

Dear Sir/Madam

We, the residents at No 40, 42, 44, 46, 48, 50, 52, 54, 56 Brighton Dr, Bella Vista and 85, 87, 89 Edgewater Dr, Bella Vista wish to amend our position statement on the previous application linked to the Bella Vista Precinct. This is due to the residents being made aware of further developments and submissions to NSW Planning concerning the Bella Vista Station Precinct and recent Development Proposals and Developments Applications which have either been approved or are awaiting approval by The Hills Shire Council. After careful review and consideration of the impact of this new information on the above-mentioned properties, we make the following recommendation.

Recommendation

The residents will **support the rezoning to R4 Residential** of Numbers 40, 42, 44, 46, 48, 50, 52, 54, 56 Brighton Dr, Bella Vista and 85, 87, 89 Edgewater Dr, Bella Vista for the reasons as per the following pages. This is our considered preference.

However; should our application be unsuccessful, then we believe that all applications for rezoning within the Bella Vista Waters estate to a higher level should be dismissed and the rezoning plan as shown on Page 14 and Page 14 only of the "Bella Vista Precinct Plan December 2015" as currently displayed on the NSW Planning website, should be enacted.

The residents represented by this application would also like a copy of this application placed on the NSW Planning website a.s.a.p. (with their personal details blanked out)

Should you require any further information or wish to discuss any aspect of this request, then please contact Jason Young on [REDACTED]

Yours faithfully

Jason Young

On Behalf the Applicants at at Nos. 40, 42, 44, 46, 48, 50, 52, 54, 56 Brighton Dr, Bella Vista and 85, 87, 89 Edgewater Dr, Bella Vista (See attached register)

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. 40, 42, 44, 46, 48, 50, 52, 54, 56 Brighton Dr, Bella Vista and 85, 87, 89 Edgewater Dr, Bella Vista.

Application Details

The residents in this application have identified that an opportunity exists for more appropriate development standards to also apply to the Subject Site, in the event of any other rezoning in Bella Vista Waters being approved, under THLEP 2012. In particular, the Subject Site is located within 800m of the Sydney Metro Northwest Rail Station at Bella Vista and is able to support higher density residential commensurate with R4 High Density Residential Zoning with 21m height and 3:0:1 FSR controls that would be consistent with *"A Plan For Growing Sydney"* which is the NSW Government's vision for the future of Sydney.

1) Site

- a) The site is located within The Hills Local Government Area (LGA) within 800m of the Sydney Metro Northwest rail station at Bella Vista and as such is eligible for rezoning to R4. It comprises of high quality, architecturally designed two (2) storey detached residential dwellings.
- b) The area of these houses is approximately 9600 m². In combination with the adjoining rezoning application by the residents of Ravenswood Rise immediately adjacent, this equates to an area exceeding 23000 m² available for development.
- c) The proposed area of rezoning of the North Eastern part of Brighton Dr. is bordered by Edgewater Dr, Brighton Dr and a recreational walkway (approximately 25m wide creating a natural pre-existing buffer to other residential zones to the east). There is also a green space already in existence at the corner of Brighton Dr and Edgewater Dr. The combination of this application and the adjoining Ravenswood application together would substantially improve the development capabilities to create a greater variety of high quality visually, appealing developments with multiple entry and exit points on multiple road frontages.
- d) The proposed RE1 playing fields (as indicated on page 5 of the Bella Vista Station Precinct Proposal) is less than a 200m walk from our properties. This would allow future residents easy access to recreational facilities.
- e) The proposed railway station entrance is approx. 490m from this application. Once again offering easy access to the increased range of public transport options of rail as well as bus transport via the T2.
- f) This site is approximately halfway between the proposed train station and the new primary school under construction on Fairway Drive. (We believe that NSW Department of Education will be using the name Bella Vista Primary School for this development) This makes it an ideal site for rezoning as it provides both easy access to transport and to education for families.

2) Access

- a) This site is easily currently accessible from Old Windsor Road via Celebration Dr and Brighton Dr at one end and from Norwest Boulevard via Edgewater Drive and Brighton Drive. This gives the site multiple points of entry/exit for traffic. It is submitted that this request also upholds the goals and objectives of the Bella Vista Transport Plan – December 2015
- b) Furthermore, The Subject Site is in a favourable position as it also sits on direct passage way to Bella Vista Station. This enables the residents living within the Subject Site to walk safely and with great ease directly to Bella Vista Station within an approximate 490 walk. It is anticipated this would take roughly 5 – 7 minutes. This request is within the spirit of Sydney's Walking Future initiative which identifies that walk only trips are an ideal mode for trips of two kilometres or less and integrate communities, improve health and wellbeing, and deliver environmental benefits.
- c) It is submitted that the request to rezone the Subject Site to high Density R4 will also have the effect of reducing ownership and dependency on motor vehicle transport due to access to multiple forms of alternative transport options thereby having a positive impact on the environment.
- d) The addition of the North Eastern side of Brighton Dr to the previous submissions to NSW Planning of the streets of Ravenswood, Craighend, Waterstone , Bimbagen, Millhouse and Bridgeview create a linked corridor joining the proposed Bella Vista Station and Commercial properties with community resources all within walking distance.
- e) It would also be accompanied by a direct and sizeable increase in traffic not corresponding to a R2 zoning level. The development application 989/2016/ZB lodged with The Hills Shire Council would also significantly increase this traffic volume from the original plans for Bella Vista Waters.

3) Economic Viability

- a) The option of R3 rezoning in this area is undesirable, uneconomical for developers and would financially cripple many residents due to no fault of their own for the following reasons
 - i) The most recent sale in Brighton Dr is 65 Brighton Dr directly opposite the applicants. The sale price for this property was \$3,000,000 and other houses for sale in this area are also approaching this figure
 - ii) With the smaller blocks of land compared to a similar development application at the Showground Road Precincts, it would be anticipated that only a maximum of 3 terrace/town houses could be built per property. Based on our economic modelling similar to other applications, a developer would need to sell each terrace for approx. 2 million dollars each just to break even, based on building each terrace at the low price of \$350,000 each.
 - iii) As this price is clearly unachievable currently or in the foreseeable future, the rezoning of land to R3 would not be viable to developers or purchasers at these prices and would be a punitive measure for current owners.
- b) The recommendation of R4 rezoning as opposed to R3 is the only option that would allow the applicants to not be placed under unexpected and excessive financial hardship by the State Government. Similar financial hardships would also occur if our properties are excluded from R4 rezoning whilst any other submission for nearby R4 rezoning were approved.

