

Director, Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

I would like to make a submission in relation to the Bella Vista Station Precinct draft plan that is on exhibition.

Overall I support the Departments plan for this area.

I do however think it is CRITICALLY important that the Department also plans surrounding stations, such as Norwest to ensure consistency across these sites.

Currently, these plans significantly contradict the Hills Draft Corridor Strategy (Sep 2015) both in terms of scale and uptake rates. I do not support the Hills Draft Corridor strategy and the department of planning should not allow 2 departments (planning and council) with different agendas plan these areas. It will result in significantly different landscapes around station sites, when it should be done with consistency.

This is a once in a generation project and encourage the department to plan all station areas to ensure consistency across station sites and surrounding areas. This includes higher densities to sites closest to the stations, with medium density within the 400m radius concentrating on areas with easy pedestrian access etc.

Once again, I support the Departments vision for this station, but encourage it to take over planning of surrounding station precincts to ensure consistency across the Metro Northwest line. Allowing 2 different departments to plan stations would be a huge mistake resulting in vastly different landscapes across station sites.

Kind Regards

Ben Seale