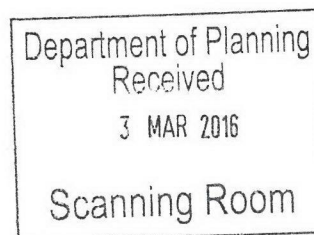


28 February 2016
Our Ref: 0040A.1JM



Director Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



By Email: information@planning.nsw.gov.au

Dear Sir or Madam,

- 1. Proposed Amendment to The Hills Local Environmental Plan 2012 (THLEP 2012) and State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD 2011); and**
- 2. Request for R4 High Density Residential Zone with 21 metre (m) Height and 3.0:1 Floor Space Ratio (FSR) at Nos. 1 - 14 Millhouse Place and Nos. 1 - 30 Bridgeview Circuit, Bella Vista.**

State Planning Services Pty Limited (**SPS**) has been commissioned by Everland DMS (**our client**), to provide an independent town planning review of the proposed amendment to THLEP 2012 and SEPP SRD 2011 in relation to Nos. 1 - 14 Millhouse Place and Nos. 1 - 30 Bridgeview Circuit, Bella Vista (**subject site**).

In summary, SPS has identified that an opportunity exists for more appropriate development standards to apply to the subject site (**site**) under THLEP 2012. In particular, the site is located within 400m of the Sydney Metro Northwest rail station at Bella Vista and is able to support higher density residential commensurate with an R4 High Density Residential Zone with 21m height and 3.0:1 FSR controls that would be consistent with 'A Plan for Growing Sydney', the NSW Government's vision for Sydney's future.

Recommendations and associated justification supporting the above request is outlined herein.

1. Subject Site

The site is located within The Hills Local Government Area (**LGA**) within 400m of the Sydney Metro Northwest rail station at Bella Vista and includes Nos. 1 - 14 Millhouse Place and Nos. 1 - 30 Bridgeview Circuit, Bella Vista comprising of predominantly two (2) storey detached residential dwellings as follows:

- Nos. 1,2,3,4,6,8,10,12 and 14 Millhouse Place, Bella Vista; and
- Nos. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,23, 24,26,28, and 30 Bridgeview Circuit, Bella Vista.

The site contains an area of approximately 23,810m² adjacent to Elizabeth Macarthur Creek and is accessible from nearby Old Windsor Road via Brighton Drive and Celebration Drive (**Figures 1 and 2**).

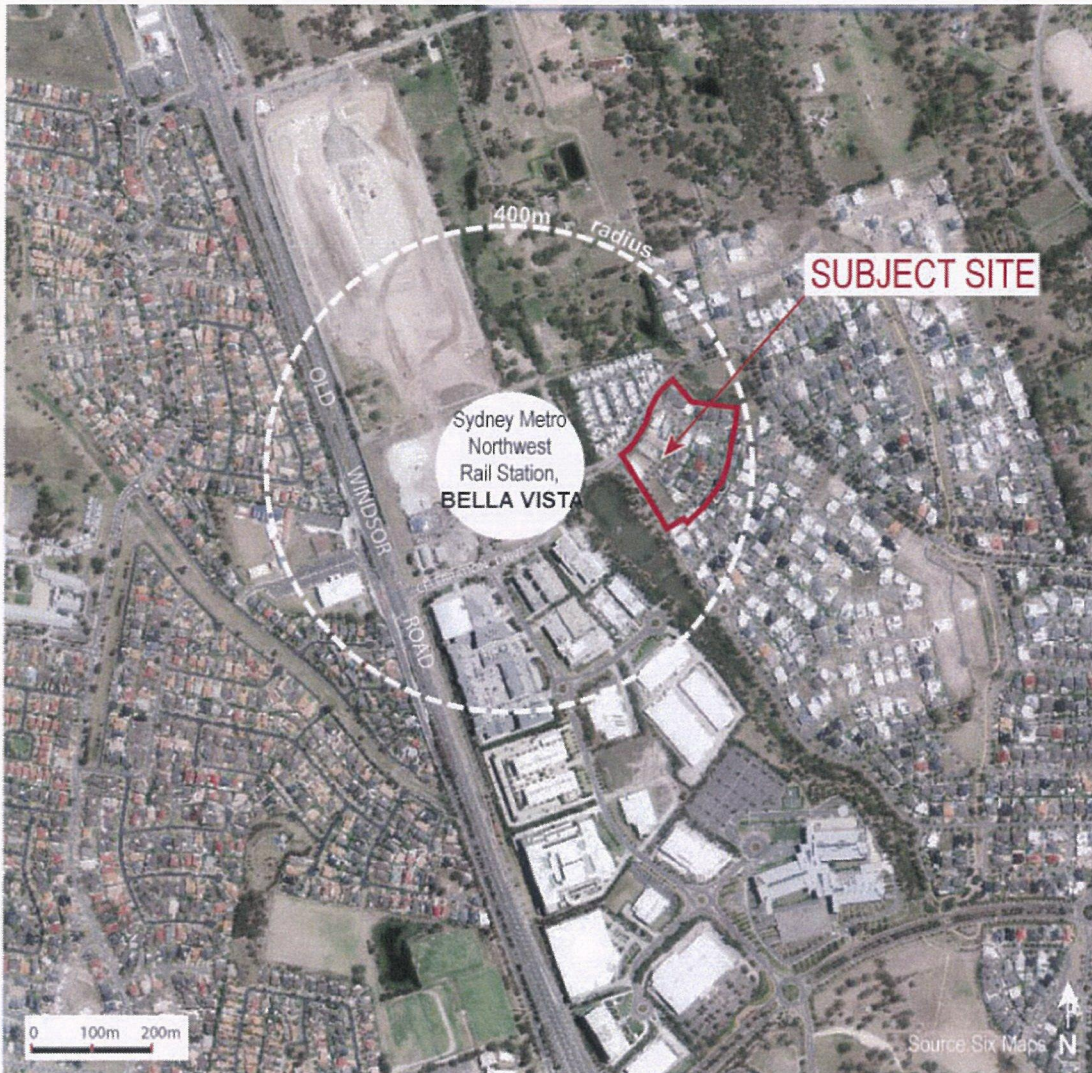


Figure 1 Location of Subject Site within 400m of Sydney Metro Northwest Rail Station at Bella Vista

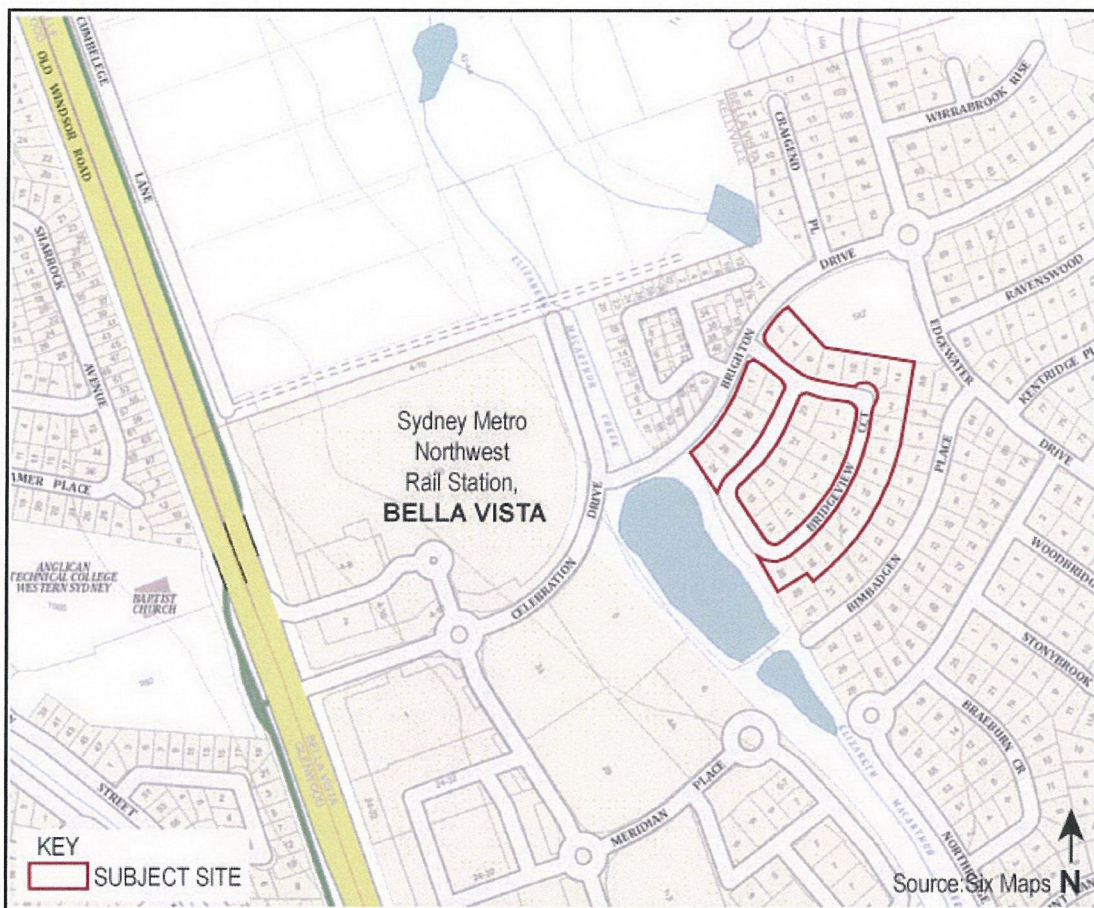


Figure 2 Locality / Cadastral Plan

Exhibition documents accompanying the proposed amendment to THLEP 2012 include the site within an R3 Medium Density Residential Zone with a maximum height control of 10 metres and no applicable FSR (**Figures 3, 4 and 5**).

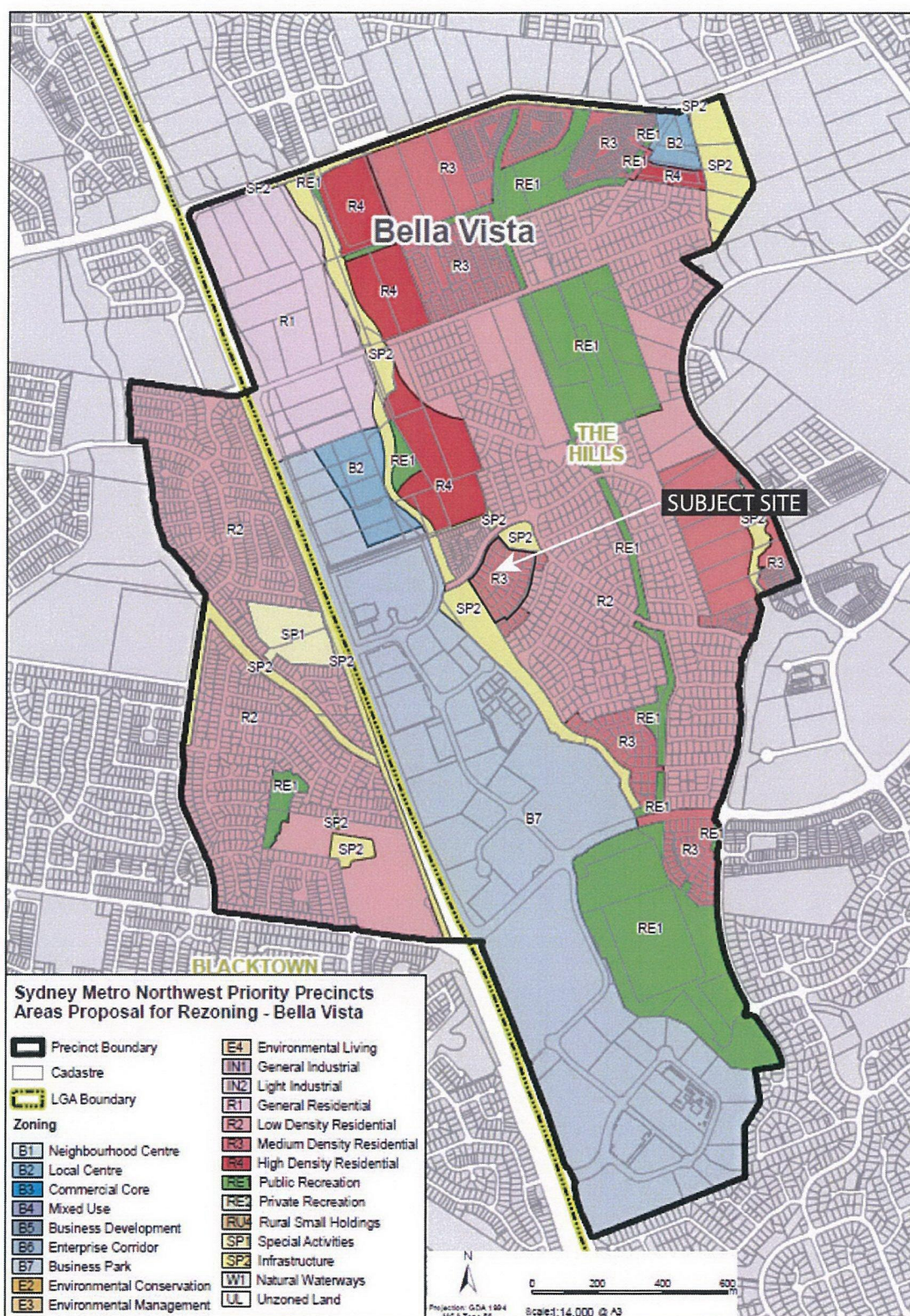


Figure 3 Proposed R3 Medium Density Residential Zone under THLEP 2012

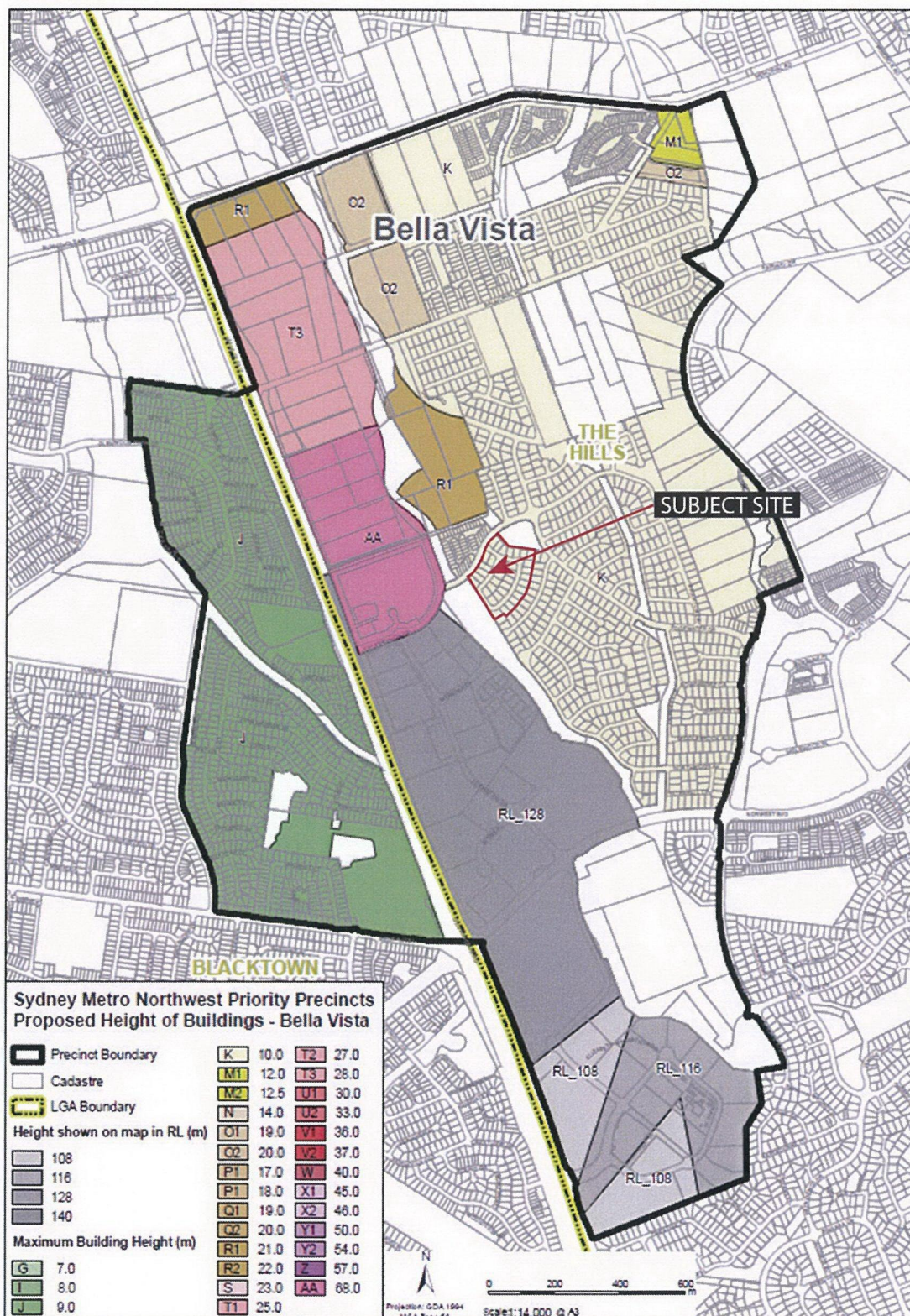


Figure 4 Proposed Maximum 10m Building Height under THLEP 2012

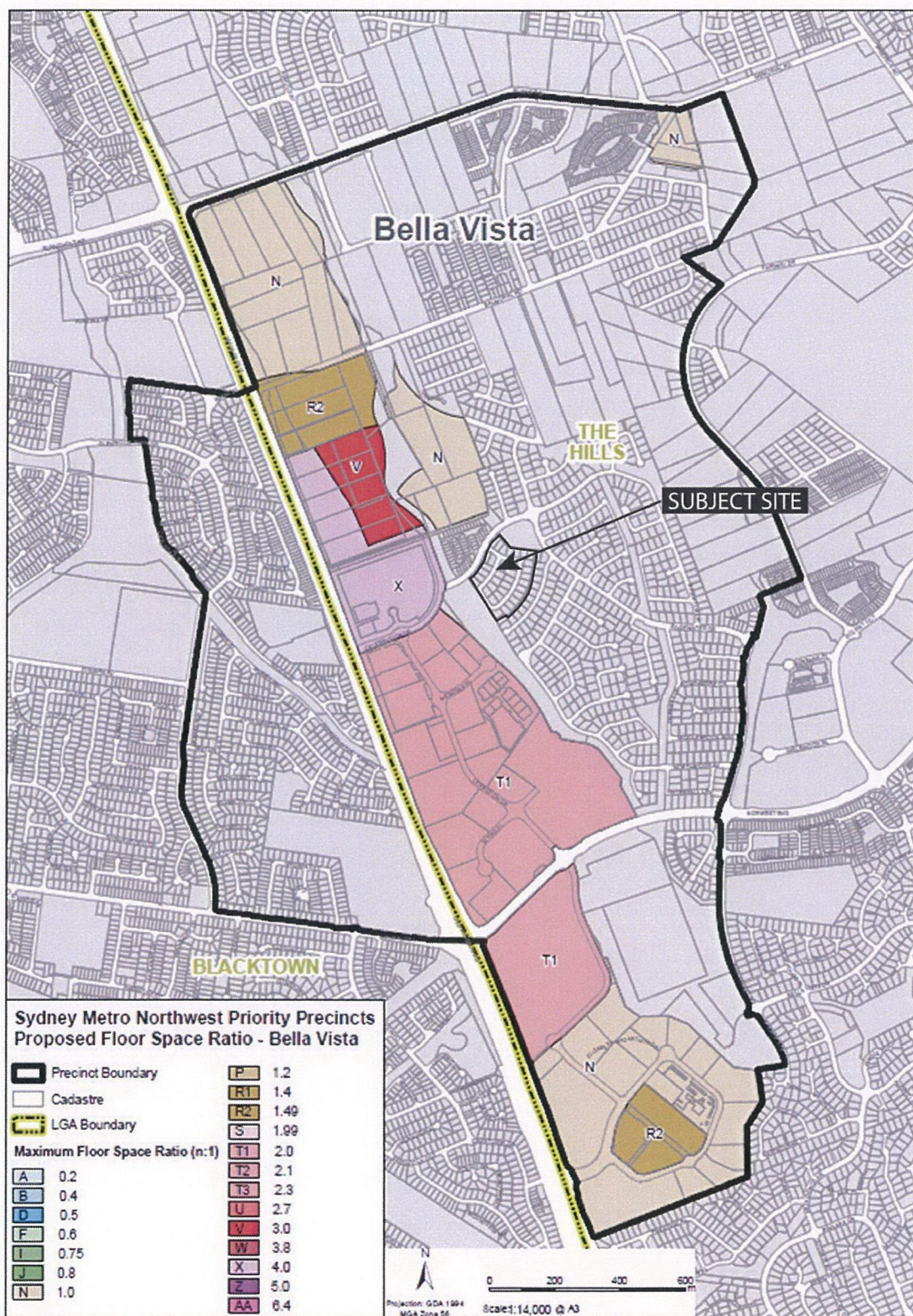


Figure 5 Proposed FSR under THLEP 2012

The proposed amendments to THLEP 2012 (as exhibited) do not reflect planning controls that would assist with the efficient and effective implementation of 'A Plan for Growing Sydney', the NSW Government's vision for Sydney's future.

2. Recommendations and Justification for Improved Planning Outcome

The site has the potential to provide higher density residential development that would improve the vibrancy and operation of the nearby Sydney Metro Northwest rail station at Bella Vista whilst allowing reduced dependence on private motor vehicle transport for nearby residents.

The proposed increase in density would be associated with a built environment that would enable a transition between higher density residential and commercial development associated with the rail corridor and surrounding low density development beyond the 400m radius surrounding Bella Vista station.

The site already adjoins development to the west that is seven (7) storeys in height and therefore the current 10 metre height control is considered to be restrictive as development within a 400m radius of Bella Vista station should not be providing a transition in light of its convenient access to transport and employment for future residents (**Figure 6**).



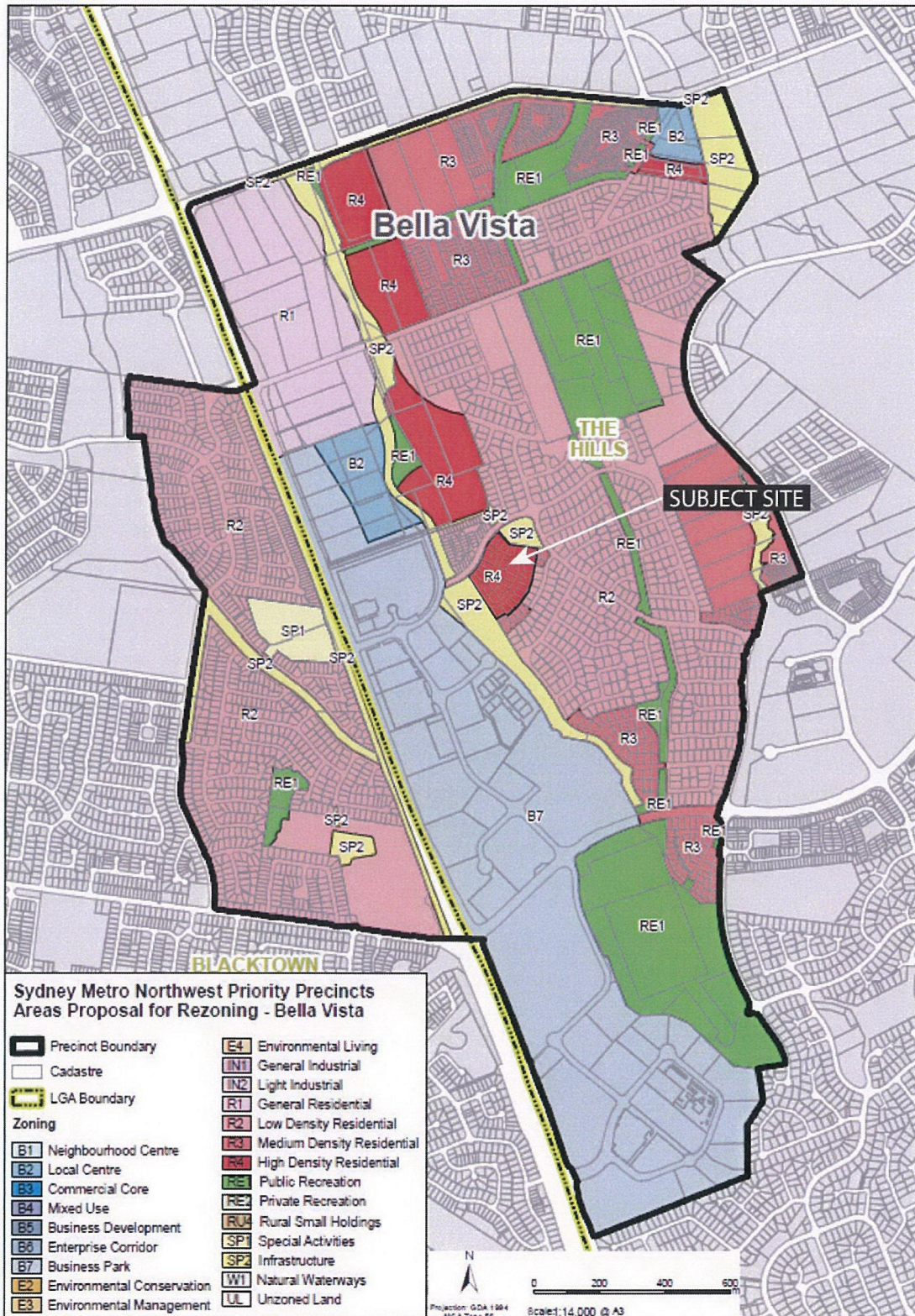
Figure 6 Existing 7 Storey Development to the West of the Site Adjacent Elizabeth Macarthur Creek (Photo: SPS)

Areas beyond the 400m radius of Bella Vista station would be more suitable for the purposes of providing a transition both in terms of zoning/permisibility and also development standards, such as height and FSR. However, the concept of a transition between R4 High Density Residential and R2 Low Density Residential has not been consistently applied to the Bella Vista Station Precinct.

In any event, the proposed R3 Medium Density Residential Zone on the site would not achieve the objects contained within Section 5 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) with respect to economic and orderly development.

The key recommendations for the site in terms of zoning, height and FSR are outlined below:

(a) R4 High Density Residential Zone (Figure 7)



An R4 High Density Residential Zone is recommended on the site in order to permit *inter-alia* 'residential flat buildings' with consent under THLEP 2012. This type of zone would allow development that is consistent with other support sites located adjacent to the rail corridor.

(b) Maximum Building Height – “R1”/21m (Figure 8)

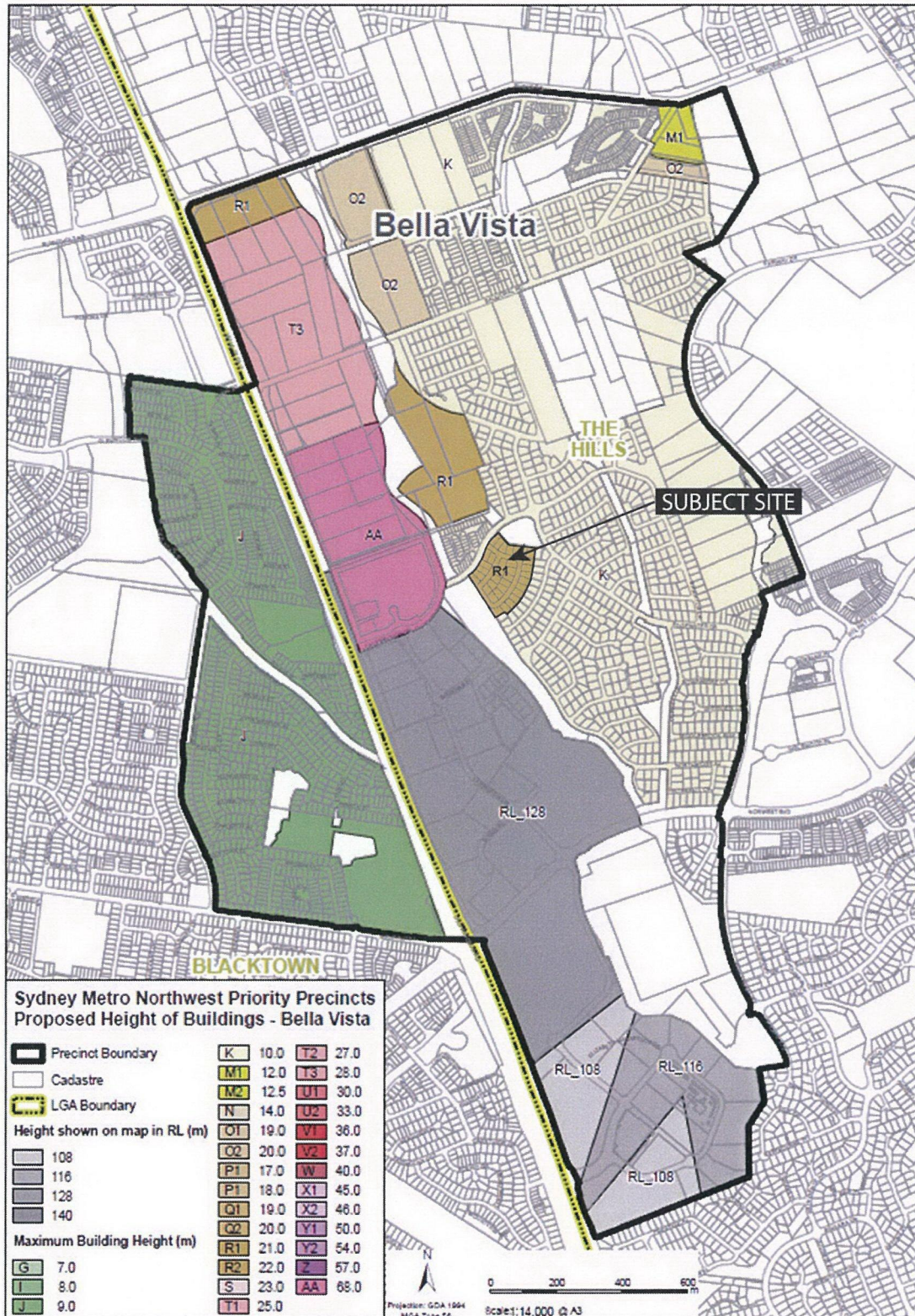


Figure 8 Proposed R4 High Density Residential Zone

A 21m height control would allow for residential flat buildings to achieve an approximate height of 7 storeys (allowing for a floor-to-ceiling height of +/- 3m) consistent with existing development within the precinct located to the west of the site. Sensitive architectural design could also be incorporated to ensure that future development on the site does not create any significant adverse overshadowing impact on adjoining development to the south during the winter solstice.

(c) Floor Space Ratio – “V”/3.0:1 (Figure 9)

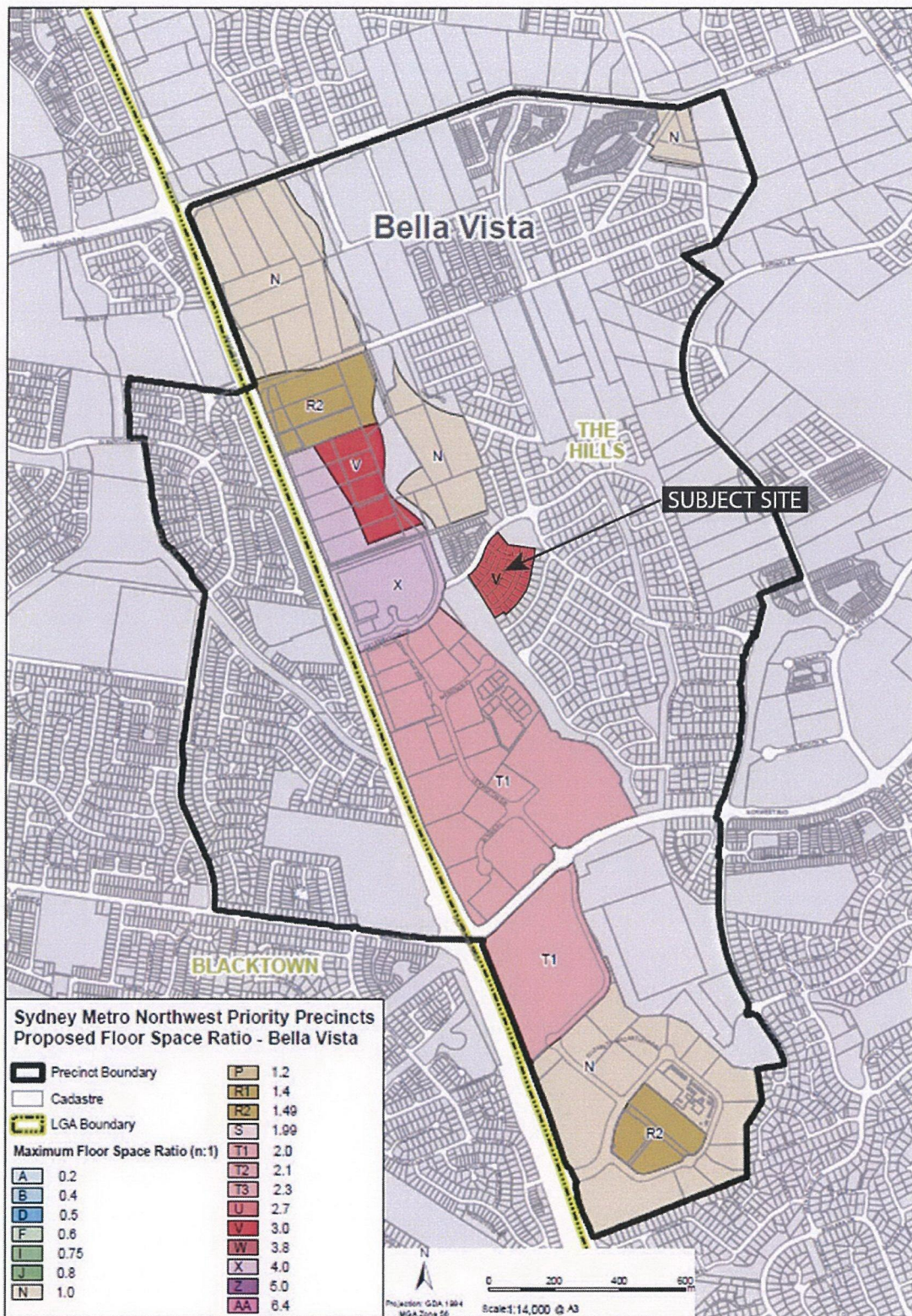


Figure 9 Proposed 3.0:1 FSR

A 3.0:1 FSR would allow for residential flat buildings on the site to achieve a level of bulk and scale that is consistent with the streetscape presentation and desired future character of the area whilst respecting the provisions of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (**SEPP 65**).

Accordingly, it is considered that an improved planning outcome for the site could be achieved by adopting more appropriate development standards as part of any future amendment to THLEP 2012. This would be consistent with other land within the Bella Vista Station Precinct that supports higher density development above the station (coloured purple in **Figure 10**).



Source: Base extract from Bella Vista Station Precinct January Newsletter 2016 (page 2).

Figure 10 Surrounding Support Sites (Indicatively Coloured Purple) with R4 zone and 21m Height Controls

Figure 10 indicates that other R4 High Density Residential land to the north of the site with a maximum height of 21m is positioned adjacent to the Sydney Northwest Metro link without a transition between R4 High Density Residential land and R2 Low Density Residential land.

An R4 High Density Residential Zone on the site with a maximum height of 21m and maximum FSR of 3.0:1 would contribute towards meeting the growing demand associated with the precinct's anticipated 4,200 new dwellings and help to support the 9,400 new jobs that will be aligned with this growth.

Consistency with Overarching Strategic Plans:

(a) A Plan for Growing Sydney

Sydney's metropolitan strategy 'A Plan for Growing Sydney' (**strategy**) was released in December 2014 and is the NSW Government's plan for the future of the Sydney metropolitan area over the next 20 years. It is noted that the strategy provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

The strategy is guided by the following three (3) planning principles:

- *Principle 1: Increasing housing choice around all centres through urban renewal in established areas*
- *Principle 2: Stronger economic development in strategic centres and transport gateways*
- *Principle 3: Connecting centres with a networked transport system.*

The recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR on the site is consistent with planning principles contained within 'A Plan for Growing Sydney' as it is noted that accelerating urban renewal across Sydney at train stations and providing homes closer to jobs is an example of one of the steps that is being taken in order to deliver the strategy.

(b) NSW 2021 State Plan

The NSW 2021 State Plan 'aims to increase patronage on public transport, improve efficiency of the road network, restore accountability to the NSW government, achieve environmental and economic benefits, build liveable centres, and involve the community in decision making on government policy, services and projects'.

The recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR is consistent with the NSW 2021 State Plan as these controls will increase population density around a major transport node, thereby reducing the dependence on private motor vehicles for daily transport.

(c) NSW Long Term Transport Master Plan

The NSW Long Term Transport Master Plan identifies objectives which focus on improving liveability and supporting economic growth and productivity. These objectives will be facilitated by 'the provision of a transport network which reduces journey times, improves connectivity, increases efficiency and provides services that support job growth in centres close to where people live'.

It is noted that one of the challenges facing the Bella Vista Station Precinct over the next 20 years is the high proportion (80%) of residents who commute to work by car which leads to congestion on arterial and local roads as well as increased travel times. The recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR is consistent with the NSW Long Term Transport Master Plan as these controls will increase population density around a major transport node, thereby reducing the dependence on private motor vehicles for daily transport.

(d) NSW State Infrastructure Strategy

The NSW State Infrastructure Strategy 'focuses on the need for infill development within local and strategic centres to mitigate and manage infrastructure costs associated with greenfield residential growth'. The recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR is consistent with the NSW State Infrastructure Strategy as the increased population density associated with infill development around a major transport node and reduced dependence on private motor vehicles for daily transport will make good utilisation of an area that is already well serviced in terms of utilities and infrastructure.

(e) The Hills Corridor Strategy

The Hills Corridor Strategy was adopted by the Hills Shire Council on 24 November 2015 and recognises that *'as a direct result of the North West Rail Link, more than 50,000 new residents will move to The Hills over the next 20 years – over and above the 100,000 expected under the State Government's Metropolitan Strategy'*.

The strategy allows for additional housing over and beyond the State Government's plans for the area, but encourages quality design and good built form as well as considering the critical roads, parks and services that additional residents need. There is an emphasis on dwelling densities per hectare rather than height and FSR.

Consequently, the recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR is consistent with The Hills Corridor Strategy as the site benefits from being well serviced and able to meet the needs of an incoming population based on sustainable ecological development principals. Based on the rationale adopted by the strategy, a speculative dwelling density between 400 – 440 dwellings per hectare could be achieved on the site which supports The Hills Corridor Strategy.

(f) Bella Vista Station Precinct – Planning Report

The Bella Vista Station Precinct Planning Report identifies the area east of Elizabeth Macarthur Creek as being suitable for the highest apartments outside of the local centre (Page 21).

In addition, a new town square is proposed between the station and the Elizabeth Macarthur Creek Corridor. *"The design is intended to include shops along one side of outdoor seating, grassed area and planting, seating, public art/water feature and other elements for people to have lunch, gather, and meet up"* (Page 24).

The current proposal for an R3 Medium Density Residential zone on the site along the Elizabeth Macarthur Creek Corridor within such close proximity to Bella Vista Station will not provide economic and orderly development in accordance with Section 5 of the EP&A Act. Furthermore, it is noted that a portion of land east of Elizabeth Macarthur Creek is planned to feature most of the new housing for the Bella Vista Station Precinct. In particular, it is noted that *'Building heights will be lower than buildings in the town centre, ranging from 6 storeys to 8 storeys'* (Page 37).

The Bella Vista Station Precinct Planning Report also makes provision for new local road bridge across Elizabeth MacArthur Creek which will substantially improve pedestrian access to the Bella Vista Station from the site (Page 64). Even though this improvement is not a requirement to support an R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR on the site, it will improve the amenity of the locality for both existing and future residents.

Consequently, the recommended R4 High Density Residential Zoning, 21m height control and 3.0:1 FSR is consistent with The Bella Vista Station Precinct Planning Report and we respectfully request that the Department of Planning and Environment re-exhibit the precinct planning controls inclusive of appropriate zoning and development standards for the site that have been outlined herein.

3. Conclusion

State Planning Services has undertaken an independent town planning review of the proposed amendment to THLEP 2012 and SEPP SRD 2011 having regard to Nos. 1 - 14 Millhouse Place and Nos. 1 - 30 Bridgeview Circuit, Bella Vista on behalf of Everland DMS and owners of the site.

A significant opportunity exists for more appropriate development standards to apply to the site under THLEP 2012 as recommended and justified herein.

In particular, the site is located within 400m of the Sydney Metro Northwest rail station at Bella Vista and is able to support higher density residential development commensurate with an R4 High Density Residential Zone with 21m height and 3.0:1 FSR controls that would be consistent with 'A Plan for Growing Sydney', the NSW Government's vision for Sydney's future.

We look forward to an opportunity to work with the Department of Planning and Environment and The Hills Shire Council in order to give effect to the above improved planning outcome that is recommended for this site. Please keep our office informed of progress in this regard.

Should you require clarification or wish to discuss this request, please contact the writer.

Yours sincerely,

STATE PLANNING SERVICES PTY LIMITED



**JOHN MCFADDEN
MANAGING DIRECTOR**

jmcfadden@stateplanningservices.com.au

Cc:

1. The General Manager
The Hills Shire Council
By Email: council@thehills.nsw.gov.au
2. Mr Brian Kim
Everland DMS
By Email: briankim@everlanddms.com.au
3. Owners of the site in support of this submission
By Email: as per signed petition (enclosed)

**REQUEST for R4 HIGH DENSITY RESIDENTIAL ZONE WITH 21m H and 3.0:1 (FSR) at No1-14 Millhouse pl a
Bridgeview cct, BELLA VISTA**

Street #	First name	Sur name	Mob	Email	Support Request R4 High Density (Signature)
1 Millhouse	Hratch	TADEVOSIAN	0412 546 948	htad1@bigpond.com	
2 Millhouse				adelspharmacy@hotmail.com	
3 Millhouse	Richard			rmaurice@sunlandgroup.com.au	
4 Millhouse	Giulio	Battistella	136 2 33	giulio.battistella@ecolab.com	
6 Millhouse	Gren	Mcmurray	0414 302 983	glen@elsmoreconstructions.com.au	
8 Millhouse	Paul & Juliet	Deeves	0419 140 567	juliet.deaves@outlook.com	Juliet Deaves
10 Millhouse	Sudhir	Raina	0419 277 834	sudhirraina@hotmail.com	
12 Millhouse	Barbara	TADNACSK	0417 069 031	bestsound@bigpond.com	
14 Millhouse	Tony Joe	ZHANG	0422 2180 787	robton@tpg.com.au	
1 Bridgeview	Jeff & Alison			ziw1599@gmail.com	405 Confirmation by Email
2 Bridgeview	John	NARAYAN	0413 741 580	sohofurn@hotmail.com	
3 Bridgeview	Phil	Jenko		philenko@aapt.net.au	

REQUEST for R4 HIGH DENSITY RESIDENTIAL ZONE WITH 21m H and 3.0:1 (FSR) at No1-14 Millhouse pl a
Bridgeview cct, BELLA VISTA

Street #	First name	Sur name	Mob	Email	Support Request R4 High Density (Signature)
4 Bridgeview	Je	O	0477 927 124	arkiav@gmail.com	
5 Bridgeview	Srikumar	Pillai		srikumar.pillai@gmail.com	
6 Bridgeview	Garry	Freeman	0407 649 319	kiwi.7@bigpond.com	
7 Bridgeview	ADELINE	MORETTI	0400 254678	amorette@bigpond.com	
8 Bridgeview	Brad	Yan	0425 322 436	byan689@gmail.com	
9 Bridgeview				amycai18@gmail.com	
10 Bridgeview	Eric	Lai		eeplus33@yahoo.com	
11 Bridgeview	Greg Jenkins		0408116564	drgregj@hotmail.com	
12 Bridgeview	Rodney & Sithy	Zazeen	0413 368252	szazeen@gmail.com	
13 Bridgeview				eric@eminutrition.com.au	
14 Bridgeview	Joseph	Kahwaji	0814767614	jkahwaji@iprimus.com.au	
15 Bridgeview				zfashka@hotmail.com	

**REQUEST for R4 HIGH DENSITY RESIDENTIAL ZONE WITH 21m H and 3.0:1 (FSR) at No1-14 Millhouse pl &
Bridgeview cct, BELLA VISTA**

Street #	First name	Sur name	Mob	Email	Support Request R4 High Density (Signature)
16 Bridgeview	SATISH	SAWANT	0413114951	swant@bigpond.net.au	
17 Bridgeview	LI	XU	0430526788	daisy.3366@hotmail.com sohofurn@hotmail.com	
18 Bridgeview	Sanjay & Seema	SHARMA	0430-514333	sunsharmas1@gmail.com	
19 Bridgeview	STEVE	O'BRIEN	0417456038	sobrien1@tpg.com.au	
20 Bridgeview	Guja	Sun	0449 936 242	guja.sum@hotmail.com	
21 Bridgeview	Cathy	0415311190	04225550	WeiWang@weiya-com.au	
23 Bridgeview	SATINDER	KAUR	0425870615	gbsingh1@bigpond.com	
24 Bridgeview	PROSHA	RAHMAN	0423211866	rahmanlovely@hotmail.com	
26 Bridgeview	Nabil S	MOUSSAD	0412 988 254	nabil.moussad@bigpond.com	
28 Bridgeview	Julie McCahon		0407 030 190	juliegarym@bigpond.com	
30 Bridgeview	Joseph		9634 5600	joseph@constructionbydesign.com.au	