

MALCOLM SMITH PTY. LIMITED

CIVIL ENGINEERS AND DEVELOPMENT CONSULTANTS

Ms Ann-Maree Carruthers
Director, Urban Renewal
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

28 February, 2016

Our Ref: MS 2299

Dear Ms Carruthers,

Re: Submission - Bella Vista Priority Precinct Proposal

Our clients Diversified Property Holdings are option holders over No. 30 Memorial Avenue, Kellyville.

Planning Consultants Urbis have prepared a detailed submission supporting the precinct plan and identify other land suitable for higher density housing, namely 30 and 32 Memorial Avenue, Kellyville.

We have been in consultation with the owners of 32 Memorial Avenue (Allam Property Group and Mr Tony Rossi) and are aware of their separate submissions to NSW Planning and Environment. We also note Mr Rossi's objection to certain elements of the Urbis concept plan. We expect these matters are best resolved once site specific assessments are undertaken at the development application stage.

We commend the Urbis report to you and await finalisation of the Bella Vista Priority Precinct Proposal. Please feel free to contact David Hoy of Urbis or the undersigned should additional information be required.

Yours faithfully,



Malcolm Smith
Director, Malcolm Smith Pty Limited