



Bella Vista Station Precinct

This project involved an analysis by Holmes Dyer of the Bella Vista Station Precinct project's proposed amendments to the Council's LEP and DCP and the State and Regional Development SEPP, in terms of implications and opportunities for a major landowner within the precinct.

Bella Vista Station is a new station on the Sydney Metro North West Line which was opened in May 2019.

The investigations included an evaluation of development priorities, potential development yields, growth timeframes, transport linkage opportunities (pedestrian, bus, cycle and private vehicle) within the precinct, consequences for future car parking ratios, opportunities for greater uplift in heights and floorspace ratios, and the introduction of expanded land use activities which take advantage of the greatly improved public transport access provided by the new station.