

Our Ref: 16-000424
Your Ref: 1 Celebration Drive, Bella Vista
Contact: Peter Lee

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

Attention: Bella Vista Station Precinct Proposal

Public Exhibition - Bella Vista Station Precinct Proposal – 1 Celebration Drive, Bella Vista

Reference is made to the public exhibition of amendments to the planning controls for the Bella Vista Station Precinct. This submission is made on behalf of the Body Corporate and strata owners of the 'Pinnacle Estate' at 1 Celebration Drive, Bella Vista, - Strata Plan 72801. The Department of Planning and Environment has put on exhibition the draft Bella Vista Station Precinct Proposal which will guide future development surrounding Bella Vista Station. The Precinct Proposal aims to create a premier living and business precinct with transit oriented development in close proximity to the station. This submission highlights the importance of incentivising redevelopment through flexible planning controls, especially in regard to significant sites close to the proposed railway station.

1. Subject Site

The subject site is known as 1 Celebration Drive, Bella Vista being Strata Plan 72801, part of DP 270392. It forms part of Norwest Business Park as shown in the aerial photograph in Figure 1 on the following page. The site is directly across the road from the Bella Vista train station under construction as part of the North West Metro line as also shown in Figure 1. This site is only 120 metres from the station falling within the catchment of 400m walking distance within a station supporting transit orientated development. The site is significant in area being 10,590m² with three road frontages to Windsor Rd, Celebration Drive and Lexington Drive and acts as a gateway to the western side of Norwest Business Park due to its prominent position. The site represents an opportunity to provide a landmark development that acts as a focal point for the Celebration Drive entrance to the Business Park and greater Bella Vista Station Precinct as demonstrated in Figure 2.

The site is currently occupied by a commercial building with office and warehouse space in a strata complex. The existing building responds to the current suburban typology of the area with businesses being set back from the street and vehicular access and parking dominating the street frontage. A street frontage photograph is shown in Figure 2 showing the frontage along Lexington Drive. As the site was built for purpose without the knowledge that a station would be located in such close proximity, the site does not have the urban built form that will be typical of developments near the future railway stations on Metro North West. Therefore the site represents an opportunity for redevelopment and it is vital that the proposed planning controls provide flexibility and incentive to encourage this.

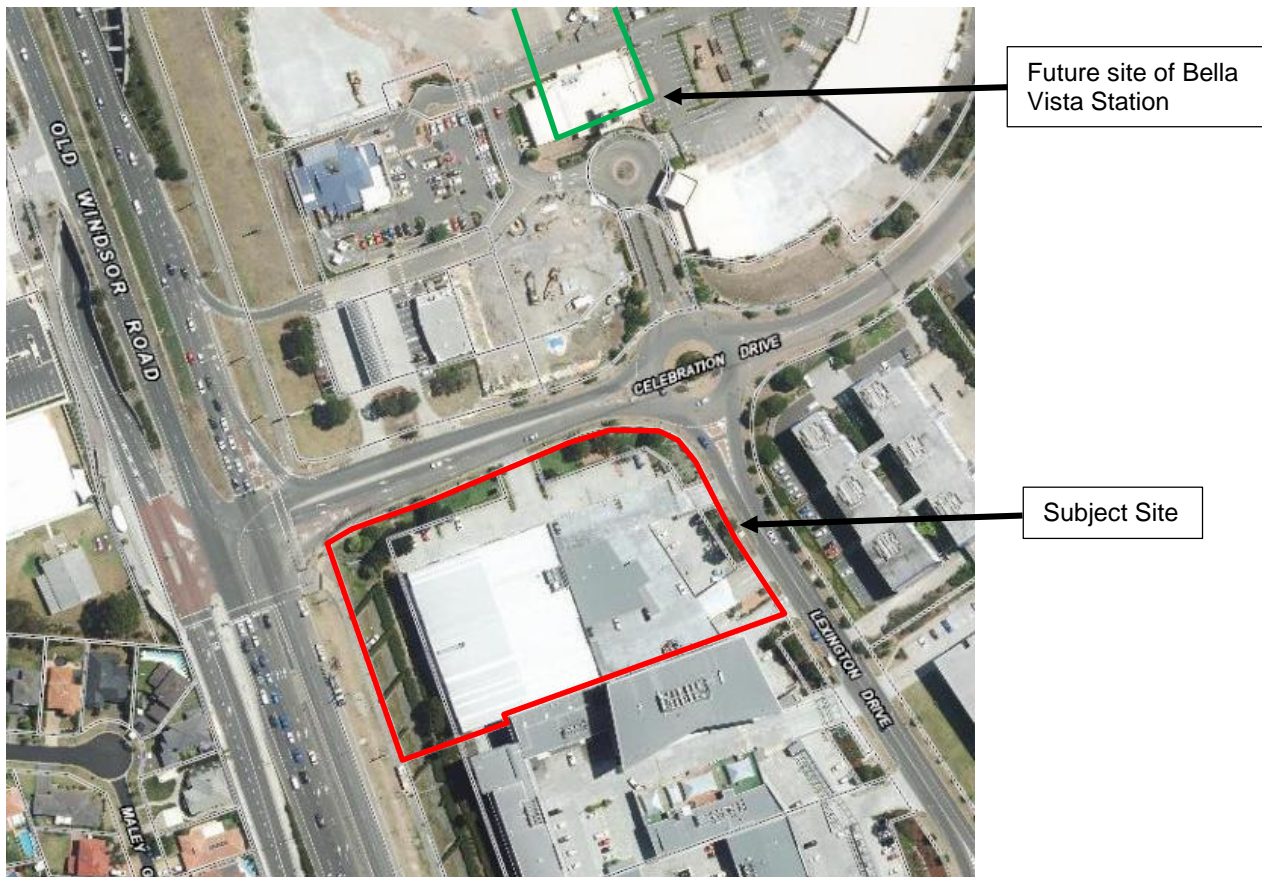


Figure 1 – Aerial Photograph of locality showing subject site and Bella Vista Station cutting



Figure 2 – Existing development from corner of Celebration Drive and Lexington Drive

2. Land Use Zoning

The subject site is currently zoned B7 – Business Park under The Hills Local Environmental Plan 2012. No changes to the zoning of the subject site are proposed with the Bella Vista Station Precinct Proposal. There is an important opportunity to enable a mixed use zone surrounding the station in order to ensure the area and station is patronised after business hours. This could be achieved with a more flexible zone such as B4 Mixed Use which permits commercial premises and wider variety of entertainment, leisure and living uses as well.



Figure 3 – Extract of Proposed Land Use Zones from the Bella Vista Station Precinct Planning Report

2. Building Height

The exhibited Height of Building controls propose a maximum building height of RL 128m. This represents a modest increase in building height from the existing maximum building height of RL 116m across the existing Business Park zoning in Bella Vista. This increase in height is supported as it provides flexibility in building typology. However, the site is identified by the Bella Vista Station Structure Plan as part of the 'Centre and Commercial Core' which envisaged built form up to 22 storeys as shown in Figure 4.



Figure 4 – Extract from Future Precinct Character map in Bella Vista Station Structure Plan

Given this site is directly opposite the train station on the landmark corner and is identified as part of the Precinct's core, a greater building height is akin to what is proposed on the northern side of Celebration Drive (68m) could be adopted.

3. Floor Space Ratio

The proposed Floor Space Ratio (FSR) for the subject site is 2:1, allowing double the floor space of the existing 1:1 FSR control. Currently, the site is developed at the maximum permissible FSR, even whilst not utilising a lot of the space on the site (eg. large carparking and driveway areas). Figure 5 below shows the proposed Floor Space Ratios in the Bella Vista Station Precinct. The government-owned land in the 'Precinct core' adjacent the station has a 4:1 FSR with the subject site and other sites surrounding the station have only a 2:1 FSR.

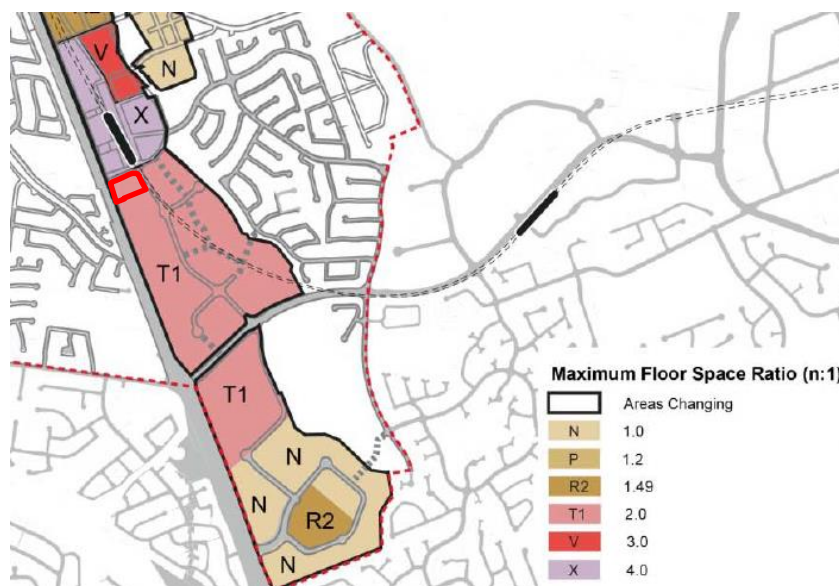


Figure 5 – Extract of Proposed Floor Space Ratio Map from the Bella Vista Station Precinct Planning Report

The proposed increase in FSR is supported however it does not provide a large enough incentive to make significant redevelopment viable and is more restrictive than the FSR applying to the government-owned land on the northern side of Celebration Drive. A 2.5:1 FSR for sites on the southern side of Celebration Drive would achieve the most productive use of land in close proximity to the station.

Significant sites, such as the subject site, should receive a bonus in FSR to encourage redevelopment in order to maximise highest and best use of the land closest to Bella Vista Station e.g. bonus 0.5 FSR on top of the primary control for sites over 10,000m² to promote masterplanned redevelopment outcomes. This would allow the site to reach a potential maximum FSR of 3:1 which is a modest increase that gives significant sites extra incentive to be redeveloped, whilst not exceeding the 4:1 FSR proposed on the government-owned land.

4. Incentive for Redevelopment

As with many of the existing developments in the Business Park, the site is subject to a strata plan with multiple site owners making redevelopment difficult to initialise. The site is significant being over 10,000m² and being located in a prominent gateway location opposite the future station. Greater incentive needs to be provided, especially for significant sites in close proximity to the station, to encourage landowners to redevelop their sites.

Bonuses and relief of restrictive planning controls is an effective way to encourage redevelopment of existing sites. For example the bonus of additional FSR as mentioned above. Planning control bonuses for design excellence could also be an incentive to redeveloping sites whilst fostering good architectural design in the area.

Summary

In summary, the Department is requested to consider the recommendations raised by this submission including:

i) Land Use - Encourage a vibrant Precinct surrounding the station by adopting a B4 Mixed Use or similar zoning surrounding the station to ensure the Station Precinct is well-patronised after regular business hours.

ii) Building Height - Enable a variety of built form outcomes by liberalising building height controls to allow buildings above RL 128m for sites adjacent to the station as recommended by the Bella Vista Structure Plan.

iii) Floor Space Ratio – A 2.5:1 FSR applying to the sites on the southern side of Celebration Drive on account of their immediate proximity to the station would greater complement the built form proposed on the northern side of Celebration Drive and enable the Business Park land to reach greater potential.

iv) Incentive for Redevelopment - Incentives to redevelop existing sites are needed (eg. bonuses to planning controls for masterplanning or design excellence) especially in regard to sites that are strata-titled. Significant sites over 10,000m² in the Bella Vista Station Precinct should receive an FSR bonus of 0.5 FSR to increase development opportunity and encourage the masterplanned redevelopment of large landmark sites.

The Department should consider this submission and provide incentive to redevelop significant sites in close proximity to the proposed Bella Vista Station such as the subject site discussed above. Should you have any questions please contact me on (02) 8808 5000.

Yours Sincerely
Calibre Consulting



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