

This submission is made on behalf of the owners of twenty-five properties in Partridge and Ashford Avenues (The PARA Group) affected by the proposed rezoning in the Castle Hill Showground Precinct. Many of these residents have enjoyed the benefits of living in the precinct; some for periods of over 35 to 40 Years.

Whilst the proposed changes have created a great deal of uncertainty through the dissemination of misinformation by speculative interests in the community, the residents have come to accept the inevitability of eventually needing to relocate. The prospect of living in the middle of a construction zone is an option that we do not wish to contemplate.

On a positive note, the long awaited release in December 2015 of the draft plan finally provides us with a guide on which we can make plans for the future. As the new North West Metro and the associated plans dictate the need for higher density housing for future population growth close to transport hubs, we take this opportunity to thank the Department of Planning and Environment, (including planners and support staff) for providing us with a degree of certainty as to what is proposed in our immediate neighbourhood.

Also on a positive note, we compliment planners for releasing such a comprehensive overview of the future for the Showground Precinct. For many years, apart from the annual show and a few ancillary activities by small interest groups, the showground has been quite neglected and underutilised as a community recreational resource. We applaud the proposals for new initiatives to bring the Showground arena and surrounding grounds back to life with year round recreational facilities for the use of the whole community; plans which we believe are well overdue.

The proposed transformation of decaying weed, rubbish and vermin infested no go areas like Cockayne Reserve and similar adjoining areas is also to be applauded. Rejuvenation of these green space areas for cycle ways and walking paths providing links to the showground, new Metro station and beyond will significantly add to the aesthetics and amenity of the area and merge well with landscaping links around new developments. An added benefit should also be better land care and weed control in the Cattai Creek corridor.

In accepting that these changes will eventually be visited upon the residents of Ashford and Partridge Avenues, twenty-five home owners have combined (The PARA Group) to comply with Council's and planners stated preference to amalgamate larger sites and incentivise developers to design well integrated and logical built form that will compliment and retain the best aspects of the garden shire.

The PARA Group owners have committed to a Deed of Agreement in order to offer our amalgamated site of approximately 25,150 square metres to interested parties in compliance with Council and State planning's intentions to avoid fragmented spot developments.



Figure 1 PARA Group of Properties in Partridge and Ashford Ave.

As set out in the State Planning draft proposal, the area of the PARA grouping of properties has a mixture of FSR's of 2.7:1 and 2.3:1 with height limits of 27 and 21 metres respectively. Additionally, there are two new roads that indicatively dissect the combined properties making them vulnerable to offers by smaller developers to split the site up. We recommend that the same 2.7:1 FSR and 27 metre height limit be applied to all the PARA group properties. This will provide a greater incentive for a single large developer to acquire the site and will allow that developer to be more compliant with the intention of Council and State Planning, by incorporating the indicated new roads into a development application. It would also enable greater flexibility in overall design, aesthetics and built form on the site.

We acknowledge the need for traffic flow throughout the precinct and agree that the new roads indicated should be incorporated into the site. They would enable access to buildings by future residents via these new roads, keeping entry and egress points along Ashford and Partridge Avenues to an absolute minimum.

We thank you for the opportunity to present our case and look forward to your acceptance of our recommended amendment.