



PCU064240

Bella Vista Precinct Proposal

Submission by Irfan Masood & Larissa Masood

38 Balmoral Road, Kellyville (**Lot 20 DP 1170934**)

Department of Planning
Received
24 FEB 2016
Scanning Room

We, as the owners of **38 Balmoral Road, Kellyville NSW 2155 (Lot 20 DP 1170934)**, and hills residents for over 25 years are in firm objection to the NSW Government's Bella Vista Station Precinct Proposal.

Specifically, regarding the Bella Vista Precinct Proposal:

1. ZONING

We believe that our property has been unreasonably and inappropriately zoned as it is in a prime location in the heart of the Precinct. Our property is less than 550 Metres of Bella Vista Station, and less than 250 Metres from the Local Centre (zoned B2). However the eastern portion of our land (still under 600M of the station) has been zoned as R2 – Low Density.

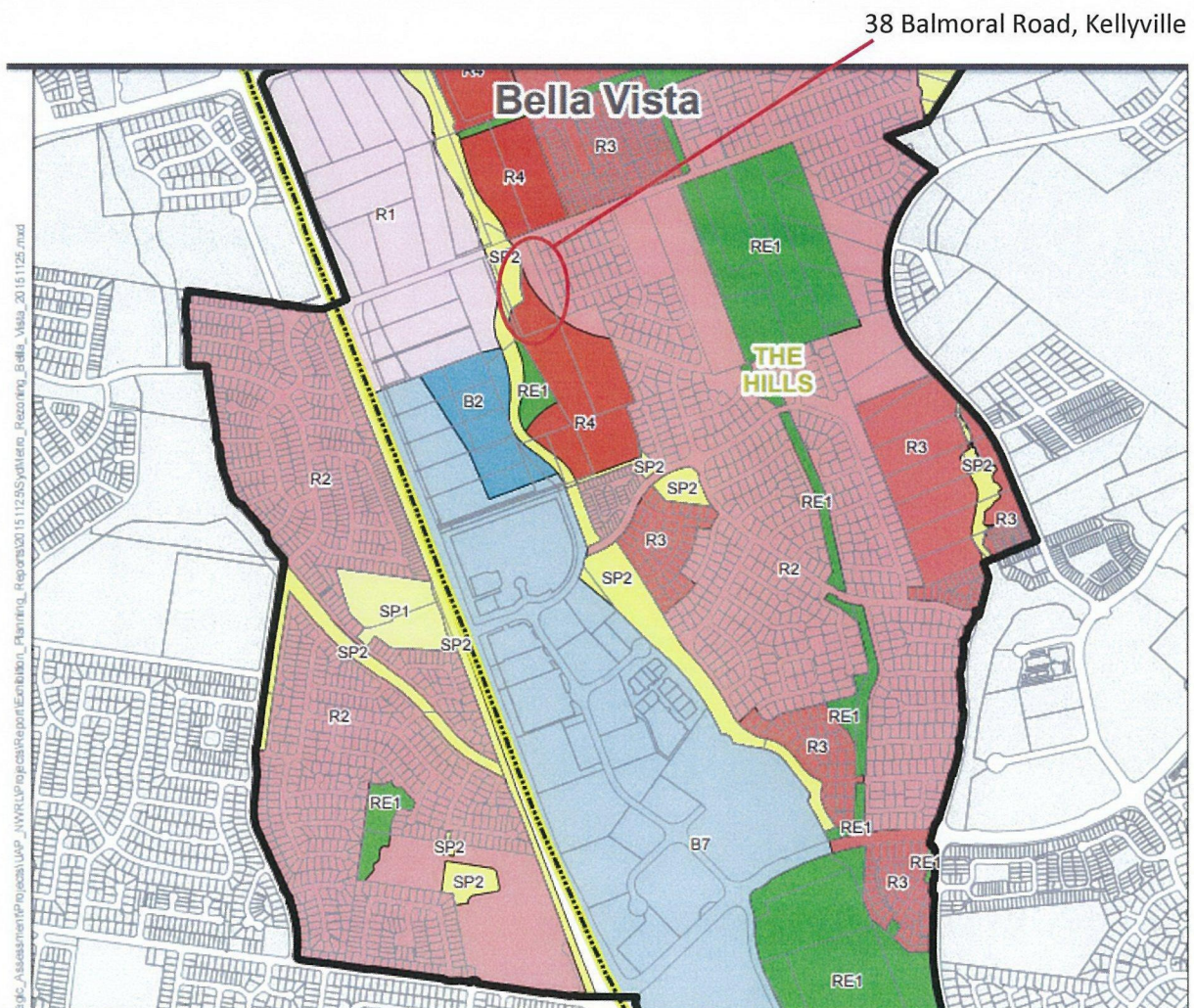


Figure 1 – Taken from Bella Vista Precinct Plan Page 25

This seems like very poor planning, as the sites directly in front of us, as well as behind our property, are all zoned R4, and the R4 zoning extends further east for every other property, than it does for our property. It is also important to note that the high density sites, directly north of us (at 17 and 19 Balmoral Road) is over 800M from the station, whereas our land is under 550M and zoned R2 Low Density. This is in direct contravention to the transit urban planning in other areas of the North West Rail Link, where land closer to station is given higher densities than land further from public

transport. We are in strong objection to the R2 zoning of the eastern portion of our land, and believe that it must have been rushed planning, or oversight that has led to this, and that is why we intend to bring it to your attention. We submit that this portion of our land must also be zoned R4.

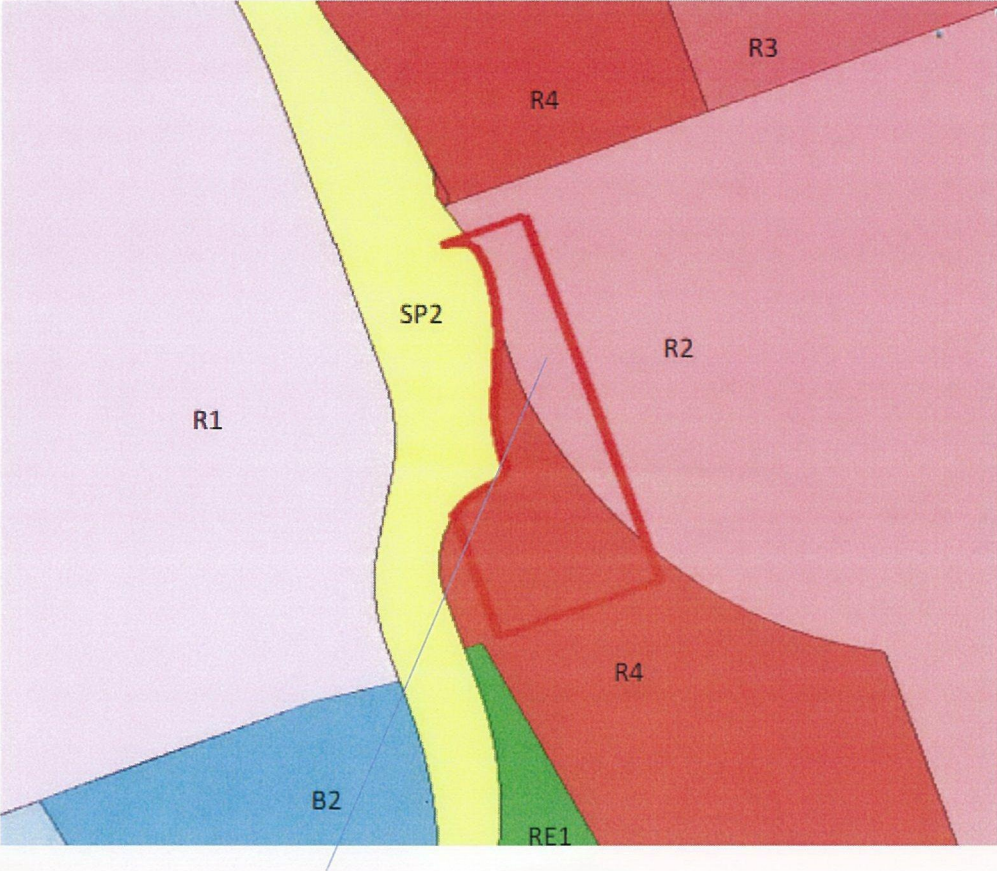


Figure 2 – Bella Vista Precinct plan, zoomed in around Balmoral Road. The red outline represents the perimeter of our land at 38 Balmoral Road, to demonstrate clearly how some of our land on the northern side is zoned R2 for no valid reason.

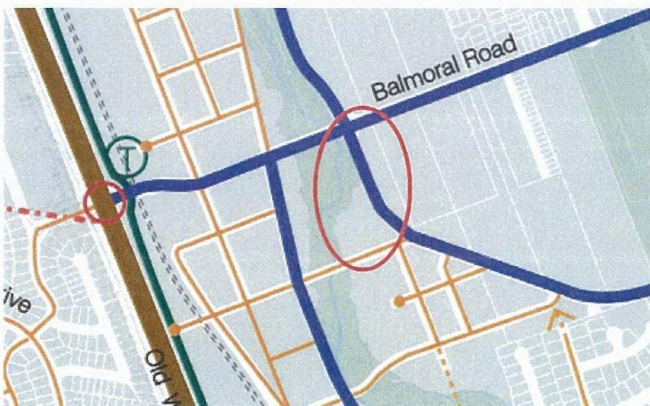
2. ROADS AND INFRASTRUCTURE:

We have become aware that a major road extension is planned through our property, and we are in strong objection to the positioning of the road, running through in the middle of our land. We believe once again, that this must be a mistake, and urge you to consider our submission.



Figure 3- Image of Proposed Road Network – (Taken from page 21 of the Bella Vista Precinct Proposal)

As, can be seen from the images above and below, there is a major collector road planned through our land. We understand that roads are necessary to help develop the precinct, however we are in objection to the specific positioning of the road on our land. The images above show the road cutting directly through the middle of our land.



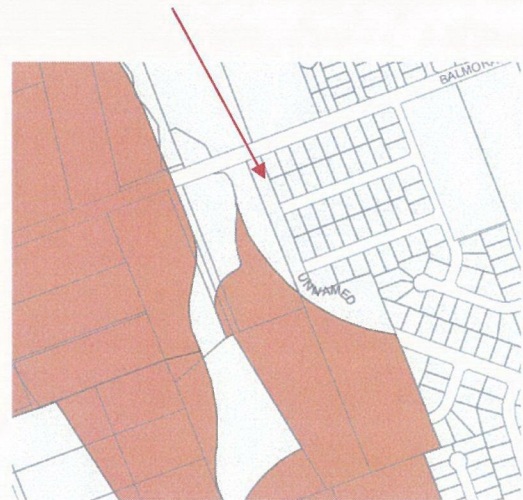
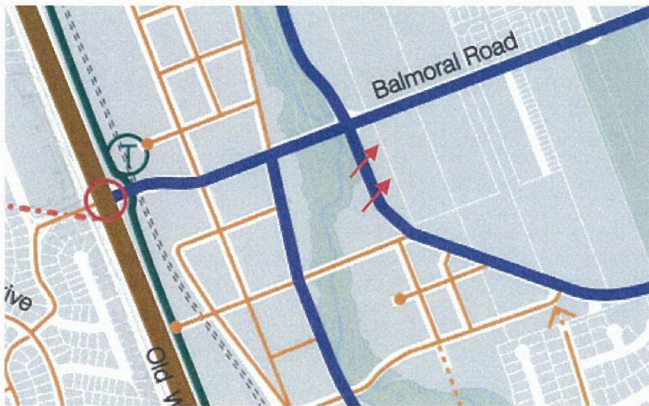
For almost, every other site in the precinct, (as well as other precincts) major roads are planned on the borders/ perimeters of the owners land, and in many cases, between two parcels of land to ensure that land wastage is minimised, and infrastructure land is shared.

We object to the current position of the Free Settlers Drive Extension, and we believe that the collector road should be moved slightly towards the east. Either along the east border of our land or onto the neighbouring land.

Here are our reasons:

1. Number 32 Balmoral Road, is a battle-axed property, and is our bordering neighbour on the east. They have a long narrow driveway adjacent to the border of our property which is not wide enough to be developed, and yet would be perfectly suited for the road, as it will also serve as the dividing boundary between high density and low density housing in the precinct.

32 Balmoral Road- Battleaxe land with long narrow driveway should serve as location for Free Settlers Drive instead of our property.



2. This would mean that both the land on the north- east of our property (38 Balmoral Road), and narrow Driveway at 32 Balmoral would be utilised much more effectively. The current positioning of the road wastes both our land, and the neighbours land (driveway) on the right too as this can never be utilised for R2.
3. Our Property has a large road frontage on Balmoral Road already, and it is unfair to plan a road directly through the middle of our property, which we don't even need. The Free Settlers Drive Extension only benefits the parcels of land behind us, and the battle-axe land on the right of us, and therefore we are in objection to its current position on our property.



The image to the left depicts where we believe the Free Settlers Drive should be located, in order to maximise land use, and be fair to landowners whom are affected by it.

It should be moved slightly eastward.

3. BUILDING HEIGHT:

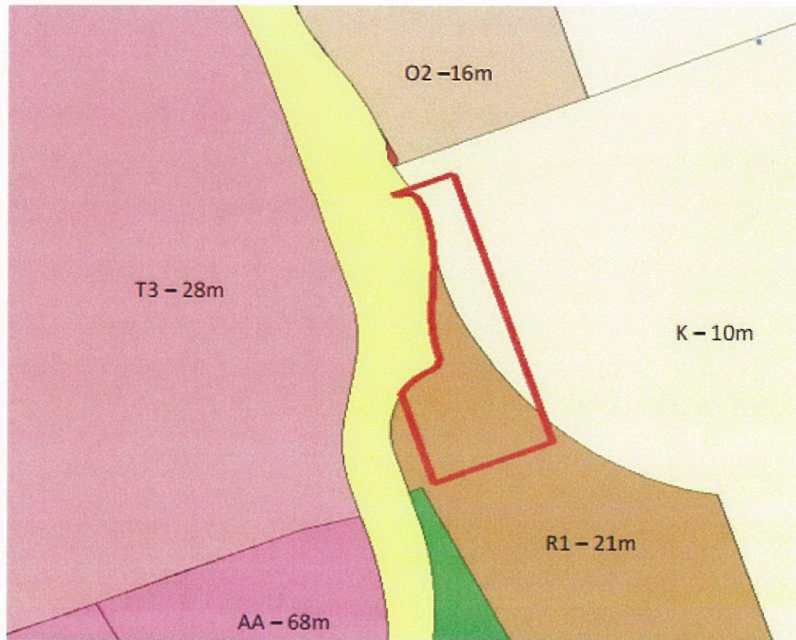
We are in objection to a building height of 21 Metres/ 6 Storeys. Our property is bordering the Elizabeth Macarthur Creek on the West side and has no houses directly adjacent to the Eastern border. We have high density residential to the north of us, and high density also to the south. In addition, our land is only 250 Metres from the Local Centre (B2), and less than 550 Metres from Bella Vista Station. To have such short buildings, so close to the station is a waste of prime land.

Our Vision for Bella Vista, along with our community, is to have lots of green spaces in our precinct, while also being a commercial and residential powerhouse. A landmark suburb, much like Parramatta or Chatswood.

In order to achieve this, we believe that we need to have taller, landmark buildings closer to the precinct hub. This will enable us to hit our target dwellings for the area, whilst maintaining the feeling of “the garden shire”, in areas further away from the station.

We propose a height of between 12-15 Storeys/ around 40 Metres for the whole of our land, (not just the land currently zoned R4 in the precinct Document) as well as the other parcels of land to the east of Elizabeth macarthur creek (directly behind us) as we are all very significantly located within the precinct. In the initial 2013 State Government Precinct Plan, all of the privately owned high density land within the precinct was all proposed for between 7-22 Storeys. Now we have gone backwards and we object to this. Once again we want the Bella Vista Precinct to be very significant in Sydney. The government has chosen to invest \$8.3Bn in the area, and we don't want the commercial and residential capacity to be underestimated.

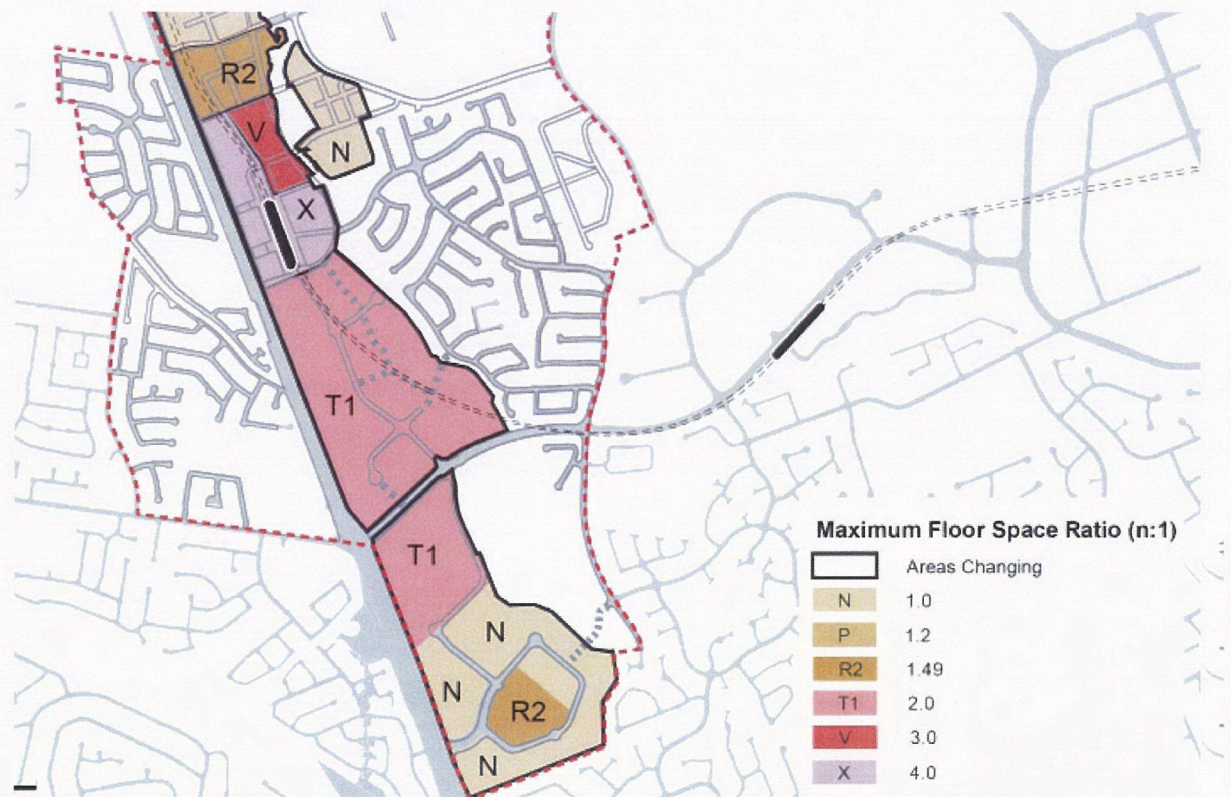
Additionally, we are directly adjacent to the 68 Metre/ 22 Storey State government site, and believe that it would be unreasonable and shortsighted planning, to put such a low height limit on our land, and have such a stark disparity between the privately owned sites on the east of the Elizabeth Macarthur Creek, and the State owned sites on the West of the Creek.



Floor Space Ratios

Regarding Floor space ratios, once again, All the adjacent state owned parcels of land in the precinct have floor space ratios of 1.49, 3 or 4 and yet the large privately owned parcel which incorporates our land and our two neighbours behind us, has a floor space ratio of 1. Our land, and the neighbouring sites are in a prime location, and we find it unreasonable to have such a disparity in floor space ratios as well between the state owned sites and the privately owned sites. We believe that our floor space ratio, at 38 Balmoral Road, Kellyville should be at least 2.

We believe this should be the same for our neighbours at 40 Balmoral Road, and 32 Balmoral Road Also.



In the Councils Hills Corridor Strategy document, in September 2015, on page 8, it has been demonstrated that proximity to stations equates to lowering the number of cars per household. If the aim is to increase the usage and dependency on the new train station at Bella Vista, why is the State planning not in accordance with the hills councils own chart (shown below)? Council's own research once again supports higher densities within 800M to the east of Elizabeth Macarthur Creek, so that more bella vista resident will be able to take advantage of the new train station, and the short walk to the retail/ commercial centre (only 400Metres away). It will also lead to more environmental sustainability, less traffic on the road and a greener Bella Vista. If we keep low density housing within 800M of the station, it will be a waste of such close proximity.

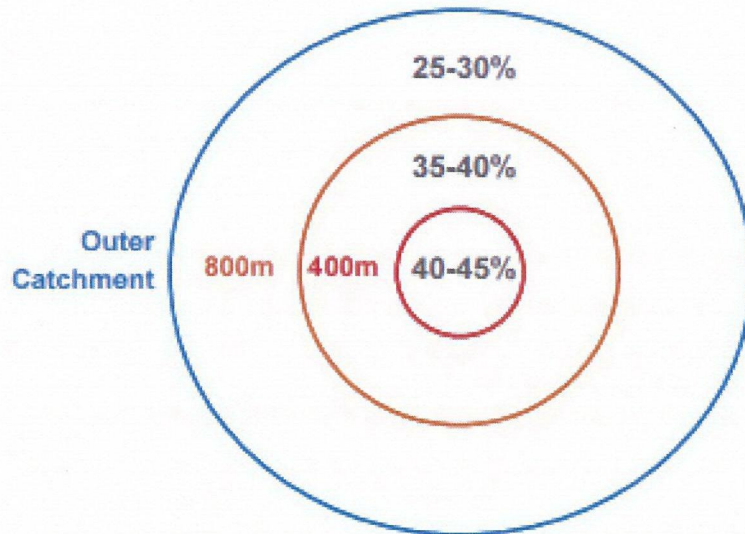


Figure 3.3: Forecast Modal Split for Public Transport Patronage to Work (2036)

Source: The Hills Shire Council

On page 11 of the Hills Corridor Strategy, it states that:

“The areas where the existing workers are coming from include The Hills Shire (45%), Western Sydney and Blue Mountains (26%), South West (7%), Upper North Shore (6%) and Central West/Parramatta (5%).”

So if it has been proven that hills residents **desire to live close to where they work**, shouldn't there be extra housing provisions in the bella vista precinct considering the thousands of new jobs in the Precinct, and the Norwest Business Park is only 1 stop away and is the largest employment area in the hills?

Conclusion:

We are in strong objection to NSW Government's current draft proposal for the Bella Vista Precinct and we believe that Areas to the east of the station and Elizabeth Macarthur creek should be given additional planning attention considering it's prime location and proximity to the new Bella Vista Station, Commercial Centre / Retail Core, and Norwest Business Park. If these areas are under-developed (with such low densities and land wastage), due to short-sighted planning, it will have negative implications for the Precinct as a whole. We therefore object to the current planning boundaries (east of Elizabeth Macarthur Creek and south of Balmoral Road), and also the object to the maximum densities for these supremely positioned areas.

Regards,

Ifan Masood and Larissa (owners 38 Balmoral Road Kellyville)

Ifan Masood

Phone: 0410509951

Email: imasood@century21.com.au