



February 27, 2016

Director Urban Renewal

Department of Planning and Environment

GPO Box 39

SYDNEY NSW 2001

Dear Ms Carruthers

Bella Vista - Draft Priority Precinct Proposal – 32 Memorial Avenue Kellyville

Allam Homes Pty Ltd has a number of land holdings held in subsidiary companies in the Bella Vista Priority Precinct. In particular Hambledon Road Schofields Pty Ltd has recently acquired and is currently seeking approval for development on Lot 2 DP 1208590 at 32 Memorial Avenue Kellyville.

The following comments support proposed changes through the Bella Vista Priority Planning process for the land at 32 Memorial Avenue to R4 High Density Residential. We believe the site is suitable for apartment buildings, in addition to attached housing and multi-dwelling housing. The adjoining site, The Grace by Baptist Care, is under construction with 6 storey apartments. We support the submission prepared by Urbis for Diversified Holdings for our land and the adjoining parcels and confirm we are in agreement with the zoning amendment and development controls.

The extension of the R4 zone eastwards along Memorial Avenue frontage is a logical transition from the core of the rail corridor lands. The rezoning of these undeveloped sites in the hands of experienced developers at 30-32 Memorial Avenue Kellyville, will enable an early delivery of the increased dwelling yields required to support the new rapid transit services.

We consider the ability to construct 4 – 6 storey apartment buildings in a cohesive manner over these sites provides a good urban outcome. We support the submission prepared by Urbis for Diversified Holdings for our adjoining parcels and confirm we are in agreement with the zoning amendment and development controls. Please refer to the draft Master Urban Plan prepared for the site.

The site is located between the proposed Kellyville and Bella Vista stations. It's located on Memorial Avenue and has direct access to bus services to Parramatta, Castle Hill, Blacktown and Rouse Hill utilising the nearby Tway and Memorial Avenue.

It is noted that Section 3.6 in Figure 23, inaccurately identifies the land as "Commenced Construction". The site is currently rural residential usage when the residential development proposal has been approved.



We request consideration of the extension of the R4 zoning over our property Lot 2 in DP 1208590, formerly Lot 421 DP 1163412. We consider the ability to construct a range of apartments between 4 and 6 storeys is appropriate and request a height limit of 20 metres (6 storeys).

Yours sincerely

Paul Sant

General Manager

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