

Your reference: SSD-96580210

30 June 2026

NSW Department of Planning, Housing and Infrastructure
GPO Box 39
SYDNEY NSW 2001

By email gabriel.kim@dpie.nsw.gov.au

Attention: Gabriel Kim

Dear Gabriel

Bella Vista Shop Top Housing – request for comment

Thank you for the opportunity to provide comments on a proposed Early Works at 9-11 Mawson Avenue, Bella Vista. The proposed development is a State Significant Development proposal (SSD-96580210) under section 4.36 of the Environmental Planning and Assessment Act 1979.

It is understood that the proposal seeks approval for works to prepare the site for future redevelopment, including bulk excavation, shoring, piling, infrastructure augmentation and associated ancillary works. The substantive redevelopment is the subject of a separate State Significant Development Application (SSD-96812459).

It is acknowledged that the proposed early works are unlikely to generate the impacts identified below in isolation. However, as the works facilitate the future redevelopment of the site, the following comments are provided for consideration in the assessment of the proposal and its cumulative implications.

While the subject site is located outside the Blacktown Local Government Area, its proximity to the local government boundary means the proposed redevelopment has the potential to generate consequential impacts for Blacktown City. In particular, the increase in residential yield associated with the future development may result in additional traffic movements on the surrounding road network extending into Blacktown. The additional population may also contribute to increased demand for social and community infrastructure, recreational facilities and open space within Blacktown City.

These potential impacts should be appropriately considered in the assessment of the proposal to ensure the capacity of surrounding infrastructure and services, including those within Blacktown City, is adequately understood. These comments are provided for consideration in the assessment of the proposal.



If you would like to discuss this matter further, please contact me directly via kirsten.ryan@blacktown.nsw.gov.au or 9839 6206.

Yours sincerely

A handwritten signature in black ink, appearing to be 'KR', on a light blue background.

Kirsten Ryan
Acting Manager
Urban Planning and Economic Development
