

Adrian Pearse
3 Kentridge Place
Bella Vista Waters NSW 2153

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Ref: BVW-1607-01

Anne-Maree Carruthers
Director Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

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

Dear Anne-Marie,

RE: BELLA VISTA STATION PRECINCT PROPOSAL

This is an interim correspondence in response to the following submissions to the Bella Vista Station Precinct Proposal by NSW Department of Planning and Environment (PD&E):

1. State Planning Services (their reference: 0040A.1JM) dated 28 February 2016 in which they request consideration by DP&E for rezoning of Nos. 1-14 Millhouse Place and Nos. 1 – 30 Bridgeview Circuit, Bella Vista to R4 High Density Residential Zone with 21 metre height and 3.0:1 Floor Space Ratio, and
2. Waterstone Estate, Bella Vista (no reference, no date) in which they request consideration by DP&E for R4 zoning.

Both of these areas are part of the Bella Vista Water (BVW) Estate which is a well-planned, well-considered community. This exclusive estate was developed by Norwest Land (now Mulpha FKP) in conjunction with the Hills Council to produce a high quality community under very strict covenants with clear understanding that only master built and architect designed homes would be accepted. The residents of this unique estate have invested in their families to a lifestyle important to them. These proposals, if accepted, will negatively impact that vision for the estate and the amenity that it and the residents have cultivated.

Traffic volumes will impact the roads which are only local streets, not suitable for the increase that would come from such an increase in housing capacity. Access in and out of this estate is constrained with access at Northwest Boulevard via Edgewater Drive and Celebration Drive via Brighton Drive. The two proposals are either side of Brighton Drive and would result in untenable traffic pressures at that access point of the estate.

Should this rezoning be adopted allowing high density housing in BVW, there will be none of the controls or constraints that we all had to satisfy to build our homes placed on the builders of these apartments, with high density construction based on dollar(\$) cost per square metre for a maximum rate of return yield. Some of the elite residences within this area in question have just been

completed and would be valued in excess of \$2.5 million. The benefit to a few with such rezoning should not overshadow the loss of amenity and wellbeing of the rest of this estate's community.

We note that DP&E has considered the area of BVW as "*construction completed*" and *the built form strategy* developed identified "... *minimising impacts on existing residential areas not planned to change....*" as important considerations. Furthermore, both DP&E and the Hills Shire Council have both achieved the desired projected housing numbers for the Precinct without introducing R4 zoning into BVW taking the position that the Bella Vista Waters area has been recently developed and the fabric of the area is attractive based on the exclusive living next to the business park which was the original intent of the Norwest development.

We advise that the Bella Vista Waters Estate, which totals 34 streets (excluding Millhouse Place, Bridgeview CCT and Waterstone), are currently compiling a petition against these submissions proposing R4 zoning within Bella Vista Waters. This petition with a more detailed letter of objection will be submitted in the near future.

All we are seeking is that DP&E maintain the integrity of the original intended quality, form, character and fabric of Bella Vista Waters Estate as they have in their Precinct Strategy and reject these and any other rezoning proposals within BVW.

Should you wish to discuss any matters of this correspondence please contact Adrian Pearse on 0407467736 or adrian.pearse@lendlease.com.

Best Regards



Adrian Pearse,
representing the residents of Bella Vista Waters against rezoning within the BVW Estate.

CC. Michelle Cramsie, Senior Precinct Planner, Department of Planning and Environment,
urbanrenewal@planning.nsw.gov.au

Stewart Seale, Manager Forward Planning, The Hills Shire Council, council@thehills.nsw.gov.au

Janelle Atkins, Principal Forward Planner, The Hills Shire Council, jatkins@thehills.nsw.gov.au