

Bella Vista Precinct Submission

Submission on behalf of Chris Vumbaca & Joe Vumbaca
32 Balmoral Road, Kellyville (LOT 12 DP17213)

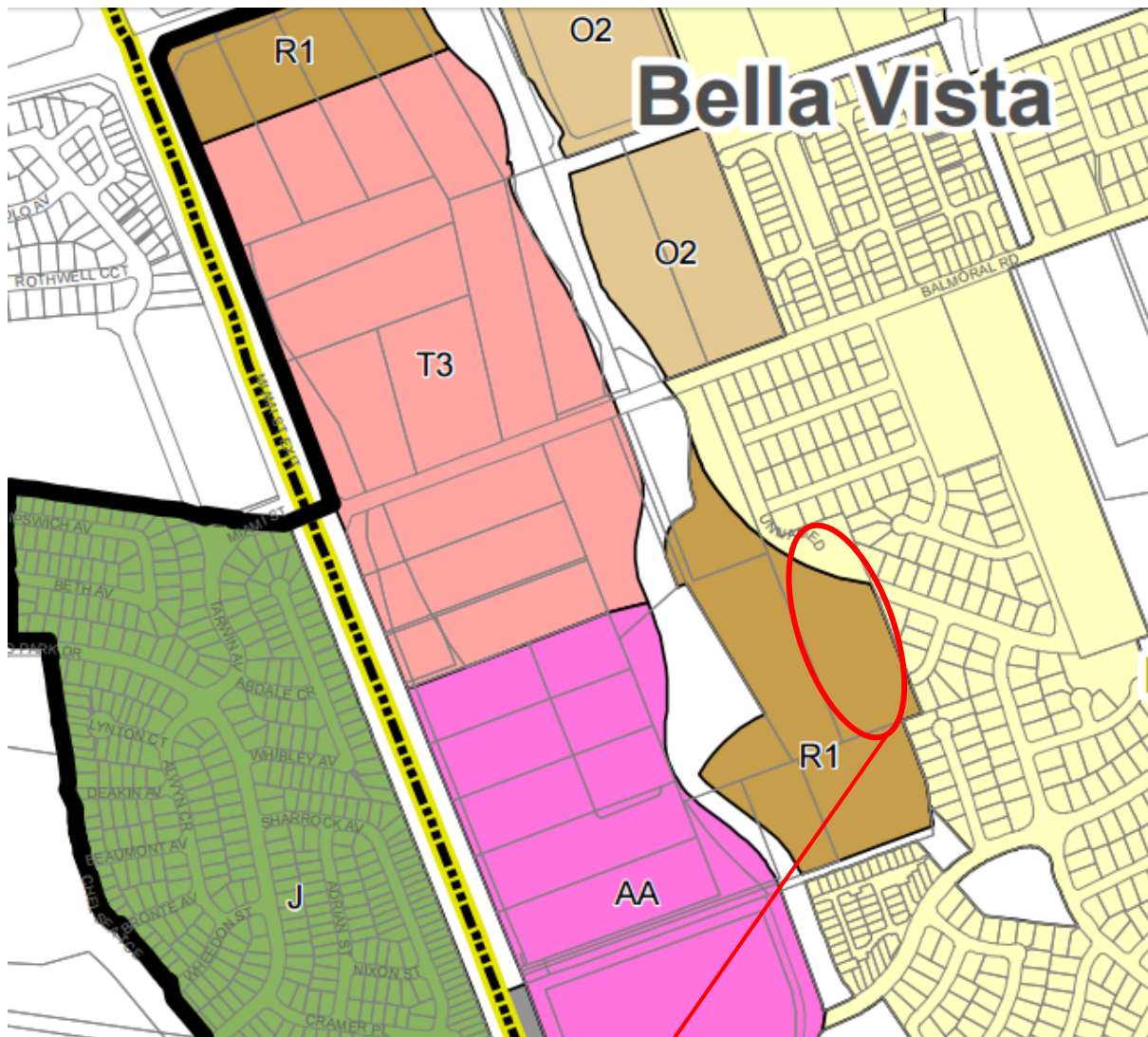
SUMMARY

We are the owners of 32 Balmoral Road, Kellyville, which is the largest privately owned parcel (29,000 square metres) of land within the Bella Vista Station Precinct.

We, along with our neighbours at 38 Balmoral Road, and 40 Balmoral Road, have a combined 60,000 square metres within the precinct and are together in firm objection to the proposed building height and densities of our section of land.

We are also together in our objection that the floor space ratios of the privately owned high density parcels of land within the precinct are far too low considering our prime location within the precinct.

We are the owners and powers of attorney for **32 Balmoral Road, Kellyville NSW 2155 (Lot 12 DP17213)**, which is about 29,000 square metres of land, all of which is within the Bella Vista Station Precinct. We have also been Hills District residents for over 35 years and are in firm objection to the NSW Government's Bella Vista Station Precinct Proposal.



Our land at 32 Balmoral Road, Kellyville.

BUILDING HEIGHT:

We are in objection to a building height of 21 Metres/ 6 Storeys along the region where our property and neighbouring properties are located. Our land has high density residential to the north of us, and high density also to the south, and east. In addition, our land is only 300 Metres from the Local Centre (B2), and less than 500 Metres from Bella Vista Station. To have such short buildings, so close to the station is a waste of supremely positioned land.

Our Vision for Bella Vista, along with our community, is to have lots of green spaces in our precinct, while also being a commercial and residential powerhouse. A landmark suburb, much like Parramatta or Chatswood.

We propose a height of between 12-15 Storeys/ around 40 Metres for our land. We believe this should be the height for our neighbours at 40 Balmoral Road, and 38 Balmoral Road also as we are all very significantly located within the precinct.

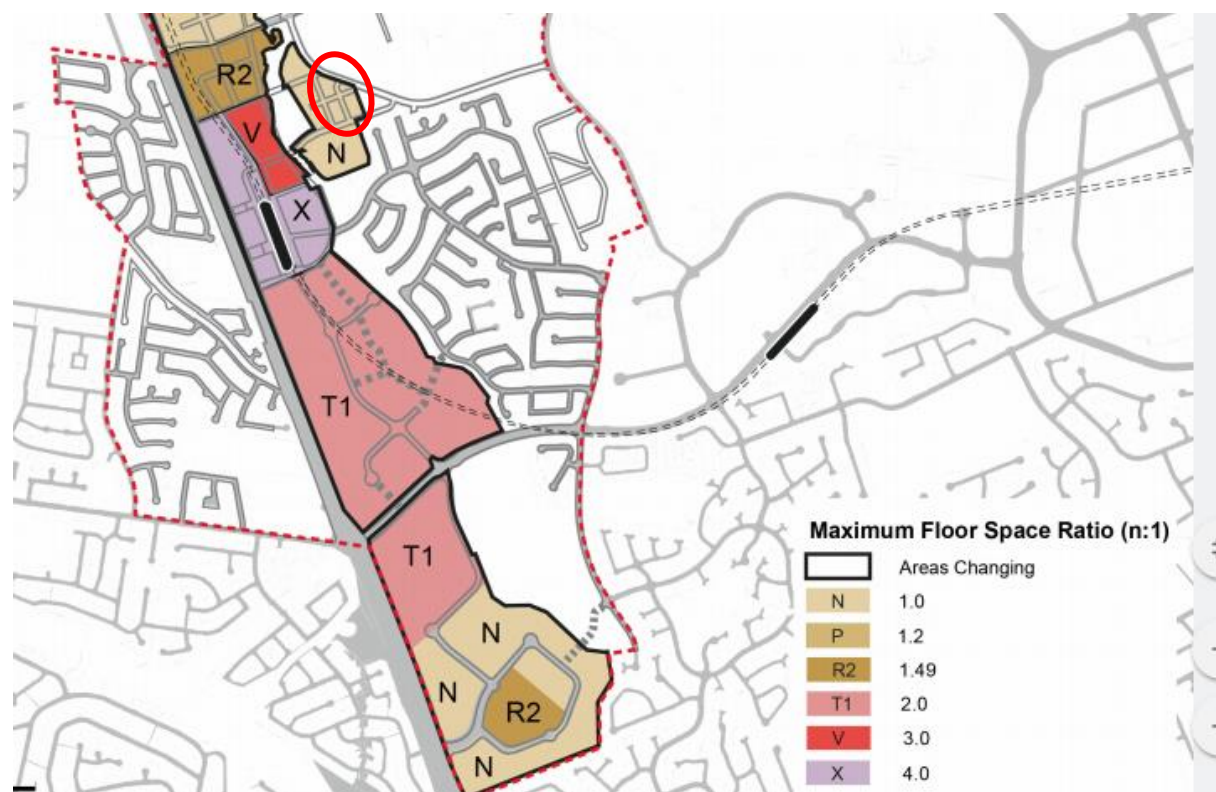
In the initial 2013 State Government Precinct Plan, all of the privately owned high density land within the precinct was all proposed for between 7-22 Storeys. Now we have gone backwards and we object to this. Once again we want the Bella Vista Precinct to be very significant in Sydney. The government has chosen to invest \$8.3Bn in the area, and we don't want the commercial and residential capacity to be underestimated.

Additionally, we believe that it would be unreasonable and shortsighted planning, to put such a low height limit on our land, and have such a stark disparity between the privately owned sites on the east of the Elizabeth Macarthur Creek, and the State owned sites on the West of the Creek.

FLOOR SPACE RATIOS:

Regarding Floor space ratios, once again, All the adjacent state owned parcels of land in the precinct have floor space ratios of 1.49, 3 or 4 and yet the large privately owned parcel which incorporates our land and our two neighbours to the east of us, has a floor space ratio of 1. Our land, and the neighbouring sites are in a prime location, and we find it unreasonable to have such a disparity in floor space ratios as well between the state owned sites and the privately owned sites. We believe that our floor space ratio, at 32 Balmoral Road, Kellyville should be at least 2.

We believe this should be the same for our neighbours at 40 Balmoral Road, and 38 Balmoral Road Also.



In conclusion, we are in strong objection to NSW Government's current draft proposal for the Bella Vista Precinct and we believe that Areas to the east of the station and Elizabeth Macarthur creek should be given additional planning attention considering it's prime location and proximity to the new Bella Vista Station, Commercial Centre / Retail Core, and Norwest Business Park. If these areas are under-developed (with such low densities and land wastage), due to short-sighted planning, it will have negative implications for the Precinct as a whole. We therefore object to the building heights proposed and also the object to the proposed floor space ratios for these supremely positioned areas.

Regards,

Chris Vumbaca and Joe Vumbaca (Owners and Power of attorney for 32 Balmoral Road, Kellyville)