

**Michael & Simin Hosseini**  
**99 Showground Rd,**  
**Castle Hill NSW**

**Attention:**

Mr Stokes  
Minister for Planning and Environment  
NSW Government

Dear Sir,

As a resident of Showground Road in the Showground Precinct, I wish to respond to “Showground Station Precinct Proposal” as proposed by the NSW Government Department of Planning & Environment on the 5<sup>th</sup> December, 2015.

It is a huge concern to my family that the draft “Showground Station Precinct Proposal” is designed to absolutely suppress rather than promote development, particularly in the newly proposed R3 areas, to which into my residence falls.

The NSW Government and more importantly The Hills Shire Council’s traditional approach to growth needs to be amended to reflect contemporary and modern land usage and its infrastructure planning models need to make the best use of the land in proximity to transport infrastructure.

I will address my concerns under the following categories:

- 1. R3 zoned area Financial Viability**
- 2. Placement of Proposed Roads**

Our concerns will be supported by several documents that will attached as pdf files to this document. These documents include:

- APP Submission
- Showground Station Precinct R3 Economic Viability – A Residents Perspective
- An Opportunity to Renew – A Residents Perspective

Our proposition is that the existing R3 Zoning and Controls:

- Do not create opportunities that are economically viable for residents or developers, therefore
- Very few land owners will sell, and
- Very little areas of the R3 zoned precinct will be developed

The opportunity to develop master planned precincts with inter-connecting open spaces, liveable areas etc.... will have been lost for ever and will never be achieved in my or your lifetimes.

The lack of economic viability for the R3 areas is the whole problem with the existing plans of the "Showground Station Precinct Proposal".

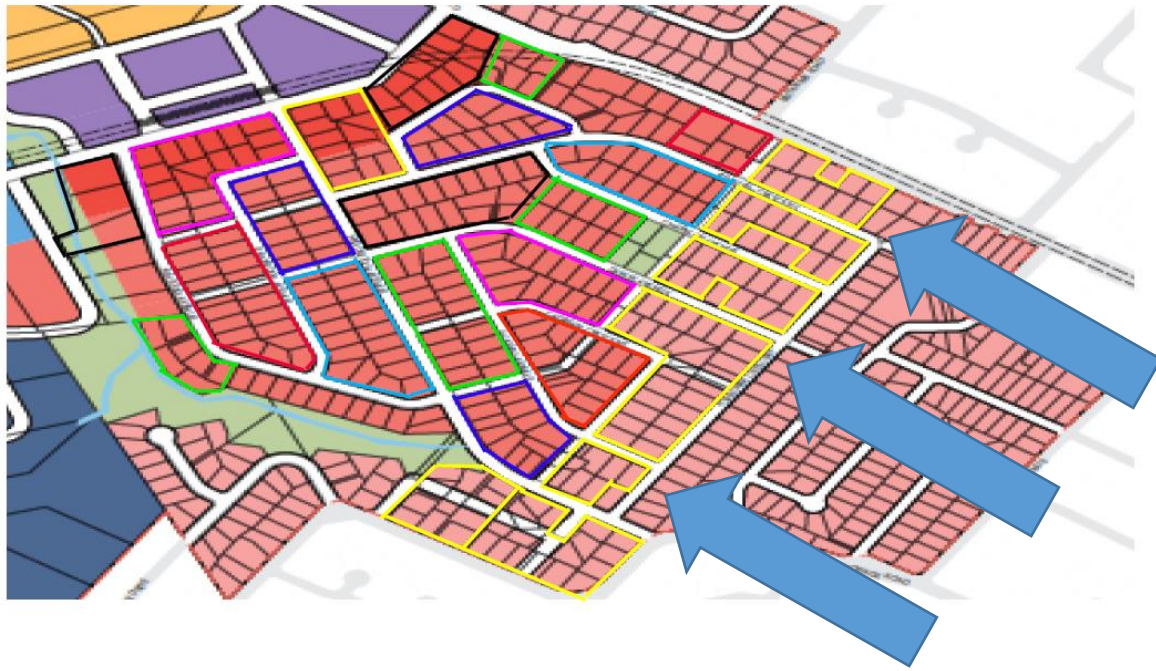
We have 4 simple solutions to the problem:

- 1. Adjust the proposed zoning and controls in the R3 area to make it economically viable and make it R4 zoned.**
- 2. Encourage residents and developers to behave in ways that are conducive to master planned outcomes.**
- 3. Create appropriate incentives to all parties: Appropriate margins to get over the 'tipping point' to make it economically viable for all concerned.**
- 4. Encourage master planned 'connections' across parcels of land across the precinct.**

As you can see from the map of the Showground Precinct on the following page, its residents are very well organised, very informed and involved in seeking good planning outcomes for the Showground Precinct.

Residents are amalgamated into large groups and this is evident all across the precinct. There are several groups in the proposed R4 areas that have already gone to market with the amalgamated land parcels.

We are part of a group that is **83 households strong in the proposed R3 area** and this is indicated by the yellow outlined properties on the map.



We as part of the 83 households have engaged the services of the company APP to represent us in developing a submission to respond to the NSW Governments claims as to why the R3 area is not economically viable in the Showground Precinct. This APP report will form part of my submission and is attached as an appendix to this document.

### **R3 Zoned Area Economic Viability**

Basically our case stems around the issue of economic viability of the R3 area and its proposed townhouse/terrace house developments.

For us the equation is quite simple – if we are to move from our existing property on Showground Road we need to go somewhere that will provide us with a comparable living standard as we already have in the Castle Hill. We like living in the Hills District of Sydney and would love to continue to live their till we leave this earth.

As we have found out by looking through real estate websites [www.realestate.com.au](http://www.realestate.com.au) and [www.domain.com.au](http://www.domain.com.au) all the evidence shows that **you will need a minimum of \$1.5 million dollars to buy a comparable 4 bedroom 2 car garage property in the Hills District of Sydney.**

So if this is the case then we can see it as being quite simple:

1. We need to receive a sufficient amount of money from a proposed development to achieve this move. This would also have the cover the costs of moving such as stamp duty, legal fees and other associated costs.

2. There needs to be incentive for us to agree to sell our land to developers.

**At present there is NO incentive** for us to offer our property up for development because we can see that the NSW Government will not in any way possibly achieve their townhouse/terrace house targets as outlined in the “Showground Station Precinct Proposal”.

We can substantiate this claim through the attached appendices:

- APP Report
- Showground Station Precinct R3 Economic Viability – A Residents Perspective

## **Placement of Proposed Roads**

We currently live on Showground Road, Castle Hill and are well aware that it is being upgraded very soon, to become a major arterial road of the North West area of Sydney. It is a very busy road already and we regularly watch accidents occur right outside our front door. But we are realists and understand that with the expansion of Castle Towers Shopping Centre and all the proposed development scheduled for Castle Hill in the coming years it is time to upgrade Showground Road.

We do realise with all the extra dwellings, it is imperative that access be provided to Showground Road in some way. However, we do not see any rational argument for why a proposed road should go through our property at 99 Showground Rd and the neighbouring properties of 97 Showground Road and 54 Fishburn Crescent.

To us, this road network through the Showground Precinct has been illogically thought out and should be planned more extensively if it is to take traffic out of the new Showground Precinct.

We do not believe the current proposed road going through 99 and 97 Showground Rd and 54 Fishburn Crescent is the answer and the preferred option for a number of reasons:

- **It cuts the precinct in two, which means that opportunities like the large 2+ha park simply could not be built.**
- **It limits the opportunities to master plan and to provide flexible building areas.**

Similarly shifting the Ashford Avenue extension to the west to align with Britannia Road might appear attractive but it would suffer from the problems just mentioned, and worse would introduce traffic into the precinct from the north.

It would be far better to have an appropriately designed intersection, connecting Fishburn Crescent to Showground Road.

- 1. Connect Fishburn Crescent with Showground Road via the existing stretch of Fishburn Crescent on the Eastern edge of the Precinct.**



We suggest that the following also ought to be considered in any design of future exit roads in the Showground Precinct:



- Having dual lanes exiting the precinct, as you want minimal interruption to the Showground Road flow. You want cars from the precinct to get onto Showground in numbers and quickly once the lights go green.
- Allow for a small amount of widening of Fishburn Crescent up the hill to facilitate any queuing that might be needed for the lights. Having 80-90m of double lanes however should reduce this requirement somewhat.

## 2. Eliminate the North-South roads that split up the precinct

The extensions of Ashford Avenue and of Cadman Crescent to link up with Fishburn Crescent and Showground Road simply break up the precinct. There is no evidence that they are needed. Even with apartments, the volumes of traffic in these streets will be relatively light.



Hasn't the NSW government been advocating from the start of the railway proposal that residents who live in the Showground Precinct will walk to station and use public transport and therefore won't have the need for a car. Then why do we have these additional roads planned for the precinct???

All of these connections also only break up the precinct and further put buildings into little boxes. The grid like proposal for blocks of land will holdup opportunities for real master planning.

### 3. Eliminate the connection between Fishburn Crescent and Cecil Ave/Warwick Parade

We can only see this new road as being problem as it will encourage traffic into the precinct instead of out of the precinct. People will continue to turn off Old Northern Road and drive down Cecil Ave and then into Fishburn Crescent and onto Middleton Avenue and Carrington etc...to avoid getting stuck in traffic snarls on Showground Road. This practise already happens very frequently as Showground Road is often in gridlock many times of the day and night.

Then this begs the question – Why are we connecting Cecil Ave to Fishburn Crescent????

It has been stated by NSW Government that this will improve permeability of the Showground Precinct. However, what it will do is **compromise the safety and amenity** of the Showground Station Precinct. If you do need permeability of some degree put in a couple of walking and cycle paths. And if you must connect Cecil Avenue, only make it one way – going east.

#### **Conclusion Summary**

We the residents of 99 Showground Road, Castle Hill can definitely NOT support the “Showground Station Precinct Proposal” as proposed by the NSW Government Department of Planning & Environment on the 5<sup>th</sup> December, 2015, as the strategy is flawed in so many areas and doesn’t take into consideration the needs for the current and future residents of the Showground Precinct.

We understand the need for higher density living in the Showground Precinct and that this is a long term 20+ year plan. The NSW Government and Hills Shire Council needs to get this right the first time so we don’t have hodge podge developments springing up all over the precinct.

The NSW Government and The Hills Shire Council has proven time and time again that higher density living doesn’t detract from a “Garden Shire Lifestyle” as is demonstrated by the already approved higher density developments in the Baulkham Hills, Bella Vista, Northmead, Schofields and North Kellyville areas. The densities for the Showground Precinct need to remain consistent and along the same lines as the already approved developments in the Hills Shire.

If it doesn’t remain consistent and in line with other developments across the areas of greater Sydney, there is going to be NO opportunity to improve the provision of quality housing for the

future residents and there will NO public domain landscaped spaces and adequate community facilities provided.

We applaud and support the NSW Governments aspiration to improve the Showground Precinct and we implore you to re-examine your approach to the densities, in particularly in the R3 zoned areas and get this right from the start.

**Appendices:**

- APP Submission
- Showground Station Precinct R3 Economic Viability – A Residents Perspective
- An Opportunity to Renew – A Residents Perspective

Yours sincerely,

Michael & Simin Hosseini

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