

# Engagement Report.

**Residential Towers – Bella Vista TOD**  
**40 Memorial Avenue, Bella Vista**  
**SSD-80102979**

Prepared on behalf of:  
**Landen Dev No 8 Pty Ltd**

Submitted  
**The Department of Planning, Housing and Infrastructure**

2 September 2025

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This report is current at the date of the report only. This report is to be read in its entirety and in association with other documentation submitted as part of the State Significant Development Application.

<b>Job Name</b>	40 Memorial Avenue, Bella Vista - residential towers			
<b>Job Number</b>	24-077			
<b>Client</b>	Landen Dev No 8 Pty Ltd			
<b>Quality Management</b>				
<b>Version</b>	<b>Issue Date</b>	<b>Prepared by</b>	<b>Reviewed by</b>	<b>Approved for release by</b>
1	5.6.25	MK	NC	NC
2	29.8.25	MK	NC	NC
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## 1. Introduction

This Engagement Report (the Report) has been prepared by Knight Frank Town Planning on behalf of Landen Dev No 8 Pty Ltd (the proponent) outlining the engagement undertaken and feedback received during the preparation of a State Significant Development Application (SSDA) at 40 Memorial Avenue, Bella Vista.

This Report has been prepared to address the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) (SSD-80102979) and has been carried out in accordance with Department of Planning, Housing and Infrastructure (DPHI)'s 'Undertaking Engagement Guidelines for State Significant Projects' dated March 2024 (the Guideline). This Report describes the consultation process, feedback raised during consultation, and how the proposal has considered those issues.

The engagement undertaken included the following key activities:

- Engagement with key identified stakeholders, surrounding landowners and agencies;
- Engagement with Local Indigenous community;
- Engagement with Government Authorities including The Hills Shire Council and the Department of Planning, Housing and Infrastructure.

This Report should be read in conjunction with the Environmental Impact Statement prepared by Knight Frank Town Planning (August 2025).

### 1.1 Engagement Guidelines for State Significant Projects

Consultation and engagement for the proposal has been carried out in line with 'Undertaking Engagement Guidelines for State Significant Projects' (March 2024). These guidelines apply to all State Significant Development (SSD) and State Significant Infrastructure (SSI) applications across New South Wales.

The guidelines provide a clear framework for meaningful engagement, emphasising the shared responsibility of all stakeholders to contribute appropriately at each stage of the process. They detail the role of DPHI, outline how and when the community can be involved, and set specific expectations for proponents in planning and delivering effective consultation.

### 1.2 SEARs Consultation and Engagement Requirements

The following table is taken from the Secretary's Environmental Assessment Requirements (SEARs), issues by DPHI and which sets out the terms by which engagement is to be undertaken in the preparation of the SSDA.

In accordance with the Secretary's Environmental Assessment Requirements (SEARs), consultation and engagement activities must be undertaken in accordance with the DPHI Guideline. The Environmental Impact Statement (EIS) must demonstrate how engagement activities have been carried out and identify how feedback received, and issues raised during consultation have been considered and responded to in the design of the project.

Issue and Assessment Requirements	Supporting Documentation
<p><b>4. Engagement</b></p> <ul style="list-style-type: none"> <li>• Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.               <ul style="list-style-type: none"> <li>○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li> </ul> </li> </ul>	<p>Engagement Report</p>

## 2. Project Overview

### 2.1 Site Description

The site is collectively identified as 40 Memorial Ave and 1Z Free Settlers Drive, Bella Vista, and legally described as Lot 1 DP 1237055 and Lot 1 DP 1298513, respectively. The site has an overall area of 25,569m<sup>2</sup> with a frontage to Memorial Ave to the north.

The site is located within the Bella Vista and Kellyville Transport Oriented Development (TOD) Precinct, one of eight TOD accelerated precincts identified by the NSW Government to deliver higher-density and transit-connected communities. Located within The Hills Shire Local Government Area (LGA), this precinct is focussed around the Bella Vista and Kellyville Metro Stations on the Sydney Metro Northwest line and aims to provide strategically positioned housing that supports a sustainable urban community.

The site is located between two (2) metro stations approximately 880m north of Bella Vista Metro and 840m south of Kellyville Metro as shown at Figure 6. The site is also located approximately 75m from the T-way transit stop to the west. It is located within land zoned R1 General Residential Zone pursuant to The Hills Local Environmental Plan 2019 (THLEP 2019). The site is bounded by:

- Largely vacant land to the east and south;
- Memorial Avenue to the north;
- Elizabeth Macarthur Creek adjoining the site to the east; and
- The Bella Vista Station Precinct State Significant Development site to the west and south which was approved on 5 December 2022 by the Department of Planning.

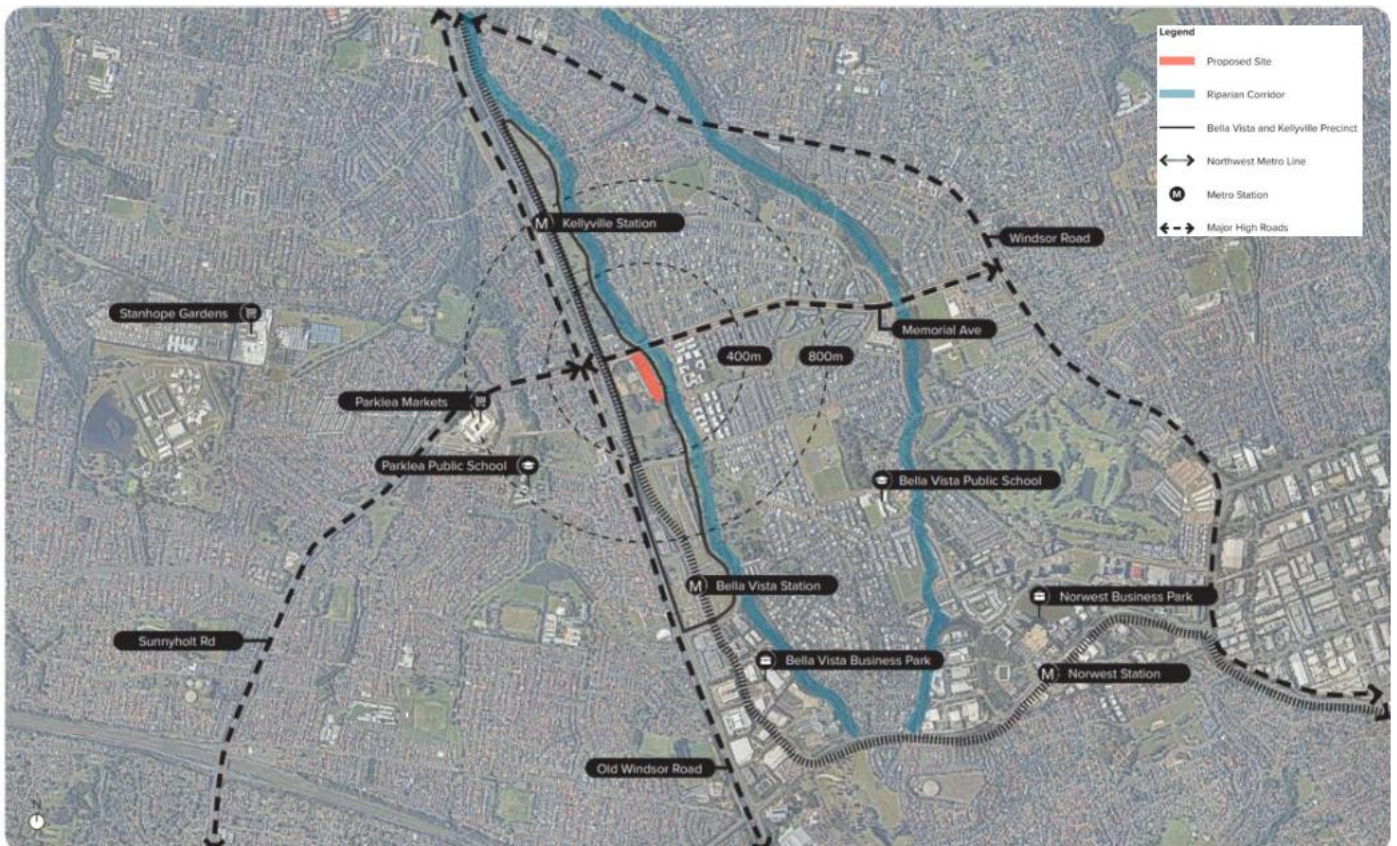


Figure 1 – Site Context Plan (Source: Turner Studio)

## 2.2 Proposed Development

Development consent is sought pursuant to Division 4.7 – State Significant Development of the EP&A Act 1979 for the two stage construction of a residential flat building development comprising four (4) residential towers connected by two (2) levels of basement carparking which will deliver 444 units. The following is a more detailed description of the works for which consent is sought through this SSDA application:

### Site Preparation and Infrastructure

- Demolition of all existing structures in the form of a house and shed;
- Vegetation clearance of 98 trees (0.32ha), dewatering and infill of an existing dam;
- Construction of local Road 02 and part construction of Road 01;
- Installation of essential site servicing and infrastructure, including padmount electrical stations; and
- Consolidation and subdivision of Lot 1 DP 1237055 and part Lot 1 DP 1298513 to provide for the development site, local road and open space;

### Residential Development

- Construction of four (4) residential buildings in two (2) stages;
- Delivery of 444 residential dwellings comprising 438 apartments and 6 townhouses;
- Provision of two (2) levels of basement comprising car parking (504 spaces) for residents and visitors;
- Provision of 201 bicycle spaces within the lower ground level; and
- Affordable housing delivered through monetary contributions, equivalent to approximately 34 apartments;

### Community Infrastructure and Public Benefits

- Creation of high-quality communal open space for residents;
- Creation of a publicly accessible through site link;
- Public domain improvements that will enhance the broader streetscape and community amenity; and
- Dedication of open space land 1,464m<sup>2</sup> to The Hills Shire Council for public purposes;

The development staging as outlined in the Architectural Drawings prepared by Turner Studio is described below:

#### Stage 1

- Construction of Buildings A & B including basement level;
- Construction of the publicly accessible east-west through site link;
- Construction of Road 02 & part construction of Road 01;
- Delivery of pedestrian path along Elizabeth MacArthur Creek corridor;
- Dedication of local open space to Council; and
- Creation of the restricted development area for the ongoing protection of biodiversity values.

#### Stage 2

- Construction of Buildings C & D;
- Construction of extended basement level; and
- Delivery of communal open space adjoining Elizabeth MacArthur Creek corridor.

### 2.3 Development Objectives

The proposed development will contribute to the delivery of high-quality residential housing as part of the Bella Vista and Kellyville TOD Precinct, consistent with State Governments' vision for well-located housing that leverages established public transport infrastructure.

The proposal seeks to deliver diverse housing options which are tailored to community needs, with an emphasis on affordable, livable, and adaptable homes focused on family-friendly apartments and amenities. Communal open space areas and the public domain provide integrated landscaping and tree canopy cover which allow for a high degree of amenity and year-round comfort for its residents.

Through its high-quality amenity and integrated precinct connectivity, the development will create a strong sense of inclusion, embedding indigenous and ecological values into the urban design response in alignment with the Government Architect NSW's (GANSW) Connecting with Country framework. Design excellence, landscape integration, and walkability are key features which will deliver enduring public and private amenity in-keeping with the desired character of the precinct.

### 3. Engagement Overview

The following is an overview of the engagement strategy and activities.

#### 3.1 Engagement Objectives

Knight Frank Town Planning has implemented a tailored engagement strategy designed to align with both the current stage of the project's development and the specific needs of its key audiences, including community members and relevant government agencies.

The engagement approach has been focused on both informing stakeholders and seeking their input through the following key actions:

- Providing relevant community members and agency stakeholders with clear information about the proposed project;
- Consulting with key stakeholders potentially impacted by the development;
- Responding to questions, concerns, and feedback received through the engagement process;
- Ensure transparent communication of project updates and relevant information to key stakeholders as appropriate; and
- Establish and maintain clear channels for receiving stakeholder feedback and keeping the community informed.

#### 3.2 Stakeholders

To align with the requirements of the SEARs and the Undertaking Engagement Guidelines for State Significant Projects, a range of stakeholders and relevant agencies were consulted throughout the preparation of the Environmental Impact Statement (EIS). The table below details those stakeholders that were engaged with.

Group	Stakeholder
Government Agencies & Service Providers	<ul style="list-style-type: none"> <li>• Department of Planning, Housing and Infrastructure (DPHI)</li> <li>• The Hills Shire Council (Council)</li> <li>• NSW Environment Protection Authority</li> <li>• Transport for NSW (TfNSW)</li> <li>• Sydney Water</li> <li>• NSW Police</li> <li>• Heritage NSW</li> <li>• Endeavour Energy</li> <li>• Department of Climate Change, Energy, the Environment and Water (DCCEEW)</li> <li>• State Design Review Panel (SDRP)</li> </ul>
Local Community & Other Stakeholders	<ul style="list-style-type: none"> <li>• Local Aboriginal Community Groups and stakeholders</li> <li>• BaptistCare</li> <li>• Landcom</li> </ul>
Adjoining Residences	<ul style="list-style-type: none"> <li>• Residents of the adjoining BaptistCare development</li> <li>• Residents within the adjoining neighbourhood</li> <li>• Total of 290 dwellings notified of the proposal</li> <li>• Adjoining properties</li> </ul>

#### 3.3 Written Communication

Government agencies were emailed providing details of the project and requesting feedback and opportunity for further engagement where necessary.

With respect to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and Heritage NSW they were specifically engaged noting that they would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act.

#### 3.4 Letter Box Drop

An information package was prepared and distributed via letterbox drop to approximately 300 households within proximity to the site and that would have a potential interest in the project. The letter contained high level details with

respect to the proposed development and project background. A map of the distribution area is provided at **Appendix 1** (properties indicated in green received the letter) and a copy of the notification letter is provided at **Appendix 2**.

### 3.5 Project Website

A dedicated web page on Landen's website has been established with an overview of the proposal and is intended to be an ongoing source of information for the community. Those residents that provided feedback during the engagement process were provided a copy of the webpage.

### 3.6 Written Submissions

As part of the engagement process written submissions were received from the community and which were issued to the email address [planning.sydney@au.knightfrank.com](mailto:planning.sydney@au.knightfrank.com)

The project team responded to stakeholders that made a submission with individual email responses.

### 3.7 Meetings

The following meetings were held with Government agencies and stakeholders:

- DPHI – pre scoping meeting held on 28 January 2025 in person;
- Council – Prelodgement meeting held on 14 February 2025 in person;
- DPHI – request for SEARs issued on 20 February 2025;
- Baptist Care – Teams meeting held on 26 May 2025;
- SDRP Meeting (1<sup>st</sup>) in person on 9<sup>th</sup> April 2025;
- SDRP Meeting (2<sup>nd</sup>) in person on 18<sup>th</sup> June 2025;
- Landcom meetings held online.

### 3.8 Engagement with Local Indigenous Community

Stakeholders were identified through previous Connecting with Country (CwC) and Aboriginal Cultural Heritage work undertaken on Dharug Country, including Aboriginal Cultural Heritage Assessment Reports (ACHAR) consultation carried out by Apex Archaeology in 2023 as part of the previous approval.

An online briefing was held on 4 February 2025, facilitated by Artefact, with participation from Aboriginal stakeholders and the project team. Additionally, a walk on Country took place on 14 February 2025, attended by Aboriginal stakeholders and project team representatives. Following these consultations, Artefact produced a CwC report that outlined Aboriginal cultural heritage values and design principles for the site.

## 4. Consultation Outcomes

### 4.1 Letter Box Drop Outcomes

An information package was prepared and distributed via letterbox drop to approximately 300 households. 27 written responses were received principally from residents of the adjoining BaptistCare development (Gracewood Retirement Village) and also from nearby residential developments.

### 4.2 Community Views

The following is a summary of the key themes raised in the written responses received from adjoining residents and how those matters have been considered as part of the SSDA.

Feedback Received	Response
<p><u>Traffic and Road Safety</u></p> <ul style="list-style-type: none"> <li>Concerns with the use of Free Settlers Drive as the sole access point for the development.</li> <li>Concerns with congestion, speeding, and rat-running through Free Settlers Drive, which is already heavily trafficked.</li> <li>Risk to elderly pedestrians and drivers, particularly from The Gracewood community, due to increased traffic volumes and limited visibility at intersections.</li> <li>Repeated calls for additional or alternative access routes, including possible connections to Memorial Avenue, Balmoral Road, or the T-Way corridor.</li> </ul>	<p>The development seeks to contribute towards the vision for the Bella Vista &amp; Kellyville Transport Oriented Development (TOD) Precinct with a focus on pedestrian and cycle modes of transport. The development will deliver cycle ways and pedestrian paths along proposed local roads and along the Elizabeth MacArthur Creek corridor.</p> <p>The development will provide for more than 200 resident bike racks to support active transport modes and reduce vehicle reliance.</p> <p>It is proposed to stage the development such that the traffic impacts will be distributed across its staged release and in the context of the broader development of the precinct. While interim access to the development site will occur via Free Settlers Drive, it is intended that long term access will occur through the precinct to the south from Balmoral Road as the precinct is delivered.</p> <p>The access arrangement and the adequacy of the local and state road network to cater for the development has been considered by the project traffic engineer Transport &amp; Traffic Planning Associates (TTPA) as part of their Traffic and Parking Assessment at <b>Appendix N</b> of the EIS. Their detailed modelling has found that the local and state road network will not be significantly impacted by the proposal and the intersections continue to operate at an appropriate level of service.</p> <p>Engagement with Transport for NSW confirmed that vehicular access to the site must be from the local road network and not Memorial Ave. Given the constraints of the site, as an interim access this is most appropriate from Free Settlers Drive, which benefits from an existing approval for a bridge/road access.</p>
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> <li>Concerns with respect to the adequacy of on-site parking, particularly for multi-car households and visitors.</li> <li>Existing issues with Metro station overflow parking into residential streets highlighted as a current and worsening problem.</li> <li>Anticipation of further strain on limited parking along Free Settlers Drive, Hodges Road, and Rutherford Avenue.</li> </ul>	<p>The site is subject to maximum parking rates within the TOD precinct, which aims to discourage reliance on private vehicles. The development is focused on promoting public and active transport options, supported by its proximity to Bella Vista Metro, bus services, and proposed pedestrian and cycle links.</p> <p>A diverse mix of land uses, including commercial, retail, education, and open space, as part of the overall Precinct is intended to encourage active transport modes and public transport patronage, reducing car dependence.</p>

	<p>Basement car parking is provided across two levels. Car parking numbers are provided consistent with the requirements set under the Design Guide for the precinct. As part of the local road construction, on-street parking bays are also being constructed.</p> <p>The development will provide for more than 200 resident bike racks to support active transport modes and reduce vehicle reliance.</p>
<p><u>Construction Traffic</u></p> <ul style="list-style-type: none"> <li>Concerns with the anticipated high volume of heavy vehicle movements during construction, particularly on narrow residential roads.</li> <li>Concerns about noise, dust, road safety, and emergency vehicle access during the build phase.</li> <li>Requests for designated off-street parking for construction workers and alternate truck access routes.</li> </ul>	<p>The proponent is pursuing construction agreements with Landcom to bring construction access via Windsor Road, avoiding Free Settlers Drive. This would address the majority of concerns raised with respect to potential conflicts with construction vehicles. However, it is acknowledged that this is subject to ongoing discussion and agreement with Landcom.</p> <p>A preliminary Construction Traffic Management Plan (CTMP) which details how construction of the development would be coordinated along with the required mitigation measures has been prepared and is detailed at Section 7.11. Mitigation measures will be implemented during the construction phase of the development to ensure that such matters as dust emissions and noise impacts are minimised to appropriate levels.</p>
<p><u>Building Height and Scale</u></p> <ul style="list-style-type: none"> <li>Concerns were raised with the proposed height of the development and which was considered out of scale with the existing built form.</li> <li>Perception of overdevelopment, particularly in light of the doubling of unit numbers from 224 to about 600.</li> <li>Concerns that the development may set a precedent for high-density housing in a predominantly low-density area.</li> </ul>	<p>The proposed building height and density are reflective of the strategic planning objectives for the TOD precinct, particularly supporting increased housing supply near public transport infrastructure.</p> <p>The development aligns with the maximum number of storeys envisaged under the Design Guide and which steps down in height towards Memorial Ave. The development responds to its context with a human scale podium towards the creek corridor and existing development beyond, greater upper-level setbacks are then achieved to the residential towers, which results in a substantive separation between the development and established development.</p>
<p><u>Residential Amenity and Social Impacts</u></p> <ul style="list-style-type: none"> <li>Concerns about the visual impact, loss of privacy, and increased noise.</li> <li>Potential degradation of community cohesion, particularly if elderly residents feel unsafe or isolated due to traffic or accessibility issues.</li> <li>Request for inclusion of public open space, pedestrian walkways, and community facilities.</li> </ul>	<p>The building form has been carefully designed to reduce the perceived bulk and scale through architectural articulation, varied massing, and landscaped interfaces. This includes substantial separation between the buildings within the development, which assists in breaking up the building form as viewed from the east.</p> <p>Public open space and land that contributes towards the broader community forms a significant part of the scheme. This includes:</p> <ul style="list-style-type: none"> <li>Communal open space along the creek corridor that is publicly accessible;</li> <li>Publicly accessible east-west link through the site to the creek corridor;</li> <li>Cycleway providing access along the creek corridor;</li> <li>Dedication of land to Council that will contribute towards public open space;</li> </ul>

	<ul style="list-style-type: none"> <li>• Provision of a biodiversity reserve within the southern part of the site to protect land of biodiversity value; and</li> <li>• Pedestrian footpaths along the proposed local roads.</li> </ul> <p>The development proposes the construction of a bridge and pedestrian access from Free Settlers Drive across the creek. This will provide access to the district park within the precinct and other facilities that would otherwise not be available.</p> <p>Acoustic impacts have been considered at the design phase and the required mitigation measures both for and as a result of the development.</p>
<p><u>Housing Supply</u></p> <ul style="list-style-type: none"> <li>• Seek a meaningful proportion of genuine affordable housing, not just minimum compliance.</li> </ul>	<p>It was acknowledged through the submissions that there was a need to increase housing supply in appropriate locations which the development achieves.</p> <p>The development seeks to contribute towards the range and diversity of housing in the Precinct. Apartment sizes are proposed that typically exceed the minimum required under the Apartment Design Guide (ADG) acknowledging the local community and market expectations.</p> <p>The proponent is committed to the provision of affordable housing as required within the TOD precinct. This equates to 7% of the residential gross floor area of the development which is to be provided to The Hills Shire Council in the form of monetary contributions.</p>
<p><u>Accuracy and Transparency of Information</u></p> <ul style="list-style-type: none"> <li>• Criticism that the concept site plan provided was outdated and did not reflect current road layouts or nearby developments.</li> <li>• Objection to the development being branded as "Bella Vista", when the site is located within Kellyville, raising concerns over misrepresentation.</li> <li>• Requests for additional details, including the Traffic Management Plan, parking provision numbers, and public transport integration.</li> </ul>	<p>It is acknowledged that earlier consultation materials included a concept plan that did not reflect recent local development or road extensions. This stems from the base mapping that was provided as part of the TOD rezoning.</p> <p>Updated plans and information have since been prepared and form part of the SSDA submission. The project team remains committed to transparent communication and has responded to requests for further detail by offering follow-up engagement, including a proposed in-person meeting with key stakeholders to address outstanding queries and provide project updates.</p>
<p><u>Planning Process and Infrastructure Alignment</u></p> <ul style="list-style-type: none"> <li>• Concern that the proposal lacks alignment with necessary infrastructure upgrades, including roads, drainage, and transport connections.</li> <li>• Calls for independent impact assessments and consideration of broader regional development pressures.</li> <li>• Emphasis on coordinated planning rather than ad-hoc approvals driven by developer interest.</li> </ul>	<p>It was articulated through the process that the engagement was to inform an SSDA which once lodged would be considered by DPHI. There are mechanisms in place for when an independent assessment is required.</p> <p>The proposal forms part of the Bella Vista &amp; Kellyville TOD precinct which formed part of a detailed rezoning process undertaken by DPHI. Detailed consideration was given as part of the strategic planning process to infrastructure requirements and the precinct planning resulting in the Precinct Design Guide.</p>

### 4.3 Summary of Government Agency Responses

The following is a summary of engagement with government agencies and feedback received as relevant.

Authority / Stakeholder	Outcomes
Department of Planning & Infrastructure (DPHI)	<p>Pre scoping briefing was held on 28<sup>th</sup> January 2025 which considered a massing exercise, testing of alternative envelopes and project background.</p> <p>Ongoing email communication on minor matters and acknowledge attendance of representatives at both SDRP meetings.</p>
The Hills Shire Council Prelodgement Meeting  14 February 2025	<p>Presentation of concept plans, including adopted planning framework from the State led rezoning, revised building envelopes, affordable housing provision, and alignment with the approved DA footprint (DA 308/2024/JP).</p> <p>Key matters discussed included the adoption of planning controls for the Bella Vista and Kellyville TOD Precinct and the role of the local planning controls, updated flood modelling to reflect revised envelopes, and adherence to waste design standards for large-scale developments.</p> <p>Also discussed were the positive planning outcomes achieved through the previous Development Application (refer to Section 1.4.2) including Aboriginal cultural heritage, biodiversity outcomes and retention of a restricted development area, and publicly accessible through site line.</p>
State Design Review Panel (SDRP)  9 April 2025	<p>An initial meeting with the SDRP was held to consider the early design and detailed key matters for which the project team were seeking the view of the SDRP. A detailed review of matters raised by the SDRP and how the design has responded is provided in the supporting Design Report at <b>Appendix B</b> and Section 7.2 of the EIS.</p>
State Design Review Panel (SDRP)  18 June 2025	<p>A further meeting with the SDRP was held as per their recommendation. This enabled the project team to address the matters raised in the initial review as part of the design progression and provide a more comprehensive design presentation for review and feedback. It was confirmed that a further meeting was not warranted based on the design presented.</p> <p>A detailed review of matters raised by the SDRP and how the design has responded is provided in the supporting Design Report at <b>Appendix B</b> and Section 7.2 of the EIS.</p>
Transport for NSW (TfNSW)	<p>Request for feedback on transport and traffic considerations.</p> <p>Potential impacts on transport infrastructure, pedestrian access, integration with future transit upgrades.</p> <p>Vehicular access to be obtained from the local road network.</p>
Sydney Water	<p>Feasibility letter issued by Sydney Water on 2 July 2025 with respect to the servicing of the site, contributions payable and future application requirements. Confirmed that there is capacity within the network with respect to waste and wastewater supply.</p>
NSW Police	<p>No response received.</p>
Heritage NSW	<p>Consultation regarding Aboriginal and historic heritage. Supported the approach to updating the Aboriginal Cultural Heritage Assessment Report was appropriate. Formal comment to be provided through the SSSA process. Email dated 13 June 2025.</p>
Endeavour Energy	<p>Application to Endeavour Energy has been made. Endeavour Energy issued a Supply Offer on 29 July 2025 confirming they are able to service the proposed development.</p>
DCCEEW (DPE Water)	<p>Declined to engage as part of this process as per email received 5 May 2025.</p>
BaptistCare	<p>Notification and engagement with nearby community stakeholder both to BaptistCare as an organisation and with residents of their facility.</p>
Landcom	<p>Coordination and alignment discussions relating to precinct planning.</p>

Adjoining Properties	Community notification and information distribution.
Aboriginal Stakeholders	Online briefing and walk on country involving Aboriginal stakeholders and project team representatives.

#### 4.4 Local Indigenous Community Engagement Outcomes

Engagement was undertaken through collaboration with local knowledge holders and consultation with representatives of the Darug people, the Traditional Custodians of the land. This process was carried out with the intent to listen to and respect the stories, values, and aspirations of local Indigenous communities. The following is a summary of the key considerations that have arisen from this engagement. These themes have meaningfully informed the design of the Bella Vista precinct.

- **Respect for Topography and Natural Systems:** The proposal has been developed with a strong emphasis on retaining the site's natural gradients and responding sensitively to existing landscape features, including drainage lines and vegetation. This aligns with Aboriginal perspectives on working *with* the land rather than reshaping it.
- **Integration of Water and Landscape:** The design incorporates a green-blue network with riparian corridors, water-sensitive urban design, and walkable ecological spines. These elements reflect Indigenous values around the role of water as a life-giving connector of people and place.
- **Wayfinding and Cultural Narratives:** A central open space node and the broader public domain design are intended to support wayfinding and spatial orientation that honour local stories and cultural significance. Interpretive elements such as natural materials, art, and planting are being explored as a means of embedding Indigenous narratives into the built environment.
- **Natural Materials and Colour Palette:** Architectural and landscape design elements draw on colours and materials that resonate with the local environment such as earth tones, timber, and stone textures to reflect a grounded connection to Country.
- **Community and Gathering Spaces:** The design includes flexible, inclusive open spaces that promote community interaction and cultural gatherings. These are conceived as modern interpretations of traditional meeting places and offer opportunities for ongoing cultural engagement.

Further engagement is anticipated as the project progresses into detailed design stages, to ensure continued collaboration with Indigenous stakeholders and the appropriate representation of Country throughout the precinct.

## 5. Summary and Next Steps

This Engagement Report provides a concise summary of the communication and stakeholder engagement activities undertaken to date, as well as those planned for the post-lodgement phase. Over the past 6 months, the proponent has engaged with a broad range of stakeholders, including:

- Department of Planning, Housing & Infrastructure;
- The Hills Shire Council;
- Transport for NSW;
- Sydney Water;
- State Design Review Panel (SDRP);
- Various Indigenous and non-Indigenous stakeholders; and
- Surrounding landowners and residents.

The proponent remains committed to delivering a development that positively contributes to the local community and urban environment. Ongoing engagement with government agencies, and key stakeholders will continue throughout the assessment and delivery phases to ensure the proposal delivers a high quality development for the precinct.

The proponent is committed to maintaining ongoing communication and engagement with key stakeholders throughout future phases of the project, including during the planning stages. The proponent would welcome the opportunity to consider and respond to submissions that may be received during the formal notification period associated with the statutory assessment.

During the construction phase, further consultation will be conducted with relevant stakeholders. This will include formal notification of the commencement of construction activities and engagement regarding any works that may impact adjacent landowners.

### Appendix 1 – Map of Distribution Area



## Appendix 2 – Information Pack

## Bella Vista Development

Knight Frank Town Planning are assisting Landen Property Group with the preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA).

The proposal comprises the construction of a residential flat building development within the Bella Vista and Kellyville Transport Oriented Development (TOD) Precinct.

As part of the preparation of the application to the Department of Planning Housing & Infrastructure (DPHI) community engagement is required to inform the eventual SSDA. This letter outlines the details of the proposed development and the feedback that is sought from the community.

This engagement is separate and additional to engagement that will be undertaken by DPHI once the SSDA has been prepared and lodged.

## The Site

The site is located within the Bella Vista TOD to the east of Old Windsor Road. The site is located south of Memorial Ave and to the west of Elizabeth Macarthur Creek (see Figure 1). The property address is 40 Memorial Ave, Bella Vista. The site has an area of 25,569m<sup>2</sup>.

## Background

The site is the subject of an existing approval for a residential flat building development comprising 224 units, recently approved by The Hills Shire Council and the Sydney Central Planning Panel.

As part of the Kellyville and Bella Vista TOD rezoning undertaken by DPHI and adopted in late 2024 it was recognised that the site is capable of contributing towards the aims and objectives of the TOD with an increase in the floor space ratio and building height controls.

A new SSDA is now proposed to be prepared and submitted to DPHI. It is intended that the new SSDA will improve on the key planning outcomes of the approved development however in accordance with the new planning controls.

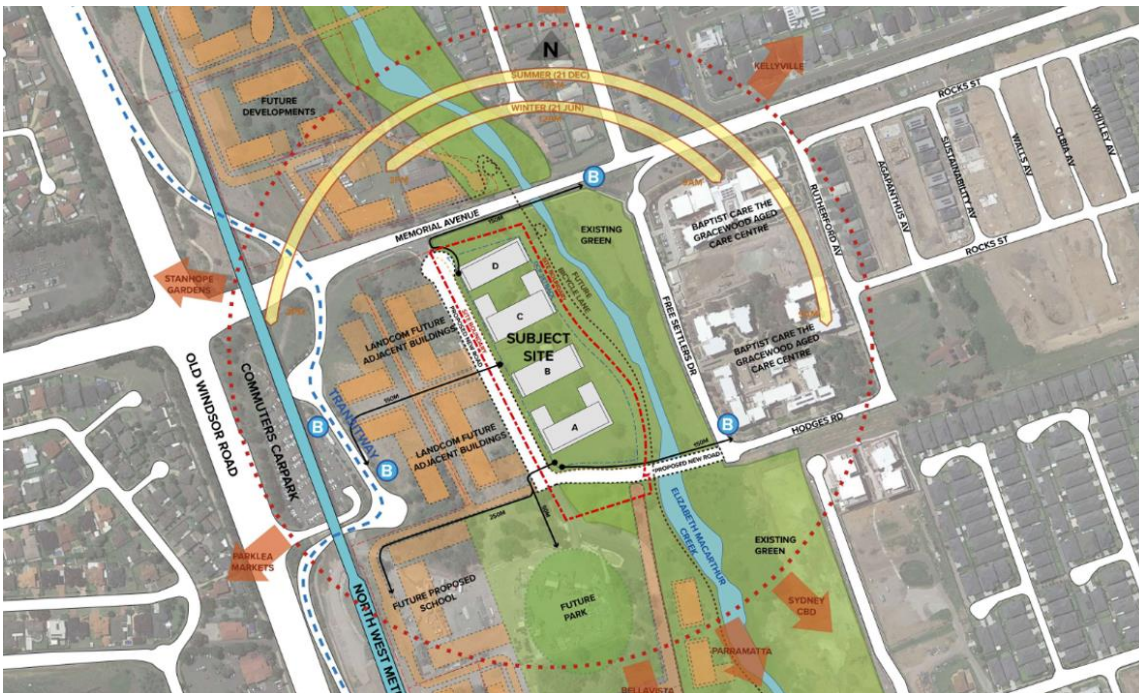


Figure 1 - Concept Site Plan / Context

## The Proposal

It is proposed to construct a residential flat building development. The development will share a combined two (2) level basement with four (4) residential towers generally as follows:

- Building A – 9 Storeys
- Building B – 15 Storeys
- Building C – 15 Storeys
- Building D – 15 Storeys

The proposal is currently at concept phase however the building heights and distribution of buildings within the site is generally consistent with what is planned under the Design Guide prepared by DPHI for the precinct.

Approximately 437 apartments will be provided for across the buildings. The ultimate number of apartments will be subject to detailed internal design. Vehicular access to the site will be via a new road access from Free Settlers Drive, which is the subject of an existing approval.

The proposal will provide a range of public benefits including 7% of the development being provided as affordable housing under The Hills LEP 2019. An east-west pedestrian link will be provided through the site improving access to Elizabeth Macarthur Creek, which will include pedestrian pathways, landscaping and other embellishment.

## Engagement

As a stakeholder in proximity to the development we are seeking feedback on the proposed development. Comments on the proposed development and submissions can be emailed to [planning.sydney@au.knightfrank.com](mailto:planning.sydney@au.knightfrank.com)

The engagement period is open until **16<sup>th</sup> May 2025 @ 5pm**. The project team is able to be contacted should any clarification be needed on the proposal.

Submissions will be used to assist in the final design of the development and will form part of the SSDA package to DPHI.



Figure 2 - Concept Render