



Mulpha NORWEST

Director, Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Mulpha NORWEST Pty Limited

ABN 27 000 004 633

Level 5

99 Macquarie Street

Sydney NSW 2000 Australia

Telephone (02) 9270 6100

Facsimile (02) 9270 6199

Web www.mulphanorwest.com.au

Dear Sir

Submission on Bella Vista Station Precinct Proposal – Planning Amendments – Edgewater Drive, Kellyville

Mulpha Norwest Pty Ltd has a major stake in Bella Vista Station Precinct, with some 25 hectares of consolidated land holding within the Precinct, much of which is serviced vacant land ready for immediate development within the Circa Precinct within Norwest Business Park and in its Edgewater Estate, Kellyville .

Circa Precinct, at the southern end of Bella Vista Station Precinct contains some 20.77 hectares of vacant allotments ready for development. This area has potential to significantly increase the State Government's rail patronage dividend and employment generation arising from its investment in Sydney Metro North West and the Bella Vista Station and Circa Precinct should be included within the station precinct.

This is the subject of separate representations made by consultants Holmes Dyer in a submission on the Bella Vista Station Precinct on behalf of Mulpha Norwest.

While Mulpha Norwest supports the general intent of the Bella Vista Station Precinct DCP Amendment, there is a need to address a number of issues related to its land holdings in Kellyville.

The purpose of this submission is to seek amendments to proposed planning controls over land owned by our company in the Edgewater Water Estate in Kellyville.

Site Description

The subject land comprises the following land parcels:-

Site Description		Road	Current Zoning	Proposed Zoning
Lot 101	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 103	DP 1186053	Edgewater Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 106	DP 1186053	Edgewater Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 107	DP 1186053	Waddell Road	R2 Low Density Residential	R3 Medium Density Residential
Lot 114	DP 1186053	Waddell Road	R2 Low Density Residential	R4 High Density Residential
Lot 115	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R4 High Density Residential
Lot 116	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 117	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 118	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 119	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 120	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 121	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 122	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 123	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 124	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 125	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 126	DP 1186053	Free Settlers Drive	R2 Low Density Residential	R3 Medium Density Residential

Land with potential for consideration as part of this proposal and not under the ownership of Mulpha Norwest comprises:-

Site Description		Road	Current Zoning	Proposed Zoning
Lot 102	DP 1186053	Edgewater Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 104	DP 1186053	Edgewater Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 105	DP 1186053	Edgewater Drive	R2 Low Density Residential	R3 Medium Density Residential
Lot 108	DP 1186053	Waddell Road	R2 Low Density Residential	R3 Medium Density Residential
Lot 109	DP 1186053	Waddell Road	R2 Low Density Residential	R3 Medium Density Residential
Lot 110	DP 1186053	Waddell Road	R2 Low Density Residential	R3 Medium Density Residential
Lot 111	DP 1186053	Waddell Road	R2 Low Density Residential	R3 Medium Density Residential
Lot 112	DP 1186053	Waddell Road	R2 Low Density Residential	R4 Medium Density Residential
Lot 113	DP 1186053	Waddell Road	R2 Low Density Residential	R4 Medium Density Residential

The location of the subject site and individual land parcels are shown in Figures 1 and 2 attached. The total land area involved is approximately 24,687m² comprising land owned by Mulpha Norwest and other land owners – see Figure 3 attached.

Table 1 Land Ownership

Land Budget - Ownership	Area m ²	Percent
Mulpha Norwest	17459	71%
Others	7,228	29%
TOTAL	24,687	100%

Table 2 Land Budget

Land Budget – Existing and Proposed Zoning	Area m ² Existing	Area m ² Proposed	Percent
R2 Low Density Residential	24,687	-	
R3 Medium Density Residential	-	21,363	86.5%
R4 High Density Residential	-	3324	13.5%
TOTAL	24,687	24687	100%

The subject site currently comprises vacant R2 Low Density Residential land subdivided into a variety of land parcel sizes ranging from approximately 700m² to over 4,700m².

Bella Vista Station Precinct Plan

This plan recognises the potential of the area comprising the western most portion of the site as accommodating a built form of 4-6 storeys – namely Lots 112-115 DP 1186053 fronting Free Settlers Drive and Waddell Road.

This potential however, is not reflected in the following planning control documents comprising Proposed Zoning, Proposed Height and Floor Space Ratio maps – see Figures 4 and 5 attached. These plans propose retention of the existing R2 Low Density Residential zone, a maximum height of 10m and no change to the Floor Space Ratio.

Alternate Zoning Plan

This submission suggests that there is merit in giving consideration to an alternate zoning plan as shown in Figure 6 attached.

This plan proposes the western most portion of the subject site be zoned R4 High Density Residential to match the Bella Vista Station Proposal for zoning along the western boundary of this site. This makes logic in terms of any future development over an amalgamated site not being subject to an arbitrary zone boundary potentially creating a dual zoned allotment.

Consequently it is submitted that the remaining vacant parcels of the subject site be zoned R3 Medium Density creating a transition from the R4 to the west and Low Density Residential development which in some instances has already taken place adjoining the subject site to the east. This intermediary R3 Medium Density zone fronting Free Settlers Drive has the potential to promote terrace and mews style housing, and lead to the establishment of a housing character not seen elsewhere in the locality.

A further consideration in support of this proposal is the connectivity between high density areas and the proposed open space reserve provided by Free Settlers Drive. Functioning as a local collector road this traverses the subject site and the open space reserve to the east providing direct access for future residents.

In summary, the proposal set out in this submission seeks:-

- rezoning of part of the subject site to R4 High Density Residential representing 13.5% of the subject site, with a height control of 21m (4-6 storeys) and floor space ratio of 1.2:1; and
- rezoning of the remainder of the site to R3 Medium Density Residential with a height control of 12m and floor space ratio of 1:1.

This proposal is now submitted for consideration.

Yours faithfully



Michael Watt
Planning Manager



Attachments - Figures 1-6

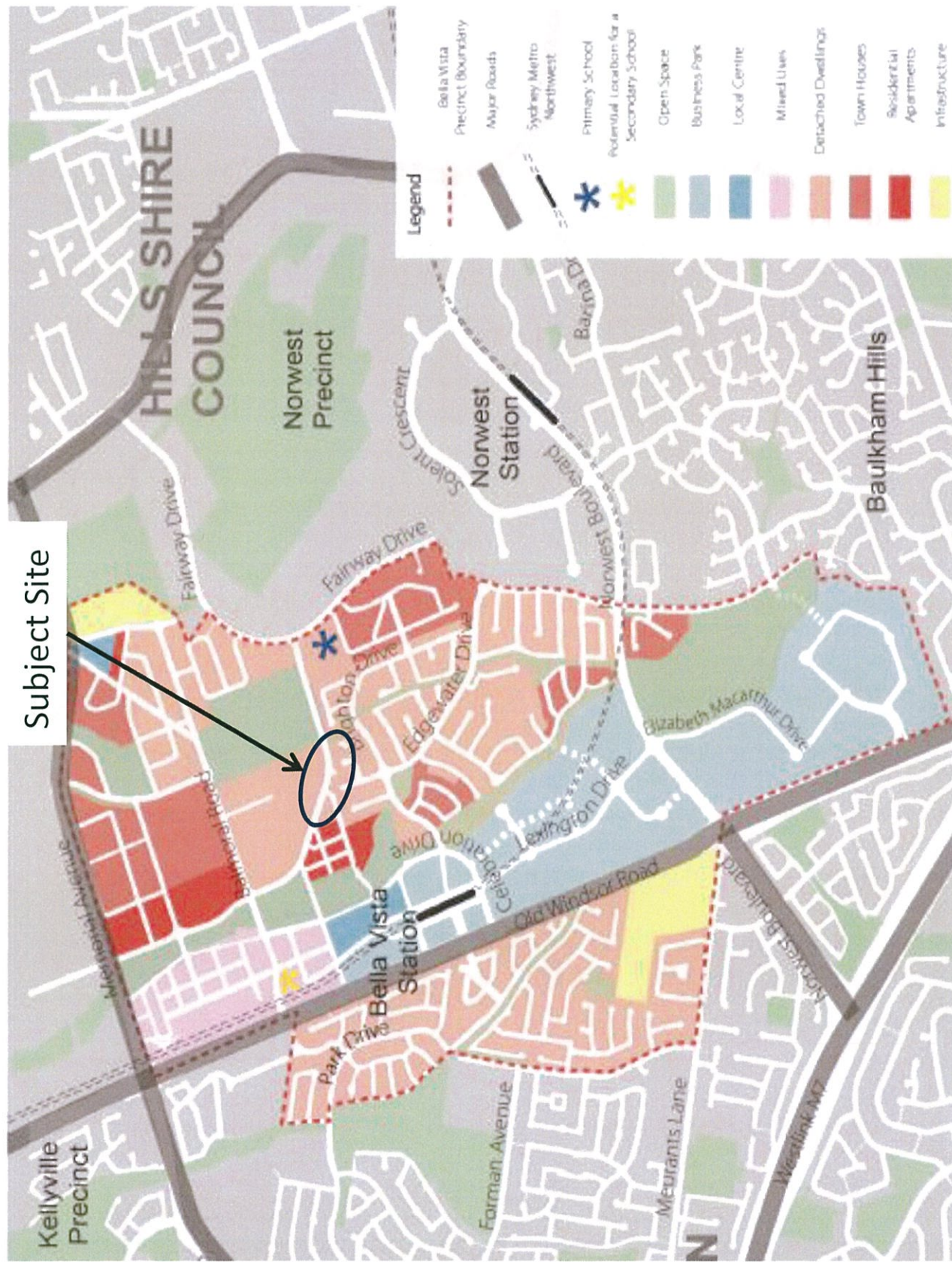
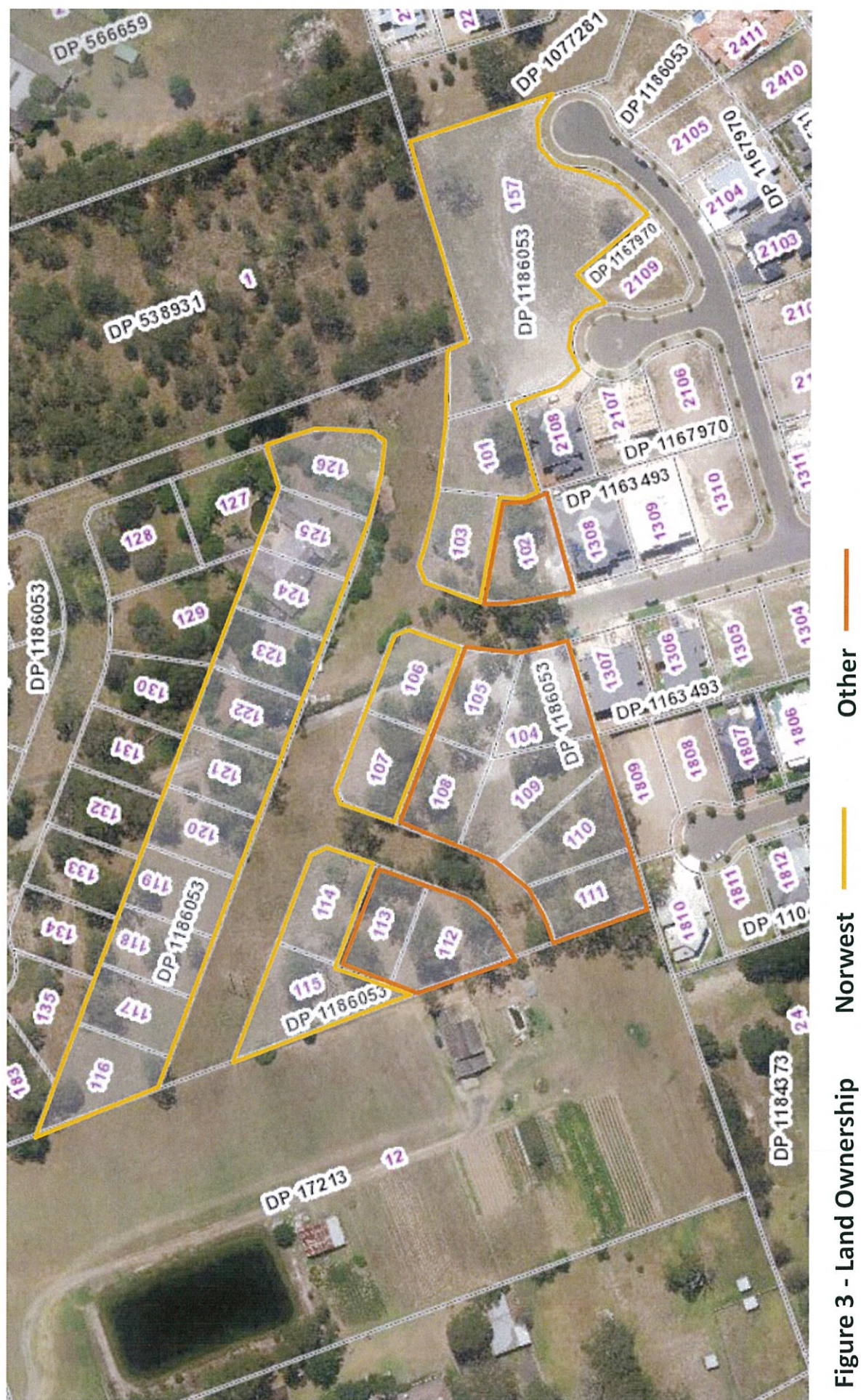


Figure 1 – Site Location



Figure 2 - Subject Land – Edged Blue



Indicative Height

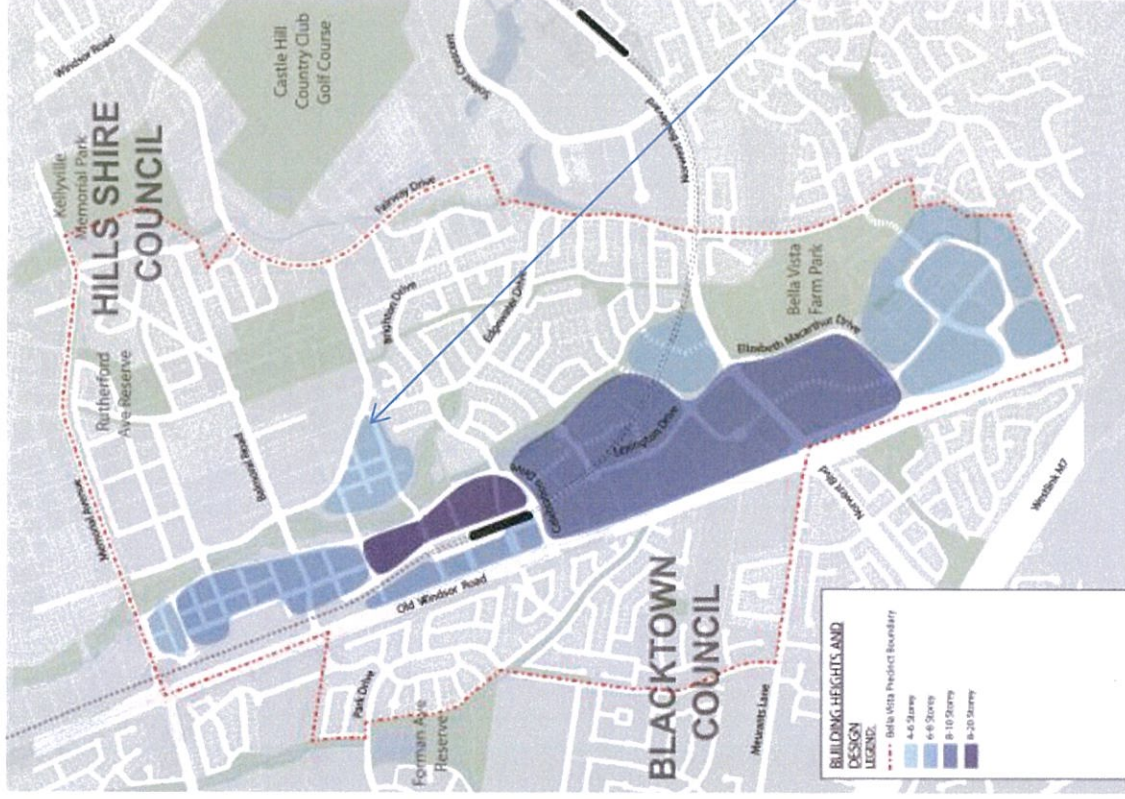
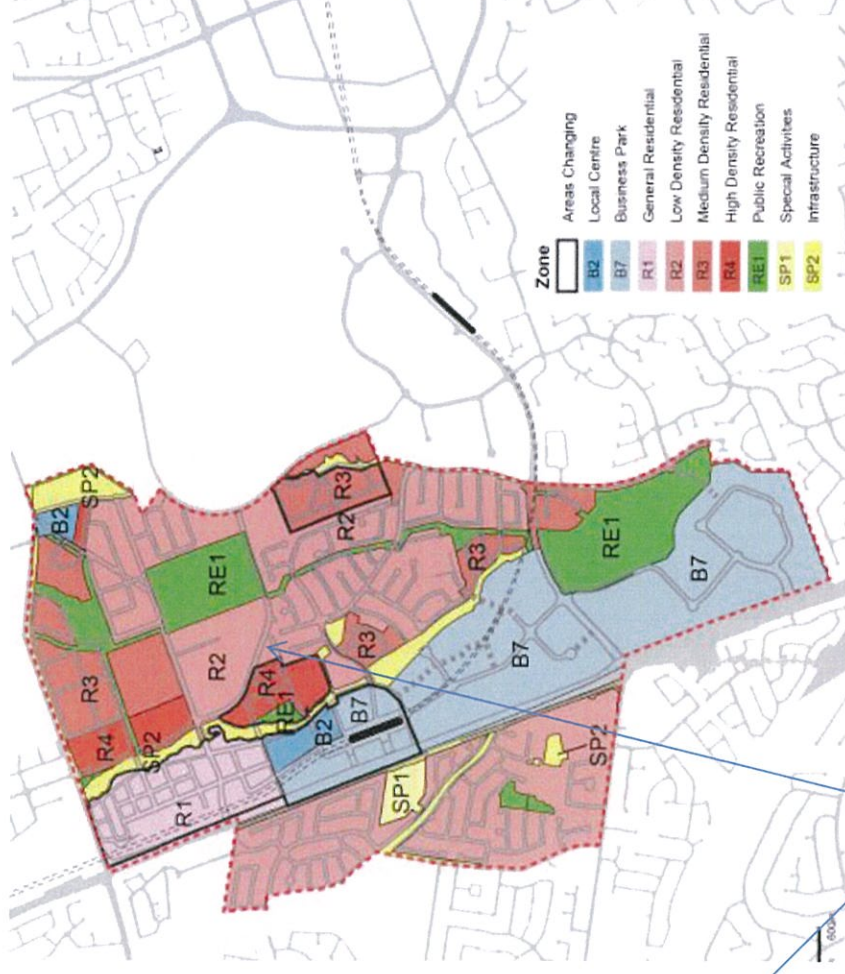


Figure 64 Indicative distribution of heights around the station

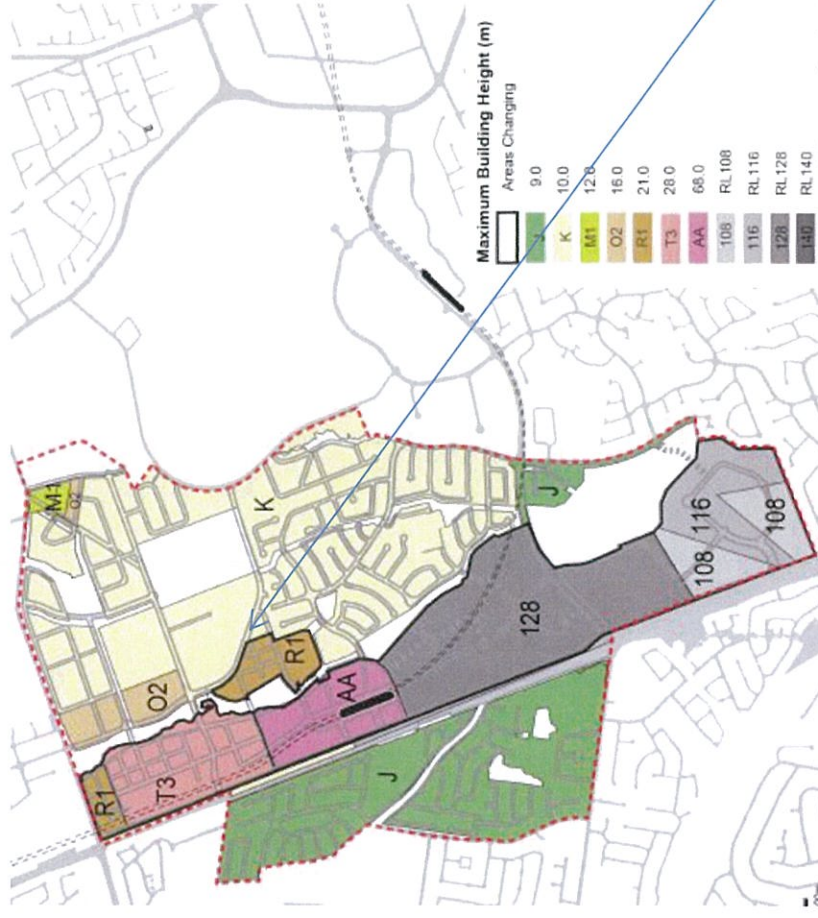
Proposed Zoning



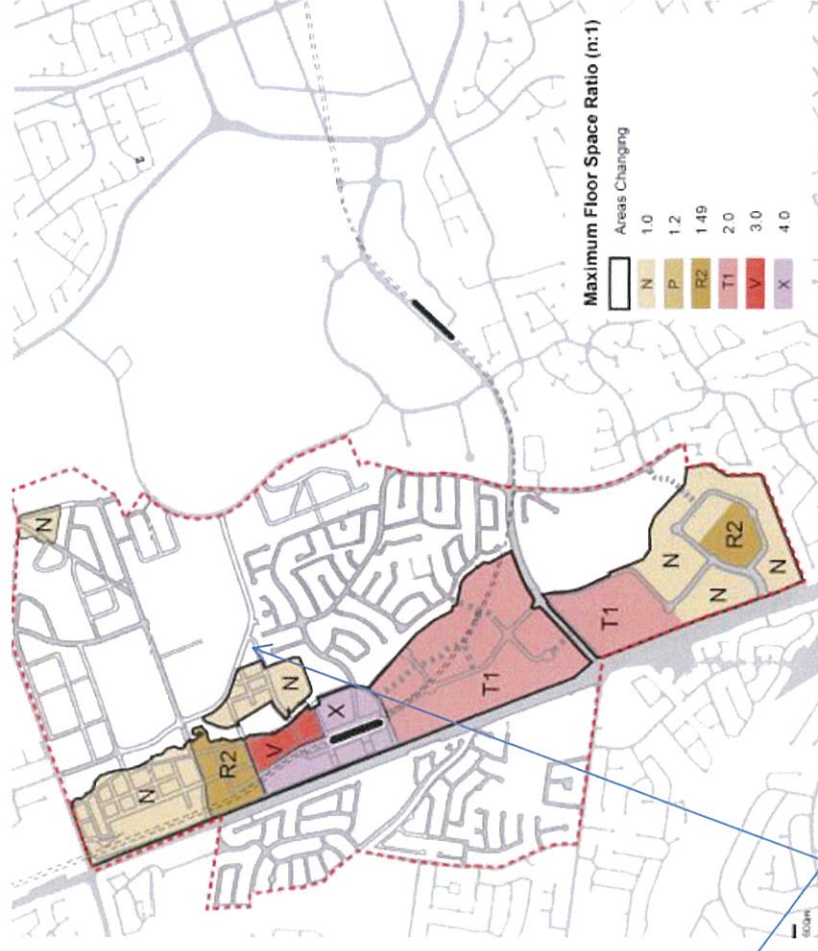
Subject Site

Figure 4 – Bella Vista Station Precinct Proposals - Subject Site

Building Height



Floor Space Ratio



Subject Site

Figure 5 – Bella Vista Station Precinct Proposals – Subject Site



Figure 6 – Proposed Zoning

R4 High Density Residential

R3 Medium Density Residential