

February 28, 2016

Director Urban Renewal

Department of Planning and Environment

GPO Box 39

SYDNEY NSW 2001

Dear Ms Carruthers

Bella Vista - Draft Priority Precinct Proposal – [REDACTED]

[REDACTED] I am seeking the best value for my land, part of which has already been sold for future residential development. I request that my land be given a R4 zoning by the Bella Vista Precinct Plan.

The land immediately adjoining mine, The Grace by Baptist Care, is under construction as 6 storey apartments. I believe that my land should also be zoned for apartments, as it is well located on Memorial Avenue and it will blend with adjoining land owners' developments.

I understand the Bella Vista Precinct Plan has been placed on exhibition for comment, I request that the Department of Planning changes proposed zoning for my land at 32 Memorial Avenue Lot 1 DP 1208590 to R4 High Density Residential.

I consider the site is suitable for apartment buildings up to 6 storey high. My land is located on Memorial Avenue and is close to the Balmoral Tway stop. It is within 1 kilometre from both Bella Vista and Kellyville stations, and has direct bus services along Memorial Avenue to Castle Hill, Blacktown and Rouse Hill.

It is noted that your Planning Report inaccurately identifies my land as "Commenced Construction". The site is still currently rural residential until any residential development has been approved.

We have reviewed the submission prepared by Urbis for Diversified Holdings and Allam for our land and the adjoining parcels. These co-submissions on the subject site include concept plans with which I do not approve in relation to building envelopes and open spaces. Such matters should, in my opinion, be more appropriately considered in any future development application.

[REDACTED]