted on Fri, 09/08/2024 - 19:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

It will impact many residents living in the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 7:00:28 PM

Submitted on Fri, 09/08/2024 - 19:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Candice

Last name

Anderson

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

The Hills/Riverstone/Schofields/Tallawong area is already congested. road infrastructure does not support the current volume of people. Imagine adding more to this. Will be a nightmare. Gov needs to find other areas to spread out 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: Friday, 9 August 2024 6:59:19 PM

Submitted on Fri, 09/08/2024 - 18:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rishi

Last name

Suri

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

I object to this initiative

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE 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 6:55:27 PM

Submitted on Fri, 09/08/2024 - 18:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2768

Please provide your view on the project

I object to it

Submission

As a resident and home owner in Glenwood, I'm very concerned by the proposed rezoning. My concerns centre around the lack of planning and infrastructure that would directly impact residents.

Firstly, the local public high school is already at capacity and there is no mention in the plans of extending or building new high schools within the area.

Secondly the traffic in this area is already at gridlock when trying to exit and enter the suburb during peak times. With only 2 exit points onto Old Windsor Rd, I worry that adding potentially thousands more vehicles from both the proposed area and the Parklea Markets upgrade, will inevitably leave residents in turmoil and not able to safely get in and out of our suburb.

Thirdly, potentially losing the state of the art facilities and soccer fields located at Valentine Sports Park is very concerning for our young people.

Finally, I fear that the value of my property may not stay competitive as the suburb battles

overcrowding and a decrease in our current standard of living and pride within the community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 6:45:16 PM

Submitted on Fri, 09/08/2024 - 18:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Gklenwood 2768

Please provide your view on the project

I object to it

Submission

9 th August, 2024

Department of Planning, Housing and Infrastructure

Subject: Objection to Kellyville and Bella Vista draft rezoning proposal

To whom it may concern,

I have been living in Glenwood for 24 years now and are greatly troubled and concerned about the current Kellyville and Bella Vista rezoning proposal.

I would like to respectfully submit my objection with the following reasons:

1) Inadequate consultation, communication and information – no clarity on the impact to residents who are in different stages of life; negligible time given to community for in-depth discussions; timeline of proposed changes lacking.

2) Inadequate infrastructure – an already increasingly big issue is the bottleneck traffic that occur on a daily basis in and around the area. This has been a steadily increasing issue throughout the years and buses are notoriously unreliable and becoming even more so. The proposal does not seem to be adequately addressing this, and this is even before a population boost comes to the area.

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 6:31:32 PM

Submitted on Fri, 09/08/2024 - 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

2756

Please provide your view on the project

I object to it

Submission

The traffic around the Bella vista and Kellyville is so bad it's a carpark and the, metro trains are full capacity Government wants to make it worse. Think about it

Listen to us not counting the extra money in your pockets.

Everyone is stuck in traffic every day and you want to make it worse with more people and housing .

We all have life's outside work not being stuck in traffic day in and day out

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 6:31:08 PM

Submitted on Fri, 09/08/2024 - 18:30

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 2155

Please provide your view on the project

I object to it

Submission

Dear Sir, I object to this proposal. I live on [REDACTED] in Kellyville and this development will have a detrimental effect on the value of my property as well as the quality of life if it goes ahead . The only way I would agree with it is if my street was also rezoned to be high density. I would then sell and move on. At the moment I am already struggling with the traffic and noise but it's just bearable. In summary- rezone my street to high density and you can develop that into high-rises and I will leave. If not I am not in favour of this massive development

Regards

[REDACTED]

[REDACTED]

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Friday, 9 August 2024 6:25:54 PM

Submitted on Fri, 09/08/2024 - 18:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanhope gardens

Please provide your view on the project

I object to it

Submission

I do not support the development proposal for Kellyville station and surrounding neighbourhood because:

1. There is not enough infrastructure to support the additional traffic. The roads are too narrow and there is only one entry and exit point to service all the proposed units. Traffic during peak hour is bad enough without the introduction of all the units.
2. The height of the proposed developments invades the privacy of surrounding homes.
3. The development will decrease the value of properties in the Newbury estate.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 12:16:22 PM
Attachments: [kellyville-bella-vista-transport-oriented-devleopment-rezoning-submission-by-egis-consulting.pdf](#)

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Peter

Last name

Lee

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2153

Please provide your view on the project

I am just providing comments

Submission file

[kellyville-bella-vista-transport-oriented-devleopment-rezoning-submission-by-egis-consulting.pdf](#) (404.21 KB)

Submission

Attached is a submission on the Kellyville & Bella Vista TOD Rezoning by Egis Consulting Pty Ltd.

I agree to the above statement

Yes

12 August 2024

Department of Planning, Housing, and Infrastructure

KELLYVILLE & BELLA VISTA – TRANSPORT ORIENTED DEVELOPMENT REZONING

Introduction

Egis is pleased to provide this submission on the Bella Vista and Kellyville Transport Oriented Development (TOD) Rezoning. This rezoning presents a significant opportunity to create TOD precincts for the Northwest Sydney Metro however, further consideration must be given to several components of this proposal that do not meet the objectives of the TOD policy.

It is of the opinion that this rezoning proposal does not achieve the following objectives sought after through the TOD policy, including:

- *Transitioning heights down to areas with stand-alone houses.*
- *Planning for a mix of building heights to provide variety and interest and increase housing choice.*

This submission addresses the accessibility, feasibility, and suitability of specific areas identified for rezoning, highlighting the need for further investigation into the precinct to successfully implement Transport Oriented Development around the Bella Vista and Kellyville metro stations.

Egis is generally supportive of the proposed rezoning on the eastern side of Old Windsor Road adjacent to the Metro corridor, however on the western side of Old Windsor Road, there are some key concerns that require further attention. Specifically, in the Glenwood (BV18a, BV18b, and BV17) and Stanhope Gardens (K5, K6, and K8) sub-precincts. It is noted that these areas are identified with investigation as an option and are not primary investigation areas for this rezoning (Urban Design Report, page 49-50).

The following sections of this submission will identify recommendations to be put forward to the Department (DPHI) for consideration, along with further commentary regarding the key concerns of the proposed rezoning for the Bella Vista and Kellyville TOD precincts.

1 Accessibility on the western side of Old Windsor Road is not conducive to R4 High Density Residential Development

- 1.1 It is noted that the Urban Design Report identifies the challenges to accessibility and connectivity across the precinct as a result of the existing built and natural infrastructure, particularly to the metro stations (Urban Design Report, page 32). This submission places emphasis on these challenges and highlights the need for further investigation to ensure appropriate infrastructure and road upgrades that are required to occur to support future development.

- 1.2 The constraints map below (Figure 1) has been extracted from the Urban Design Report (page 32) to demonstrate the accessibility constraints with only two existing pedestrian bridges (circled in red) and four signalised intersection crossings (circled in blue) to enable residents to safely cross Old Windsor Road (being a major road corridor). To ensure residents can safely travel across Old Windsor Road, the inclusion of additional pedestrian connections and road improvements should be required for the progression of this TOD rezoning.
- 1.3 Without additional connections, the Glenwood and Stanhope Gardens sub-precincts will be isolated with limited connectivity to the metro and road corridors.

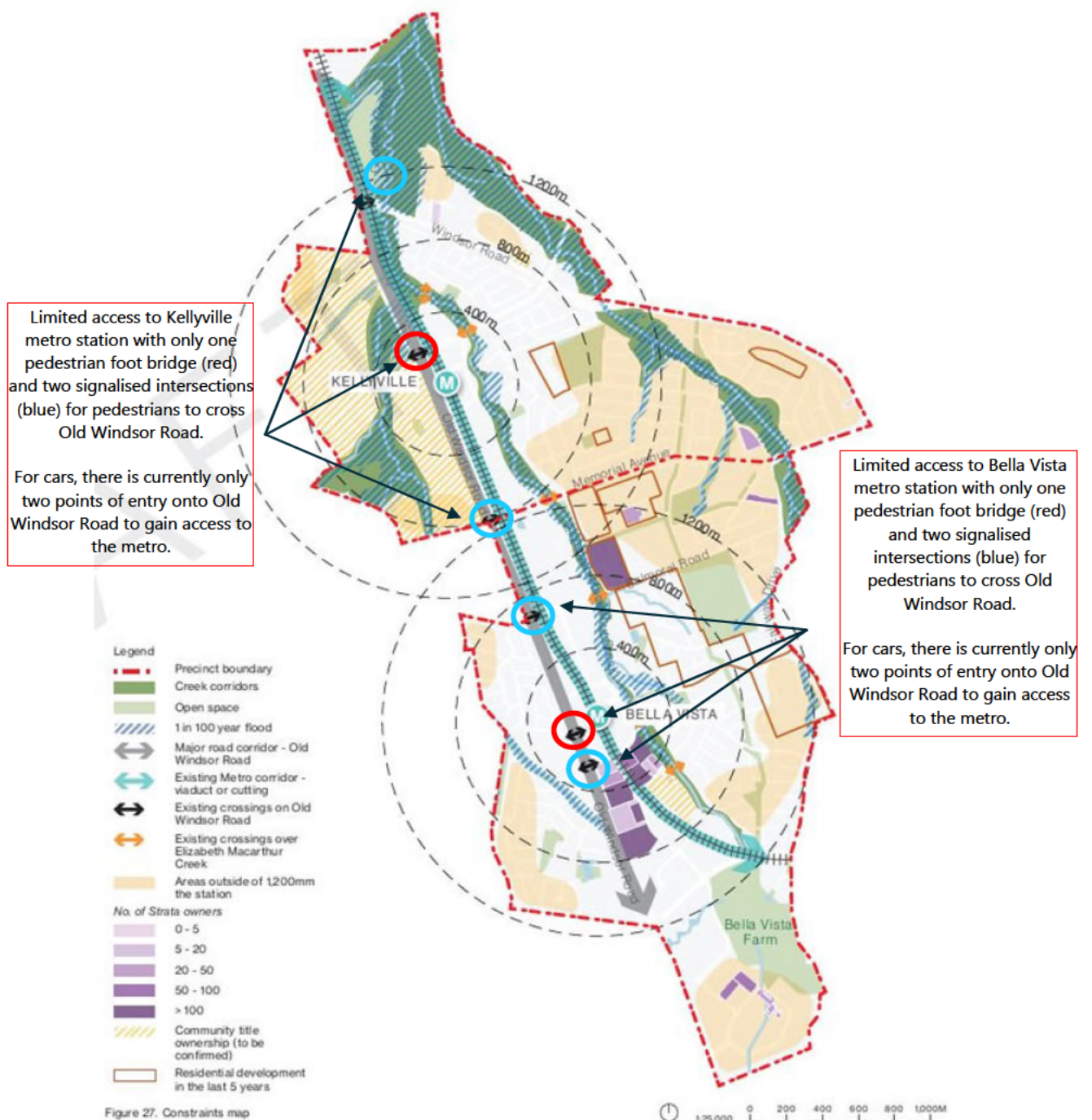


Figure 1: Constraints Map (Urban Design Report 2024)

2 Required infrastructure and road upgrades are not proposed with the TOD release

- 2.1 The scale of the proposed housing to be delivered as a result of the rezoning will generate significant volumes of traffic to a road network that is already operating beyond capacity to support the existing homes across the precinct. Specifically, Miami Street, Balmoral Road, Newbury Avenue, Stanhope Parkway, Sunnyholt Road, and Old Windsor Road. Reference is made to the 2041 Projection Case in the Traffic Report provided by Jacobs (page 41), highlighting the inability of current roads to support future development without upgrades. The traffic implications of the proposed development will be insurmountable unless there are significant upgrades to existing road networks.
- 2.2 The existing schools across the precinct are already at capacity. Significant upgrades to the existing education infrastructure throughout the precinct will be required to support the increased population. The provision of new schools across the precinct will enable the creation of new jobs, supporting current and future residents. Along with this, an increase in the provision of social infrastructure across the precinct is required to support future residents and visitors, as highlighted in the Urban Design Report (Urban Design Report, page 30).
- 2.3 Existing roads in Glenwood and Stanhope Gardens have been developed for low density single dwelling housing, as in most local roads in these suburbs are only 16m in width. The existing road pattern and widths do not allow for a significant increase in population and consequently, an increase in traffic. For high density residential development areas, Blacktown City Council requires roads to be 18-20m in width to cater for off-street car parking and allow ease of traffic movements. The existing 16m width roads are not an appropriate width to allow for vehicles to safely pass and importantly emergency service vehicles cannot easily manoeuvre through the local roads.
- 2.4 The TOD rezoning should not proceed until the Council has agreed to a local road strategy for road widening to provide 18-20m wide roads to support the proposed R4 High Density Residential areas.
- 2.5 Focusing initial development efforts on the large parcels of undeveloped/vacant land immediately surrounding the stations will enhance amenity and accessibility, particularly surrounding Bella Vista Metro Station.

3 Feasibility of high density development is paramount to the success of the TOD policy and development industry

- 3.1 In June 2024, the Urban Development Institute of Australia (UDIA) in collaboration with Astrolabe Group published research on the feasibility of Transport Oriented Development across New South Wales, *'Making TODs Work'*. Underlying land values and contributions associated with new development were highlighted as being significant factors when assessing the feasibility of future development, particularly in these TOD areas.
- 3.2 This research puts forward a 'Rapid Assessment Model' to test the deliverability of the TOD policy across NSW (see Figure 2 below). This model determines development feasibility by assessing the two factors that reflect sector and market conditions, being – cost to develop and willingness to pay. The Rapid Assessment Model should be applied to the Bella Vista and Kellyville Precinct in a similar way to determine development feasibility across the precinct prior to any finalisation of the rezoning.

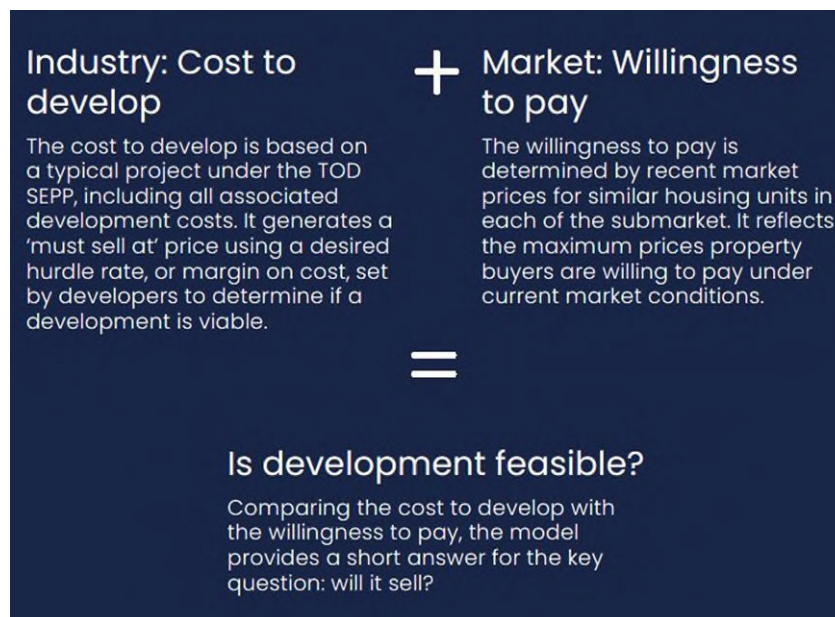


Figure 2: Making TODs Work (UDIA 2024)

- 3.3 Following this, four interventions and seven recommendations have been put forward by the UDIA to improve the feasibility of future development in TOD areas. Reducing the cost of construction has been identified as the most significant contributing factor to improve the feasibility of development. One way this can be achieved is through imposing a cap on the development contributions payable to local and state government, along with an overall reduction in the cost of development.
- 3.4 The housing stock in Glenwood and Stanhope Gardens is not of an age where redevelopment at such scale is suitable to consider, making the development not financially viable in terms of property assembly costs.
- 3.5 The existing lot sizes and road widths across the Glenwood and Stanhope Gardens sub-precincts do not allow for feasible development sites to support the proposed rezoning from R2 Low Density Residential to R4 High Density Residential. Several lots would need to be purchased to secure a development site of sufficient land size across these sub-precincts. It is noted that a minimum of 4-5 lots would be required to be amalgamated to create an appropriately sized development site. With consideration of the underlying land values, the cost of acquiring a development site would not enable feasible development.

4 Suitability of the Glenwood and Stanhope Gardens sub-precincts which should be considered as R3 Medium Density Residential as against R4 High Density Residential

- 4.1 This submission recommends R3 Medium Density Residential as a more suitable density increase rather than the proposed R4 High Density Residential for the existing R2 Low Density Residential zones on the western side of Old Windsor Road, primarily as a result of the traffic and road upgrades required.

- 4.2 The Urban Design Report identifies specific areas in the Glenwood (BV18a, BV18b, and BV17) and Stanhope Gardens (K5, K6, and K8) sub-precincts (Urban Design Report, page 49-50) for investigation to assess future development potential as part of the proposed rezoning. It is noted that these areas are identified with further investigation as an option and are not primary investigation areas for this rezoning. This submission highlights the inclusion of these areas in the rezoning and draws emphasis to the suitability for R3 Medium Density Residential as opposed to R4 High Density Residential (as proposed).
- 4.3 It is recommended that a minimum lot size is introduced as part of the TOD policy rezoning to ensure appropriate lot sizes that achieve adequate landscaping and open space for good quality residential development. This planning submission suggests that the minimum lot sizes proposed are suitable to create consistency across development sites: 2,000m² for medium density development sites and 4,000m² for high density development sites.

5 Large master planned development sites as opposed to blanket R4 High Density Residential rezoning

- 5.1 It is noted that the rezoning has considered opportunities for master planned sites on the eastern side of Old Windsor Road, however only one opportunity for a master planned site was considered on the western side of Old Windsor Road.
- 5.2 The Parklea Markets site presents an opportunity to incorporate a master planned development into the Bella Vista and Kellyville Transport Oriented Development and should have been investigated further for inclusion in the rezoning. This site presents a unique opportunity to create a site with multiple offerings for the community, including residential, commercial, recreation, and open space.
- 5.3 It is noted that while the site is beyond the 1,200m walking radius from the Kellyville and Bella Vista Metro Stations, its close proximity to planned development in Glenwood and Stanhope Gardens supports the potential redevelopment of the site.
- 5.4 The Explanation of Intended Effect (EIE) notes that future investigation of the site would need to “consider the potential impacts from flooding, traffic, any additional infrastructure implications and opportunities to deliver new public open space, such as playing fields, to support the continued transformation of the area” (page 18). A master planned site could enable the provision of a combination of residential, retail, commercial, and recreational open space opportunities to support future residents and visitors to the precinct.

6 TOD assessment criteria

- 6.1 *‘Transit Oriented Development (TOD). A Literature Review’* ([\(PDF\) TRANSIT ORIENTED DEVELOPMENT \(TOD\). A Literature Review \(researchgate.net\)](#)) puts forward criteria to assess the success of a TOD. This criterion should be applied to the investigation into TOD precincts as part of the rezoning process to ensure factors determining the success of Transport Oriented Developments are considered and appropriately addressed. These factors include but are not limited to those in the table below.

Number of TODs (and station areas)	Transit quality
Transit technology	Street pattern
Station-area parking	Employment and housing density
Commercial mix	Retail siting area
Regional market structure	Consumer activity patterns
Travel behaviour	Zoning flexibility
Resident reactions	Housing type preference, lifestyle, and life stage
Self-selection in residential choice	Government policies

6.2 In addition to the UDIA's research, this submission has provided an explanation of the following recommendations to support a better outcome for the implementation of Transport Oriented Development in the Bella Vista and Kellyville precinct rezoning.

7 Recommendations

This planning submission puts forward the following recommendations for the Bella Vista and Kellyville Transport Oriented Development.

1. Require the inclusion of infrastructure upgrades (e.g. schools) to support the Bella Vista and Kellyville precinct with improved pedestrian connectivity to the metro stations.
2. Defer consideration of the TOD rezoning until infrastructure and road upgrades have been agreed with Blacktown City Council.
3. Defer the release of the TOD precincts until road width increases for local roads have been determined by Blacktown City Council and The Department.
4. Seek a more suitable rezoning of the land identified in Glenwood and Stanhope Gardens as R3 Medium Density Residential instead of R4 High Density Residential.
5. Seek to introduce a minimum lot size control for medium density residential development of 2,000m² and high density residential development of 4,000m² in order to ensure that development sites can provide adequate landscaping and open space.
6. Consider the implications of underlying land values and contributions (both local and state) when assessing the feasibility of future development and seek a cap for a period of 2-5 years to encourage development to occur.
7. Seek the inclusion of the Parklea Markets site as an opportunity to create a master planned development within proximity to Bella Vista Metro Station.

Thank you for providing Egis the opportunity to comment on the proposed rezoning for the Bella Vista and Kellyville Transport Oriented Development. This submission has been prepared by the Egis Norwest Planning Team with recommendations put forward to progress the rezoning of the TOD precincts.

For any questions or further information, please contact me.

Yours sincerely,



Egis Consulting Pty Ltd

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 12:10:04 PM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rajeev

Last name

Jodhawat

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2155

Please provide your view on the project

I object to it

Submission

it doesn't make sense to add so many houses without considering the infrastructure. the roads are already a mess. there is no sufficient parking at the metro station after 8AM. this will only become 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: Monday, 12 August 2024 11:36:44 AM

Submitted on Mon, 12/08/2024 - 11:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Amit

Last name

Kumar

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bella Vista, 2153

Please provide your view on the project

I object to it

Submission

I strongly object to the Kellyville and Bella Vista state-led rezoning proposal due to its potential negative impact on the community and environment. This proposal threatens to disrupt the existing neighborhood fabric, increase congestion, and strain local infrastructure without adequate consideration of long-term consequences.

The lack of comprehensive community consultation and the possible environmental degradation further undermine the proposal's viability. It is crucial that we prioritize sustainable development that genuinely benefits the community rather than pursuing projects that prioritize short-term gains over long-term wellbeing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:48:15 AM

Submitted on Mon, 12/08/2024 - 09:47

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

2765

Please provide your view on the project

I object to it

Submission

We dont see Windsor road future upgrade plans,the traffic and mobility will have huge impacts on communities living around there. Schools and other basic facilities uplift is also missing. I support development near the transport hubs, however it does not work out in one hand bringing more community to the near the public transport and the other hand is completely missing the infrastructure uplifting to meet the current and future community needs.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:15:58 AM

Submitted on Mon, 12/08/2024 - 09:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville

Please provide your view on the project

I object to it

Submission

There is no need for this development as the roads and traffic is already too busy and we don't have the schools to cater.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 9:09:44 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

Rouse Hill 2155

Please provide your view on the project

I object to it

Submission

The area is currently crowded enough with a lack of infrastructure as it is. The metro struggles to facilitate during peak hours and main thoroughfares are constantly filled with traffic already.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:51:52 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Trent

Last name

Smith

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I am objecting due to the already high amount of dwellings in the area and the server traffic issues already in play.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:20:53 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

The roads and public transport cannot cope, how can adding additional housing in the area improve that roads and rail need to be added 1st

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 8:05:52 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

BAULKHAM HILLS

Please provide your view on the project

I object to it

Submission

H

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 7:55:56 AM

Submitted on Mon, 12/08/2024 - 07:55

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

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

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Kellyville 2155

Please provide your view on the project

I object to it

Submission

I object to the plan

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 7:29:06 AM

Submitted on Mon, 12/08/2024 - 07:28

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

Glenwood is already high density with tiny plots of land per home. Most if not all streets already have all street car parking spots taken creating stress on residents.

Adding multi storey apartment blocks will add to the crowded feel of the area and make exiting Glenwood by motor vehicle each day even more problematic than it is currently. Apartments should be restricted to the Bella Vista side of Old Windsor rd where the rail station actually is.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 7:14:32 AM

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

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Arun

Last name

Lourdu raj

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2769

Please provide your view on the project

I object to it

Submission

Overcrowding is the last thing that we want in this already overcrowded area. No hospital (just empty promises so far), schools can't handle the load, traffic is a nightmare to name a few hassles we are facing so far. I dint understand Why only northwest suburbs have to take all the load of sydney expansion

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Monday, 12 August 2024 12:00:28 AM

Submitted on Mon, 12/08/2024 - 00:00

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

2147

Please provide your view on the project

I object to it

Submission

I OBJECT to 3-8%

I want a minimum of 8%. (15% would be ideal)

That is a difference of 1300 affordable homes (much more if 15%)

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 13 August 2024 10:33:28 PM

Submitted on Tue, 13/08/2024 - 22:33

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

2765

Please provide your view on the project

I object to it

Submission

Object due to lack of road infrastructure (eg under or over pass) impact to already heavily congested Windsor Road, also insufficient schools to cater for increase in local population.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Kellyville Bella Vista TOD Mailbox](#)
Subject: Webform submission from: Kellyville and Bella Vista state-led rezoning proposal
Date: Tuesday, 13 August 2024 9:50:54 PM

Submitted on Tue, 13/08/2024 - 21:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hanchi

Last name

Xie

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 reason we moved to The Hills is because it's a quiet, orderly community. So I was so shocked to see the government's expansion plans. I can't even imagine what Bella Vista and Kellyville will become with such a massive number of apartments and the huge influx of people that comes with it. Will Sydney's northwest turn into another Haymarket? That's terrifying. My whole family is against this expansion.

I agree to the above statement

Yes