

Larissa Rapisardi

12 Waterstone Crescent,

Bella Vista NSW 2153

26 November 2019

The Secretary,

Department of Planning, Industry & Environment

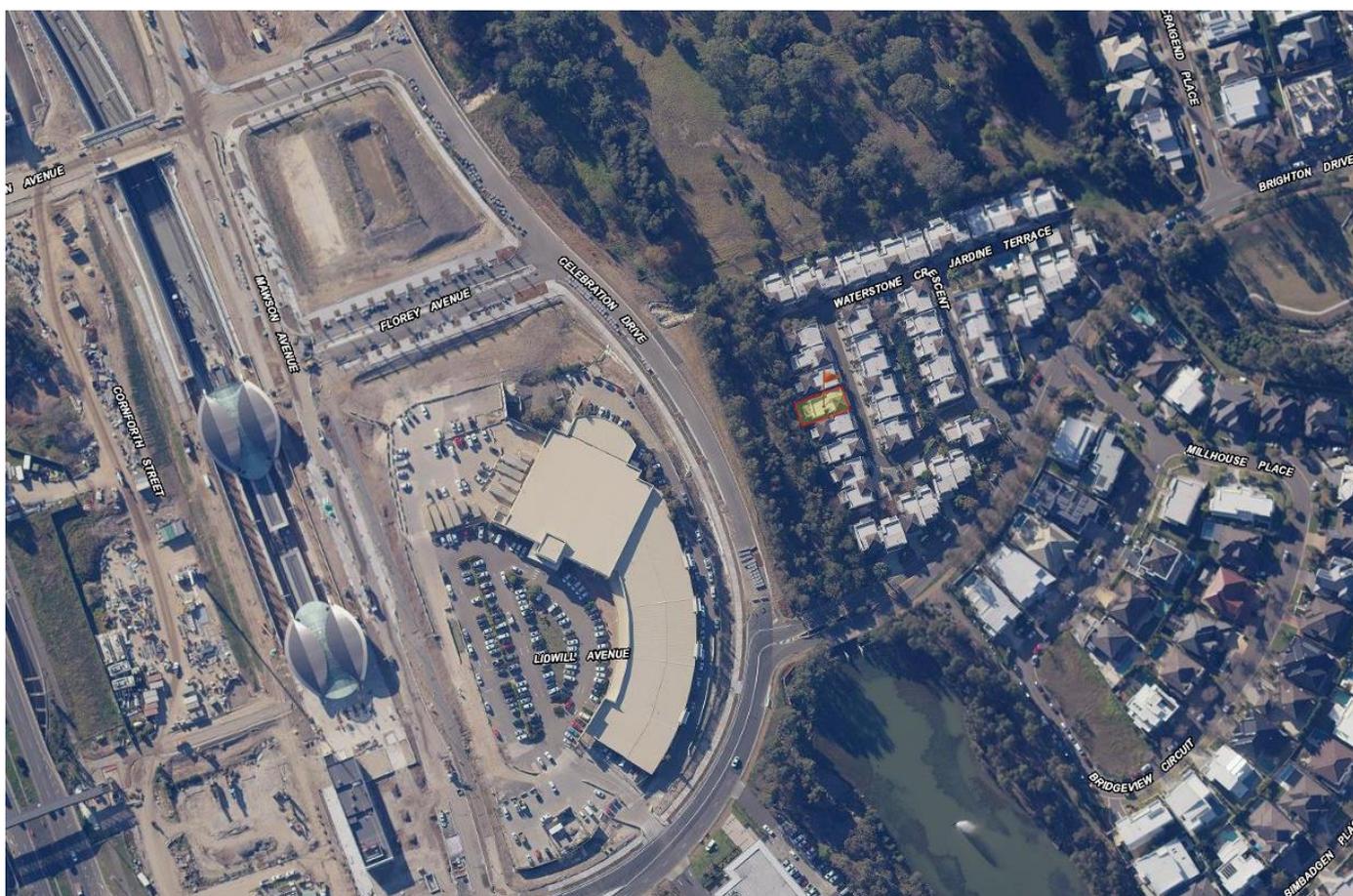
Att: State Significant Development

To whom it may concern,

**Submission - Bella Vista Station Precinct Concept Proposal SSD-10344**

I'm the owner of No.12 Waterstone Crescent, Bella Vista, being one of the closest dwellings to the Concept proposal for the development around Bella Vista station. As shown in Figure 1 below we are directly across Celebration Drive from the subject site. Our dwelling is highlighted in yellow in the site plan.

Our property is part of a community title medium density development with access off Brighton Drive. We specifically bought this property as it backed onto the creek bushland and we have expansive views towards the Blue Mountains.



*Figure 1 – Site Plan (Source - Six maps)*

With the recent opening of Bella Vista Station we have noticed a marked increase in traffic noise associated with cars using Celebration as a short cut (rat-run) to Balmoral Drive, due to Old Windsor Rd and Celebration Drive intersection always being congested.

Since the opening of Bella Vista Station we have found it increasingly difficult to cross from Brighton Drive to Celebration Drive in order to catch the Metro. It is a very dangerous intersection for pedestrians to cross at this location. The bend of Celebration Drive makes it very difficult to see a vehicle coming from the Old Windsor Rd end as this is a blind corner, as shown below in Figure 2 – Aerial photo.



*Figure 2 – Aerial photo (Source – Nearmaps)*

The following are specific comments in relation to the exhibition material for the Concept Proposal SSD-10344 with reference to the Development Design Guidelines:-

### **1. Pedestrian Access**

Figure 1.1 (see below) is an extract from the Design Guidelines which shows future development blocks with a pedestrian access connecting to Brighton Drive. **This position is exactly as I have mentioned in my description of the current situation and is a problem with pedestrians being able to access safely across Celebration Drive at this location.**



Figure 3 – Extract of Fig 1.1 from the Design Guidelines

## 2. New Brighton Drive road connection

While Figure 1.2, Figure 4 below, from the Design Guidelines depicts a possible Signalised Pedestrian crossing at this location and a new road connection to Celebration Drive and Brighton Drive. Pedestrian priority is considered warranted, however the new location for Brighton Drive as a four-way road intersection is very questionable in terms of meeting engineering design standards for turning vehicles.

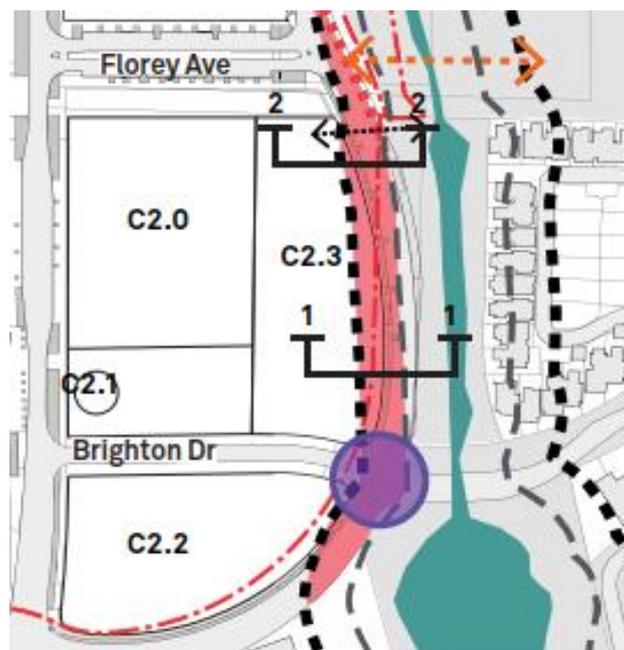


Figure 4 – Extract of Fig 1.2 from Design Guidelines

In addition Celebration Drive is a constant horizontal curve from the Old Windsor Road end and has several blind traffic spots as you approach Brighton Drive.

Photo 2 below shows the bend in Celebration Dr where this new intersection is proposed to connect with the existing road and which clearly demonstrates the sweeping bend in the road.

**The location for a new four-way intersection on Brighton Dr is very questionable from a traffic safety point of view.**

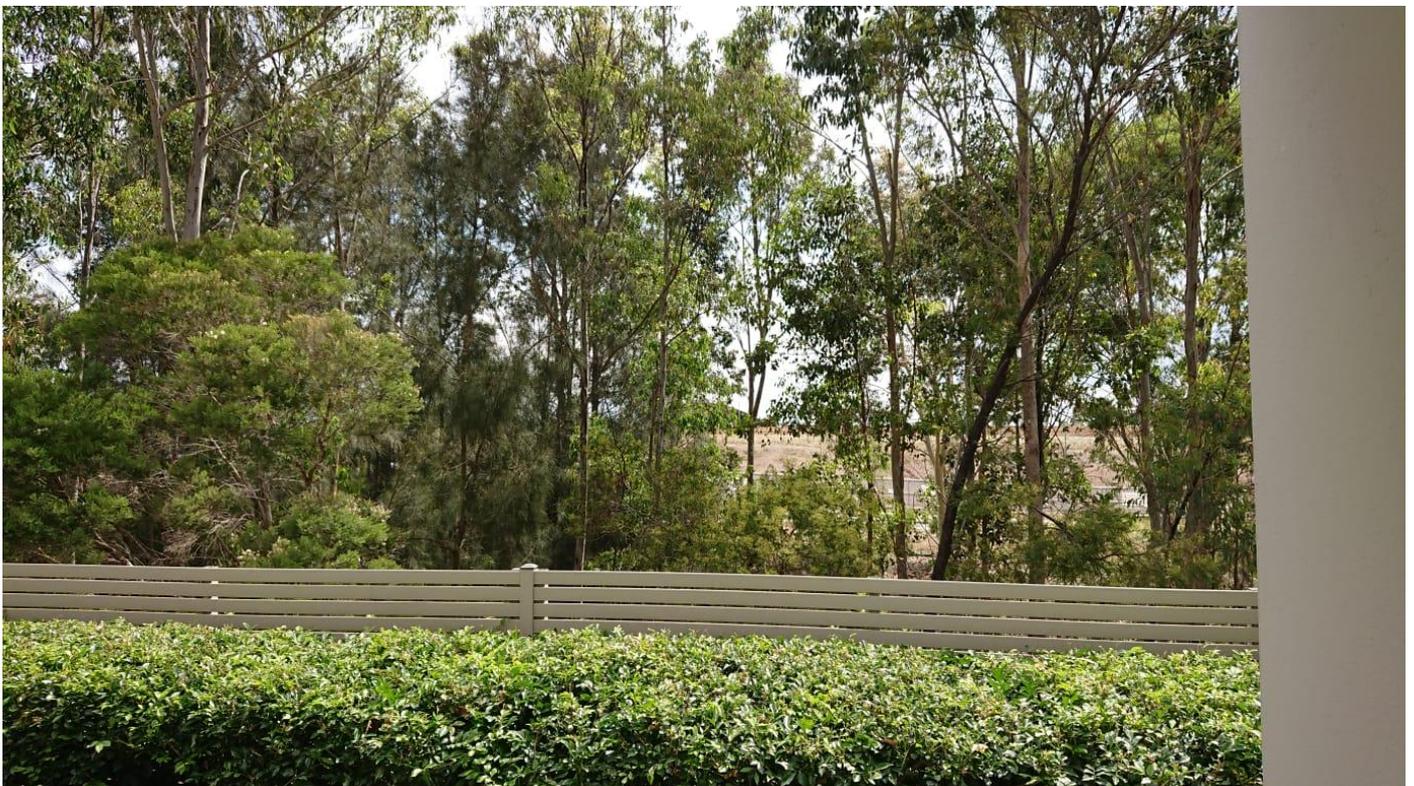


*Photo 2- Photo taken on Celebration Drive near the Brighton Drive intersection*

### **3. Landscape setbacks on Celebration Drive**

While Elizabeth Macarthur Creek separates the proposed development from our dwelling, this distance is less than 40 metres to Celebration Drive. With the width of Celebration Drive there is very little opportunity to landscape the frontage of any developments proposed for the development site.

Our view from the backyard of our dwellings as shown below in Photo 2 is looking directly onto the development sites proposed with this Concept proposal.



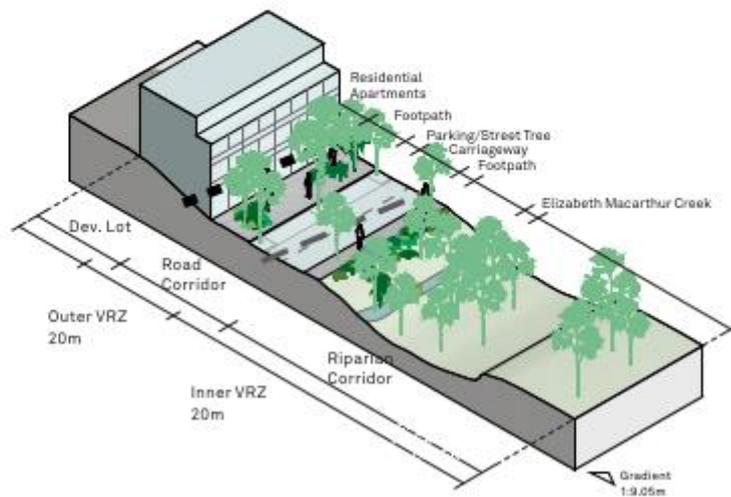
*Photo 2 - looking from our backyard into the development sites.*

Figure 5 below is an extract from Figure 1.4 of the Design Guidelines showing a treatment of the creek cross section directly across from our property. **This figure shows that there is the intent for a pedestrian path on the creek side of Celebration Drive, which clearly cannot be accommodated within the creek corridor as this would eliminate more opportunity for landscaping along the creek corridor.**

This cross section also demonstrates that the proposed buildings that are fronting Celebration Drive are encroaching any opportunity for landscaping along the property frontages of the development sites. The landscape context of Bella Vista is situated as part of the Norwest Business Park with vast areas for landscaping setbacks for the property frontages.

**The Concept proposal for no landscaping setbacks on Celebration Drive is out of context with the surrounding Business Park and Residential areas and is detrimental to the opportunity for any landscaping along the property frontages to aid in screening the future development.**

**Figure 1.4-1.6  
Elizabeth Macarthur Creek Zones**



*Figure 5 – Extract from Fig 1.4 of the Design Guidelines*

#### **4. Building setback on Celebration Drive**

The building setbacks for the blocks that are directly opposite my property are C2.3 as shown in Figure 6 and Figure 7 below.

The setback treatment on the ground floor are shown as 0 – 2 metres, while the levels 4 – 6 storeys is setback only 3 metres (reference to Figure 2.1 & 2.2 from Design Guidelines). **This setback treatment is considered as minimal and does not adequately allow any significant area for landscaping in the front setback.**

This section of Celebration Drive is the closest point to the existing dwellings and our dwelling is one of the closest in the group of dwellings in our complex to the future development site. **The minimal landscape setback is adversely affecting the opportunity for adequate landscape treatment to provide a buffer to the future buildings.**

There is no reason for this setback being as reduced as other areas along Celebration Drive have a greater setback being some 2 – 5 metres on the ground floor and 5 metres on the upper floors. The treatment should be amended to have regard to the closet point to the dwellings and provide more opportunity for landscaping.

**It is strongly suggested that the building setback should be increased on Celebration Drive with Block C2.3, which should be setback 2 – 5 metres on the ground floor for landscaping.**

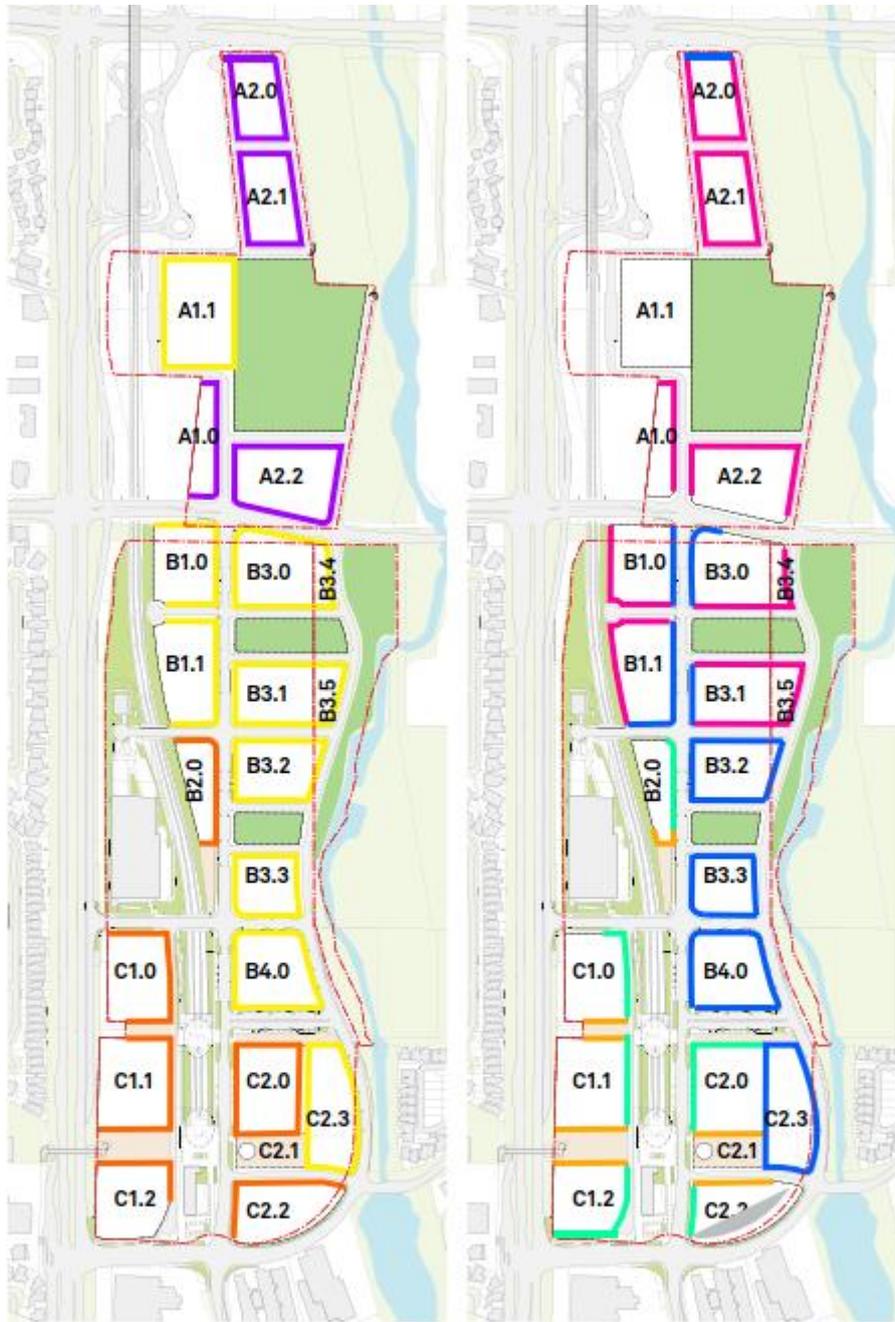


Figure 2.1  
Ground Level Street Setback



Figure 2.2  
Upper Level Street Setback

- 0m Setback
- 0-2m Setback
- 2-5m Setback

- Commercial 1-2 Storey Setback (Figure 2.3)
- Commercial 5-7 Storey Setback (Figure 2.4)
- Residential 1-2 Storey Setback (Figure 2.5)
- Residential 4-6 Storey Setback (Figure 2.6)

Figure 6 – Extract Figures 2.1 & 2.2 from Design Guidelines

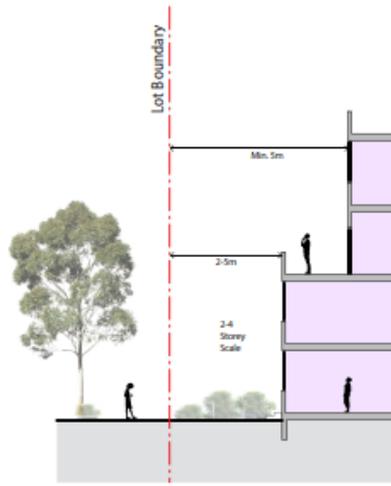


Figure 2.5  
Residential 1-2 Storey setback on all other neighbourhood roads.

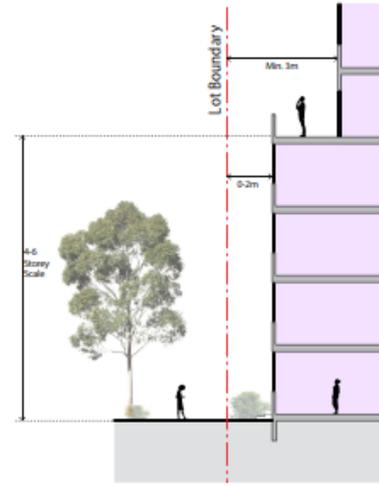


Figure 2.6  
Residential 4-6 Storey setback along Mawson Avenue south of Balmoral Road and all roads south of Byles Place.

*Figure 7- Extract of Cross Sections of Figures 2.5 & 2.6 of Design Guidelines*

I trust that the Department address the matters raised in my submission and amend the Concept Design Proposal and Design Guidelines accordingly.

Please acknowledge receipt of this submission. I trust that you will take into consideration the concerns and issues I have raised. I look forward to hearing the outcomes of my concerns when they have been addressed.

Regards

Larissa Rapisardi