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To the State Planning and Environment Authority

Submission to adjust zoning in the Show Ground Precinct

Dear Sir / Madam

As resident of the Hills area for over 35 years, I present some proposals to vary the zoning of the area Zoned R4 South of the new Show Ground station bordered by Carrington Road and Fishburn Crescent.

Progress has dictated that high density living area be necessary to utilize the availability of an excellent public transport system and at the same time cater for expansion to the availability of more dwellings for the future generations.

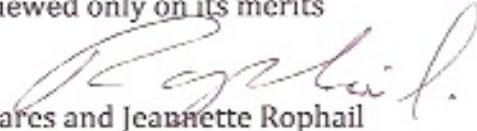
However, the zoning has concentrated the density in a cascading order. 12 story high along Carrington Road followed by 8 story high in the area bordered by Sexton Avenue and Fishburn Crescent.

My submission is to vary the zoning in this area from Carrington Road to Fishburn Crescent to allow a mix of heights up to 12 stories.

The benefit can be summarized as follow

- 1- Ecstatically will be more appealing instead of wall of 12 story high building in a row
- 2- Increase the appearance of more open space.
- 3- Improve air circulation and prevent funneling effect
- 4- Decrease the shadowing effect if a line of high rise building along Carrington Road
- 5- Maximize the utilization of the area within 400 metre radius specially that the Show ground station now is located about 50-100 metres to the east of the location indicated in the draft proposal published in 2013.
- 6- Give the developers more flexibility approach and imagination to utilize the area in question within the spirit of the draft zoning.

I thank you for an excellent zoning proposal and hope my submission can be viewed only on its merits


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