

It is actually in our interest to stay in much smaller groups as our property which is only about 300m from the station would be much more valuable than those further away.

So if the lower densities proposed by the Council and recently endorsed by the Department were adopted there would be very little possibility for a large developer to take on the project as a whole. There would be little commercial incentive to take on the risk and the difficulty in individually acquiring the stock necessary would be an immense if not impossible task.

This would ultimately lead to the creation of an environment where some would sell and some wouldn't. There would be areas of renewal and pockets of old, all in the same plan which exists at present, certainly not achieving the supply of new housing envisaged.

This would also create a disjointed, half hearted development with no structure, no new green areas, no new pathways, no cycleways etc. and leaving the area in an unplanned mess as is happening in most other areas around Sydney.

Remember the Planning and Environment's role as detailed in it's Vision Statement is "to plan for growth in NSW, building great places for people to live and work in a modern and smart way"

If higher densities are adopted allowing multi storey residential then there is a once only, unique opportunity to create a cohesive, well planned, urban area, close to employment and education facilities all between 400 and 800 meters from the new station.

The expert urban planners and architects on a project of this size could create a "great place for people to live and work in a modern and smart way" by building a combination of higher and lower towers to suit the topography, interconnected by cycleways, pathways and new streets. This sort of development would also utilise integrated services and provide the extra green spaces required. In addition the heritage items within the area could be rejuvenated and included in the overall plan and not left as the decayed ruins they are at present.

In closing, I trust that you will give my submission your full attention and the comments that I have made will be given your due consideration.

Yours sincerely,



Leslie Hunt

Executor of the Estate of the late Mrs Roma Hunt of 126 Showground Road Castle Hill

Address: 14 Venus Street

Gladesville NSW 2111

Tel: 0438 226 168

Email: leshunt62@gmail.com