

20th February 2016

Ms Ann-Maree Carruthers
Director, Urban Renewal
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ann-Maree,

Please see below our submission regarding the Showground Station precinct and specifically the land that is to the north of Showground Road and bounded by Britannia Road, Kathleen Avenue and Gilbert Road. Our submission follows:

Dept of Planning Submission – Showground Station Precinct.

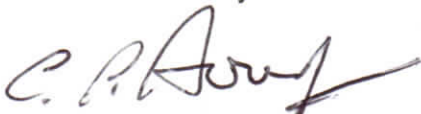
- An overwhelming number of residents that reside in the area bounded by Showground Rd, Britannia Rd, Kathleen Ave and Gilbert Rd do not agree with the proposed rezoning to R3 Medium Density rather all these residents support a rezoning to R4 High Density Residential.
- The entire area bounded by Showground Rd, Britannia Rd, Kathleen Ave and Gilbert Rd is within 800 metres of the Showground Railway station. Dept of Planning documents state that the department's objective is to have higher density dwelling in close proximity to the new railway stations however this objective has been ignored in the currently proposed plan for the north Showground precinct. I submit that this precinct must be rezoned to R4.
- I refer to the Dept of Planning issued "Showground Station Precinct – Planning Report Volume 1, December 2015" document. Please see Figure 8 on Page 13 and Figure 13 on Page 22. The boundary to the North West of the Showground Road is shown as Britannia Rd, Kathleen Ave and Gilbert Rd. This provides a far too narrow corridor for the catchment on the northern side of Showground Rd and the catchment should be extended such that Britannia Rd, Bounty Rd, Tuckwell Rd and Gilbert Rd becomes the recognised catchment boundary as this is the realistic catchment area for the Showground Railway station. Given that the catchment boundary is unrealistic to the north west of Showground Road I submit that the Dept of Planning should rezone a large area of the Kathleen Ave precinct to R4 – Residential apartments up to 10 storeys rather than terraces and townhouses.
- I think it is unfathomable that the Dept of Planning would propose high density dwellings west of the Showground railway station/Cattai Creek (north of Carrington Rd) area that is currently utilised as Commercial/Light Industrial.

That does not make logical sense. This is an area of approximately 17 hectares where jobs and employment opportunities will be destroyed by this proposed plan when there is approximately 16 hectares available bounded by Showground Rd, Britannia Rd, Kathleen Ave and Gilbert Rd that should be used to provide the additional dwellings at a higher density and the land west of Cattai Creek should remain Commercial/Light Industrial.

- The proposed plan is to rezone the area on the northern side of Showground Rd to R3 Medium Density Residential however this is not a viable plan to achieve urban renewal in this area as the current and future value of the land makes this uneconomical for developers. What limited take up that may occur will cause fragmented land use and will lead to disorderly and unsystematic development that will look haphazard and an eyesore to the community.
- It has been suggested that Showground Rd is a barrier for pedestrians accessing the Showground Railway station. This is a ridiculous suggestion and there are many examples in Sydney where there is a railway station on one side of a busy road and R4 High Density Dwellings on the other side of the road. Ryde Railway station, Granville Railway Station, and Warrawee and Turramurra Railway stations are examples. This suggestion that Showground Rd is a barrier is absurd and denies reality.
- Rezoning the entire Kathleen Ave precinct to R4 High Density Dwellings enables approximately 16 hectares of land to be developed with a master plan that provides open space, recreation areas and a consistent high quality building construction that will enhance the landscape and deliver excellent urban renewal.

We look forward to a favourable response to this submission.

Yours Sincerely



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