

Director, Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
Sydney, NSW 2001
17 January 2016



Dear Madam,

Metro Northwest Precinct Proposals-Bella Vista Station Precinct

Our Association, the Norwest Community Association, represents the residents of the Norwest area including Bella Vista. On their behalf, we offer our views on the Department's proposals for the Bella Vista Station Precinct.

We are not anti-development and accept that higher residential densities in the metro rail corridor are inevitable. We appreciate that development must occur but we are concerned that the emphasis on our discussions to date has been on what will happen in the future with little thought being given to how the lifestyles and amenities which exist at present will be maintained.

Bella Vista is a new and unique suburb. Its current residents came to live here over the last 10 years because it offered a pleasing environment and caring community. They value their parks, gardens and open space and have a strong sense of community. The residents value the concept put in place from the very beginning of the suburb having major employers situated within walking distance of their homes. We would argue that a greater emphasis should be made to maintain the strengths of Bella Vista. Where will all these new people work? The implication is that each morning they will all catch the train to the city. That surely is not a desirable concept of modern town planning. If development is implemented sensitively, the proposals could bring greater vibrancy to our suburb. We also accept that Bella Vista is a commercial hub whereas Kellyville Precinct is basically residential. However, the very fact that Bella Vista is seen as a commercial hub puts it at greater risk that the residential and commercial densities proposed will only be achieved at the expense of diminishing the amenity enjoyed by current and future residents.

Our examination of your proposals, suggests they will adversely affect the amenity and quality of life for residents in this area, the Proposals' intent to the contrary. Notwithstanding that the densities are highest at the

Station and decrease outwards through Bella Vista (a good thing), the ameliorating provision of green and open recreational space seems to us too low to deliver on the Plan's promises.

As a pointer to the future, the Proposals have in store for local residents we refer you to the several high-rise residential developments already taking place or being planned for the area around Norwest Market Town. We appreciate that developments there are not comprehended in your Proposals for Bella Vista Station Precinct but they are so close as to be contiguous with that Precinct. Residential development around Norwest Station will raise population levels in a highly concentrated area with little existing green or recreational space and roads not designed to take the existing volume of traffic at peak times, let alone greater volumes.

We don't believe the metro will remove this problem. We have yet to see plans for the Norwest Station Precinct beyond Norwest Boulevard but development there will be likely only to compound the problems we see impacting the amenity of our suburb.

While the Proposals for Bella Vista Station Precinct stretch over 20 years, we doubt that timeline will hold and outcomes will be more or less at the discretion of developers. Our concern is what will be seen in 20 years won't reflect the intentions of your planners because the controls on development pay less attention to local requirements than to state Government strategies. In any event, developments as proposed for the Bella Vista Station Precinct will compound the traffic congestion and other problems in the residential areas between that Precinct and Norwest Station Precinct. The danger of massive overdevelopment in this area is greater than we believe is accepted in your Proposals.

In that context, the need for substantially increased green and open recreational space is obvious but not apparent in the Plans. Referring to a "variety of green open spaces" and "increased areas of open space, community facilities" will not make them happen. The Proposals should in our view mandate more passive recreational green space if the mix of densities is to be achieved while retaining the characteristic lifestyle enjoyed in the area.

We believe that the setting aside of additional green space, the building of a substantial community centre and improved roads should take place before major development takes place. To wait until after the population has dramatically increased will be too late. The Government will have lost interest and the developers will have moved on.

Without that change, it is likely that increasing pressure will be placed on existing recreational land. For example, Bella Vista Farm Park will be expected to provide a range of recreational uses that may not be consistent with its heritage status nor be adequate to support the higher population densities the Proposals imply. If that were to happen, the amenity and quality of lifestyle enjoyed by our residents would be further reduced.

We appreciate the opportunity to comment on these Proposals.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Derek Black', written in a cursive style.

Derek Black
President