

PLEASE REMOVE OUR PERSONAL INFORMATION

[REDACTED]  
[REDACTED]  
[REDACTED]

24<sup>th</sup> February 2016

Director, Urban Renewal  
NSW Planning & Environment  
GPO Box 39  
Sydney NSW 2001

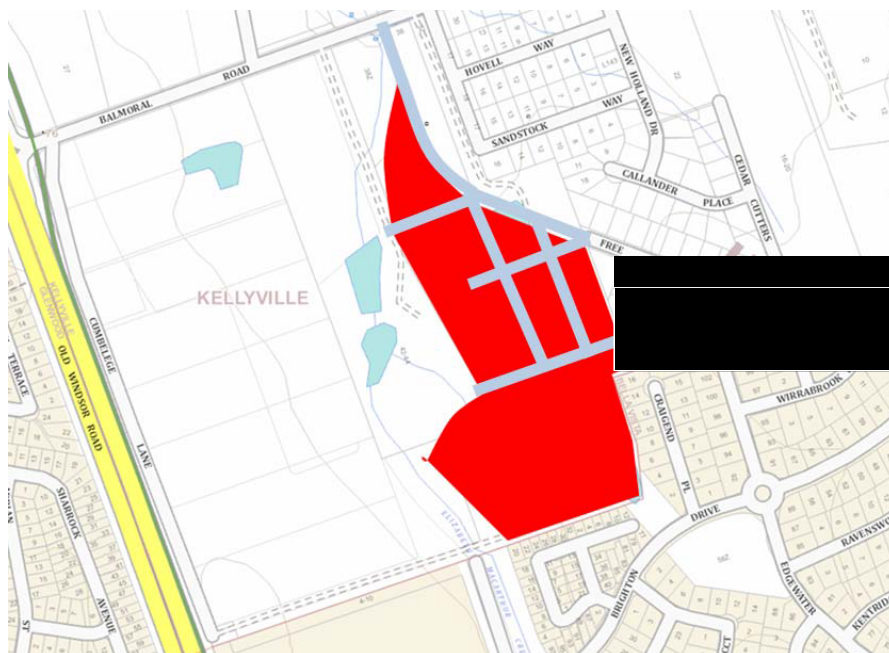
Dear Madam,

**Bella Vista Precinct Proposal**

[REDACTED]  
[REDACTED] This land has been impacted by the 'Bella Vista Station Precinct Proposal'.

**Our Views on the Proposal**

Our overall view on the proposal is very positive, except for the boundary between R4 and R2 zoning near the Edge Water Estate where our land is situated. According to the 2015 December 'Bella Vista Station Precinct Proposal' Section 4.6 Proposed Planning Controls (Page 25), the R4 zone ends right at the boundary of our land.



In general, the change in zoning is separated by a road. In fact, in the 2013 September 'North West Rail Link Corridor Strategy' and 'North West Rail Link Bella Vista Station Structure Plan' the Medium Density and the High Density Zones are clearly separated by a road. Please refer to Page 25 of the 2013 Sep 'Bella Vista Station Structure Plan' document (which is given below).

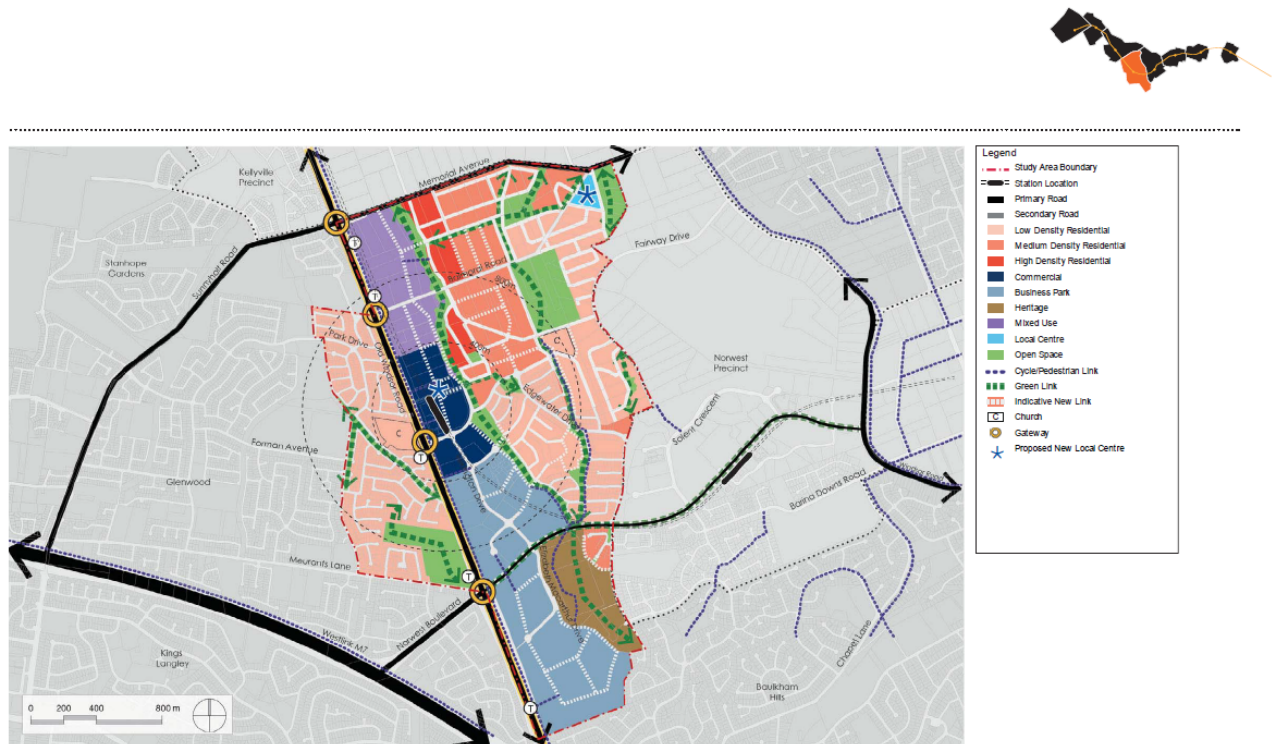


Figure 19: Structure Plan for the Bella Vista Study Area

### The reasons for our views

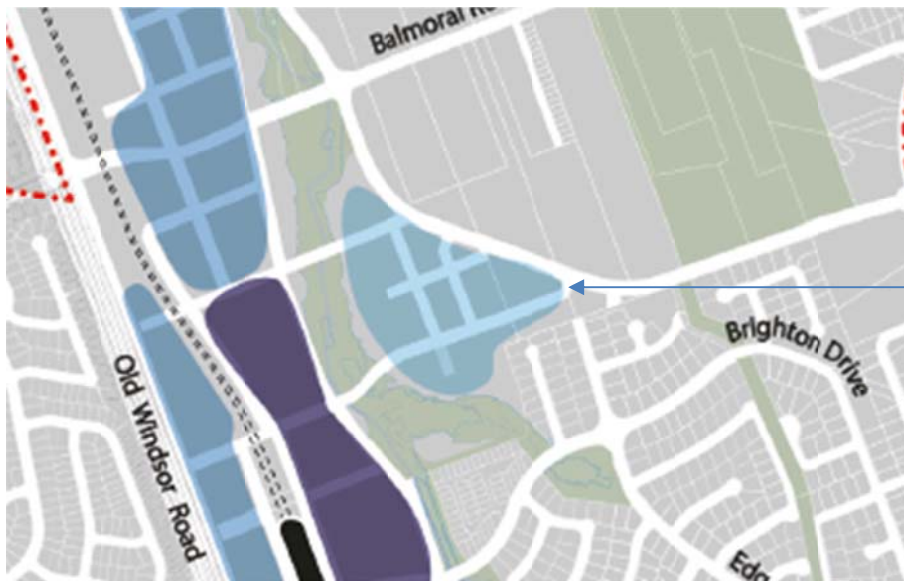
We hold the view that no separation between the zoning by a road is unfair and we oppose for it on the grounds of privacy issues, overshadowing issues and overdevelopment next to our proposed house.

### Suggested Solutions

Herewith, I propose three options to reconsider which are consistent with NSW Government thinking of providing more opportunities for new homes as well as less community impact.

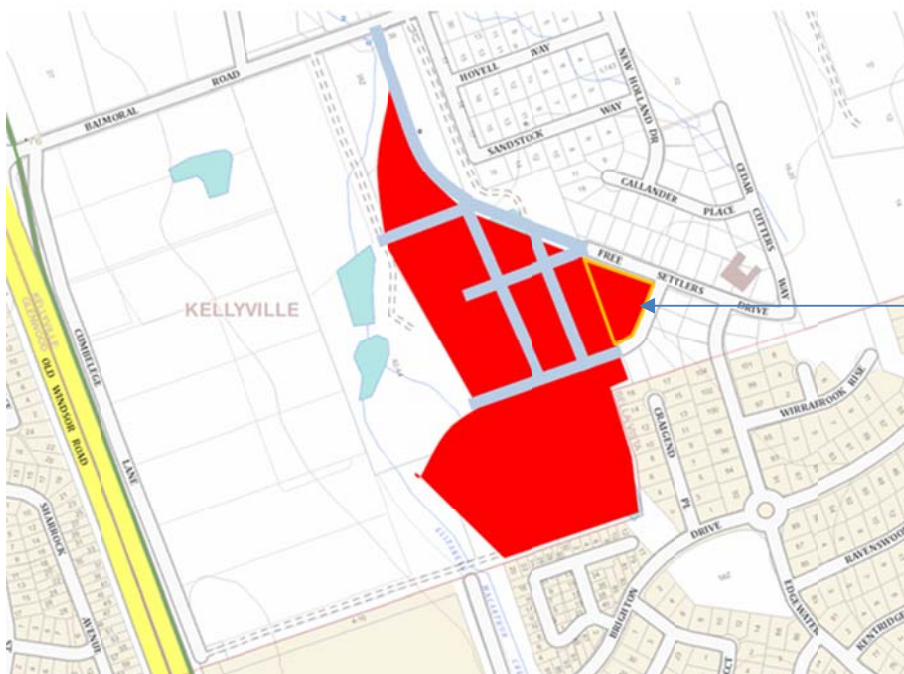
### **Option 1 – Align the R4 boundary with Build form boundary**

According to your proposal Section 4.5 Built Form (Page 23) the proposed 4-6 story boundary ends at the corner of Waddell Road and Free Settlers Drive, as given below.



Corner of Waddell  
Road and Free  
Settlers Drive

Therefore, it is proposed to extend the R4 Zone up to the 'Free Settlers Drive' as marked in the diagram below. All land owners of the wedge section (Lot 112, Lot 113 and two lots owned by Mulpha Norwest) are in favour of this option.



Align the R4 boundary  
with Build form  
boundary

This is a much cleaner zone boundary which ultimately supports the NSW government objective of more opportunities for new homes. Furthermore, it eliminates privacy issues we face with having a R4 boundary next to our property.



### Option 2 – Gradual transition from R4 to R2 zoning

According to the NSW Planning 'North West Rail Link Bella Vista Station Structure Plan' September 2013 (Page 25) the land I currently own had been marked as Medium Density Residential. The High Density Residential Land is further away from my property. When we purchased the land, this proposal was factored in our decision making. Your previous proposal is given below for information.



Therefore it is proposed to zone this area as suggested by the below diagram which allows for a gradual transition from R4 zoning to R2 zoning.



By doing this, it eliminates privacy issues raised earlier and provides much cleaner zone boundaries. Further it supports NSW government objective of more opportunities for new homes.

### Option 3 – Implement North West Rail Link Bella Vista Station Structure Plan Zoning Proposal

According to the NSW Planning 'North West Rail Link Bella Vista Station Structure Plan' September 2013 (Page 25) the land I currently own and the surrounding land had been marked as Medium Density Residential. The High Density Residential Land is further away from my property. When we purchased the land, this proposal was factored in our decision making. Therefore it is proposed to zone this area according to your original plan including the other side of the Free Settlers Drive to be R3. This is an extension of Option 2 above and provides more R3 Zone area.

By doing this, it eliminates privacy issues raised earlier and provides much cleaner zone boundaries. Further it supports NSW government objective of more opportunities for new homes.

In conclusion, I believe the above proposals provide a better solution for all those involved and will allow for better development for the Bella Vista Precinct.

We are happy for further discussion if needed, in order to achieve an amicable solution for all involved.

