

Director Urban Renewal
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

18 February 2016

SUBMISSION

Ref: **NORTHWEST RAIL LINK - Draft Showground Station Precinct Proposal**

I am writing to you to object to certain aspects of the above proposal currently being considered by the Department.

My family has lived at **126 Showground Road** for over 36 years and in the Hills Shire for over 65 years.

We have a strong connection to the area, a good appreciation of its character and clear views on what it should look like as urban densities increase with the rezoning that will accompany the construction of Northwest Rail Link.

Our objection relates to the changes made to the original 2013 Showground Station Precinct Proposal, whereby the Hills Shire Council influenced the Department to reduce the densities on the northern side of Showground Road from medium level apartment buildings to terraces and townhouses. The short time taken between the submissions to the Council regarding their "Hills Corridor Strategy" and the Department's revised Precinct Proposal indicates that scant regard was given to the affected resident's objections and decisions had already been made.

About mid 2015, we met with other residents within our vicinity basically to discuss what the future held for us.

It was fairly clear that most people were not intending to stay as the environment they had enjoyed for so many years was going to change drastically once the station came into operation. This modern environment is obviously very attractive to many but not for those in our area.

This meant that we were being, in a way, forced out without compensation. So we formed a group of about 15 residents to conglomerate our properties into a more marketable parcel of land.

As we were using the 2013 Precinct Proposal as a guideline, the densities proposed would have given us fair compensation for our disruption and upheaval.

However the adoption by the Department of the Council's "The Hills Corridor Strategy" changed all that.

Over the last couple of months we have joined forces with the other stakeholders in our area to the north of Showground Road and we are united in our objection.

We have found a developer who has the capacity to take on a project of this magnitude and potential but they have made it quite clear that they are not interested in developing a site of this size with the densities afforded by townhouses and terraces.

This makes it clear that if the proposal to rezone our area to one of townhouses and terraces is adopted then there is no advantage in the conglomeration.