

21 February 2016

District Urban Renewal
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

RE: SHOWGROUND ROAD DEVELOPMENT PRECINCT ZONING

In response to the recent Showground Station Precinct Proposal dated December 2015, we support the government's decision to zone the area from the train station to 52 Fishburn and 101 Showground Road boundary, R4, high density residential.

In light of the current rezoning of the Showground Station Precinct, in the vicinity of our properties, to R4 High Density Residential, to include high rise developments in the sub precinct, (as per the current Showground Road Precinct Proposal dated December 2015 – 4.6 Proposed Planning Controls), our property falls within the area that has been zoned T2/T2. In this zoning our properties have been allocated an FSR of 2.3/1 ratio but have been zoned for up to an 8 storey/27m residential building whereas other properties in the area have been zoned R1/T2.

The FSR on the T2/T2 properties needs to be reinvestigated, and the properties within the area which has been allocated the higher height, to be re-evaluated and allocated a higher FSR of 2.7:1.

In our opinion we believe there is nothing to be gained by having an 8 storey height limit but the same FSR as a 6 storey building. There would have to be an increase in the FSR if the 8 storey building limit is to be fulfilled to its fullest potential.

We look forward to a formal reply to this submission.

Yours sincerely

Handwritten signatures of Mary and Bernardino Iacovella in black ink.

Mary and Bernardino Iacovella