



VISION STATEMENT

Showground Precinct

A VISION FOR A TRANSIT-ORIENTED URBAN RENEWAL PROJECT

Prepared on behalf of Kathleen + Showground Landowners
February 2016



Photo: Existing streetscape at Carrington Road.
Photo Source: Google Street View | **Cover Source:** Mecone – with data from OSM.



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1. INTRODUCTION

1.1 EXECUTIVE SUMMARY

Mecone has prepared this submission to the Department of Planning and Environment (DPE) on behalf of a group of 41 landowners at Showground Road, Gilbert Road, Belvedere Avenue and Kathleen Avenue, Castle Hill. The submission is in response to the Showground Station Precinct Proposal which was placed on exhibition by the DPE in December 2015. This submission is supported by and aligns with a second submission prepared by Mecone for the adjoining “island” site between Kathleen Avenue and Belvedere Avenue, which suggests a similar built form be considered by the DPE. The submissions should be read in conjunction, and are supported by a landowner “Declaration of Unity”. This demonstrates the potential for the precinct north of Showground Road to be developed in the short-term, assisting in the immediate renewal of the Showground Precinct.

The site has been identified within the Precinct Proposal for medium density development, generally envisaged as terrace housing or townhouse developments at 2 to 3 storeys in height. When considering the site’s opportunities and constraints, including its proximity to the station, size, and location adjacent to other consolidated landowner groups willing to develop, a higher and better use can be proposed for the site than that identified by the DPE. We believe this site represents a rare opportunity within the Showground Precinct where good development can be ensured, if the associated planning controls are feasible enough. Therefore, we recommend the draft Precinct Plan be revised to allow for an R4 zoning at the subject site, which would permit residential flat buildings, at an average height of 8 to 10 storeys.

1.2 THE SITE

The subject site comprises 118 – 152 Showground Road, 1 & 3 Gilbert Road, 32-38 Belvedere Avenue, and 30 – 64 Kathleen Avenue. This is a consolidation of 41 properties totalling approximately 41,000m². The site is currently zoned R2 – Low Density Residential pursuant to The Hills Local Environmental Plan (LEP) 2012. The land is located on the north side of Showground Road, approximately 400m from the future Showground Station.



Figure 1: The subject site.
Source: Google Maps – modified by Mecone.

2. SITE CONTEXT

2.1 REGIONAL CONTEXT

The subject site is located in the northwestern suburbs of Sydney, approximately 25km from the Sydney CBD. The site has access to Greater Sydney, the Sydney CBD, Sydney Airport and Port Botany via the Orbital Motorway network, which is located approximately 5km to the south.

A Plan for Growing Sydney locates the site within Sydney’s “West Central” Subregion. This subregion will be a significant area for growth and infrastructure development over the next 20 years, supported by the growth of Greater Parramatta as Sydney’s second CBD, 10km to the south.

The Global Economic Corridor, which contains a heavy concentration of Sydney’s knowledge jobs and generates over 41% of New South Wales’ Gross State Product, also extends through the site.

The Showground precinct is within an Urban Renewal Corridor, which stretches the length of the Sydney Metro. This corridor will undergo major changes in the near future, with development potential unlocked from the opening of the new rapid transit line.

DISTANCES AND DIRECTIONS	
Castle Hill	1 km ↘
Norwest	3 km ←
Rouse Hill	8 km ↗
Blacktown	9 km ↙
Hornsby	10 km ↗
Parramatta	10 km ↓
Macquarie Park	13 km ↘
Chatswood	19 km ↘
Sydney CBD	25 km ↘

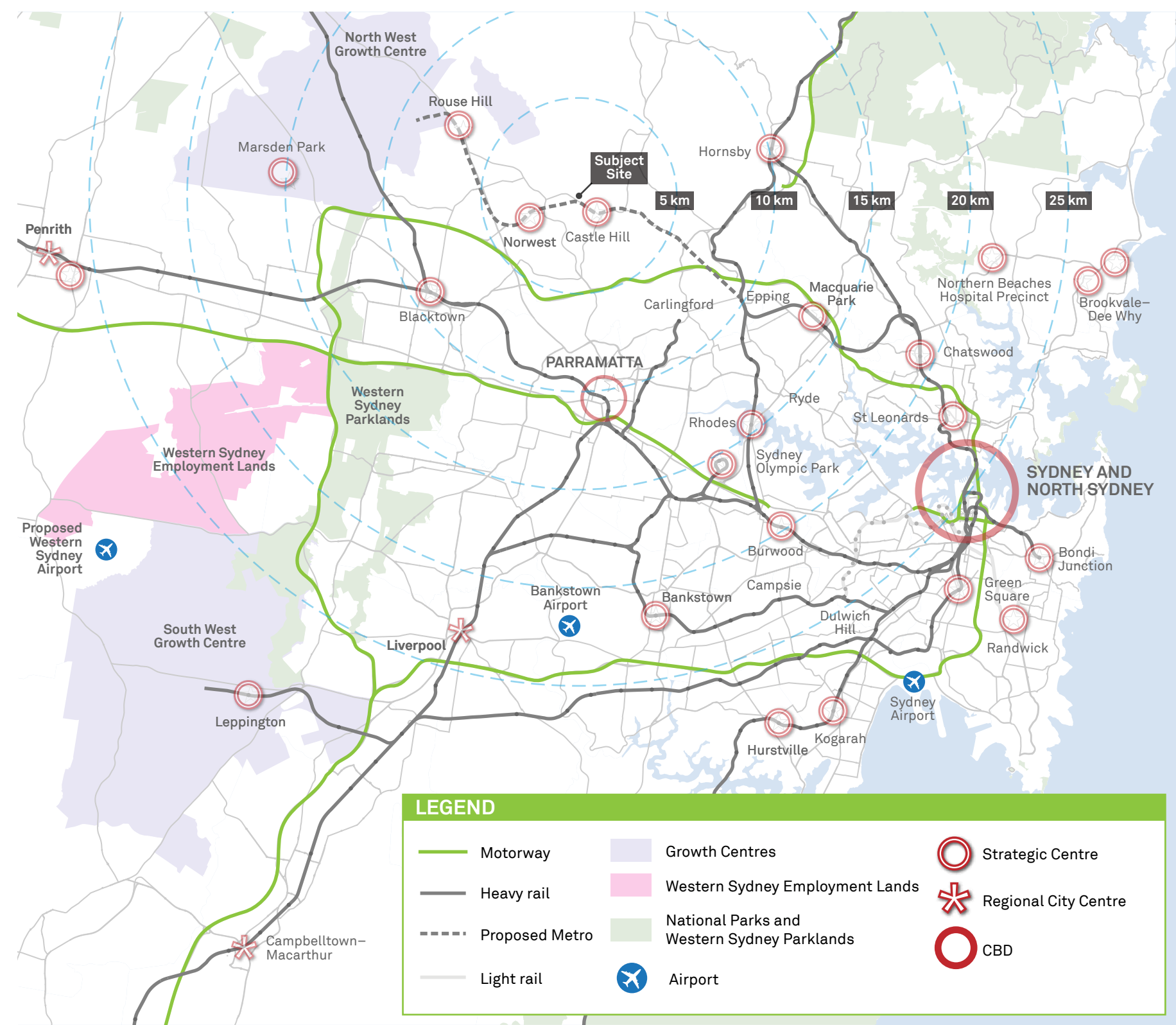


Figure 2: The regional context of the subject site.
Source: Mecone.

2. SITE CONTEXT

2.2 LOCAL CONTEXT

The site is located within the predominantly residential neighbourhood of Castle Hill, surrounded by detached housing properties on lots of around 800m², and 'environmental living' lots on the north side of Kathleen Avenue in excess of 4000m².

Nearby local centres include Castle Hill, which is approximately 1.2km to the east, and Norwest, which is 2.7km southwest. These centres have both been nominated under A Plan for Growing Sydney, the city's metropolitan strategy, as strategic centres, and identified by the Department of Planning and Environment as containing capacity for employment and residential land growth.

The site is well located with access to local services and amenities including education, jobs, and open space areas. Nearby schools include Castle Hill High School, Gilroy Catholic College, TAFE, Oakhill College, Baulkham Hills Selective High School and the Hills Adventist College. Facilities nearby include Fred Caterson Reserve, the Castle Hill Country Club, and the Castle Hill Showground.

Surrounding land uses and the predominant character of the precinct are anticipated to undergo drastic change in the future as the Sydney Metro opens, with significant residential, retail, commercial, and recreation development earmarked. The new Showground Station will be approximately 400m, or a 5 minute walk, from the site.



Figure 3: Castle Towers. | **Figure 4:** Typical Streetscape.
Source: Google Street View.

2. SITE CONTEXT

The site is well located to access nearby services and facilities:

WITHIN 500 METRES

- 1. Castle Hill Showground
- 2. Fred Caterson Reserve

WITHIN 1 KILOMETRE

- 3. Castle Hill Bowling Club
- 4. Castle Hill High School
- 5. Castle Hill RSL (including C2K Fitness and Aquatic Centre)
- 6. Cockayne Reserve

WITHIN 1.5 KILOMETRES

- 7. Samuel Gilbert Public School
- 8. Knightsbridge Shopping Centre
- 9. Castle Hill Public School
- 10. Coolong Reserve
- 11. Castle Hill Trading Zone
- 12. TAFE – The Hills College

WITHIN 2 KILOMETRES

- 13. Castle Glen Reserve
- 14. Castle Hill Shops (including Castle Towers Shopping Centre)
- 15. Castle Hill Hospital
- 16. Hills Adventist College
- 17. St Gabriel’s School for Hearing Impared Children
- 18. Gilroy Catholic College
- 19. Excelsior Public School
- 20. Castle Hill Country Club
- 21. St Angela’s Primary School
- 22. Centenary of ANZAC Reserve



Figure 5: The local context of the site
Source: Google Maps – modified by Mecone.

3. HOUSING AND DEMOGRAPHICS

3.1 HOUSING DEMAND

The population of The Hills LGA will grow from 177,000 in 2011 to 280,000 in 2031. Population growth is anticipated to remain at or above 2% per annum in this time, far outpacing the average population growth in New South Wales and Sydney. The key driver of this population growth will be positive net overseas migration.

Dwelling numbers for the LGA are similarly expected to rise, from 59,650 in 2011 to 87,450 in 2031. This is a requirement of almost 2000 additional dwellings per year.

The Hills Shire has land within the North West Priority Growth Precinct, so growth is expected to occur through both greenfield housing and in-fill housing development. The Showground Station precinct itself has been earmarked to grow by between 3,400 and 3,800 dwellings to 2031, and will be required to absorb this growth through higher density development.

Australian Bureau of Statistics (ABS) census data shows that between 2006 and 2011, the median rent in The Hills LGA increased from \$320 to \$450 and the median monthly mortgage repayment increased from \$2062 to \$2570. Increases in median rent (40%) and mortgage repayments (22%) is exceeding the growth in median income (18%).

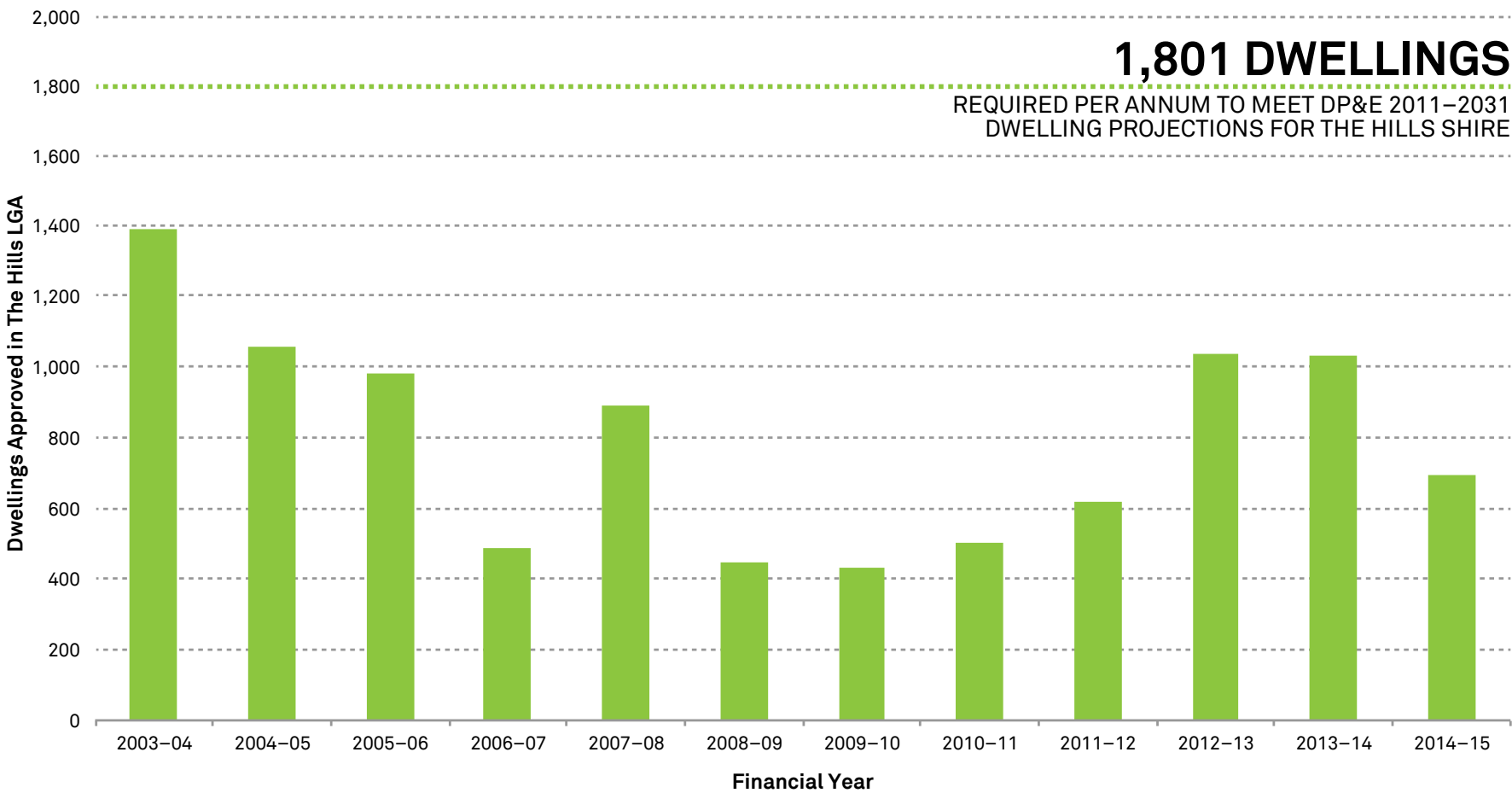


Figure 6: Net dwelling completions data for The Hills Shire between 2003-04 and 2014-15.
Source: Mecone – with data from Sydney Water.



Figures 7-10: Household and population statistics for The Hills Shire.
Source: Mecone – with data from the 2006 and 2011 Australian Bureau of Statistics' Censuses and DP&E population forecasts.

3. HOUSING AND DEMOGRAPHICS

3.2 DEMOGRAPHICS

Family households are the predominant household type, and will continue to be prevalent into the future, with couples with children expected to make up approximately 50% of all household types in 2031.

However, The Hills will see an increase in the share of non-family households, particularly lone person households which will increase proportionally by 20%. Household sizes are also expected to slightly decrease to an average of 2.99 persons. These statistics demonstrate the need for alternative housing types in the future.

The 2011 ABS census shows that The Hills has an employment rate and median weekly income higher than the averages in New South Wales and Australia, with the most common occupations including Professionals, Clerical and Administrative Workers, and Managers. The median household income in 2011 was \$2044 per week.

There is expected to be a significant increase of jobs in The Hills LGA. Council anticipates 45,000 additional jobs along the Sydney Metro Northwest corridor by 2036. At the Showground Station precinct, there has been a jobs growth forecast between 6,800 and 13,700 .

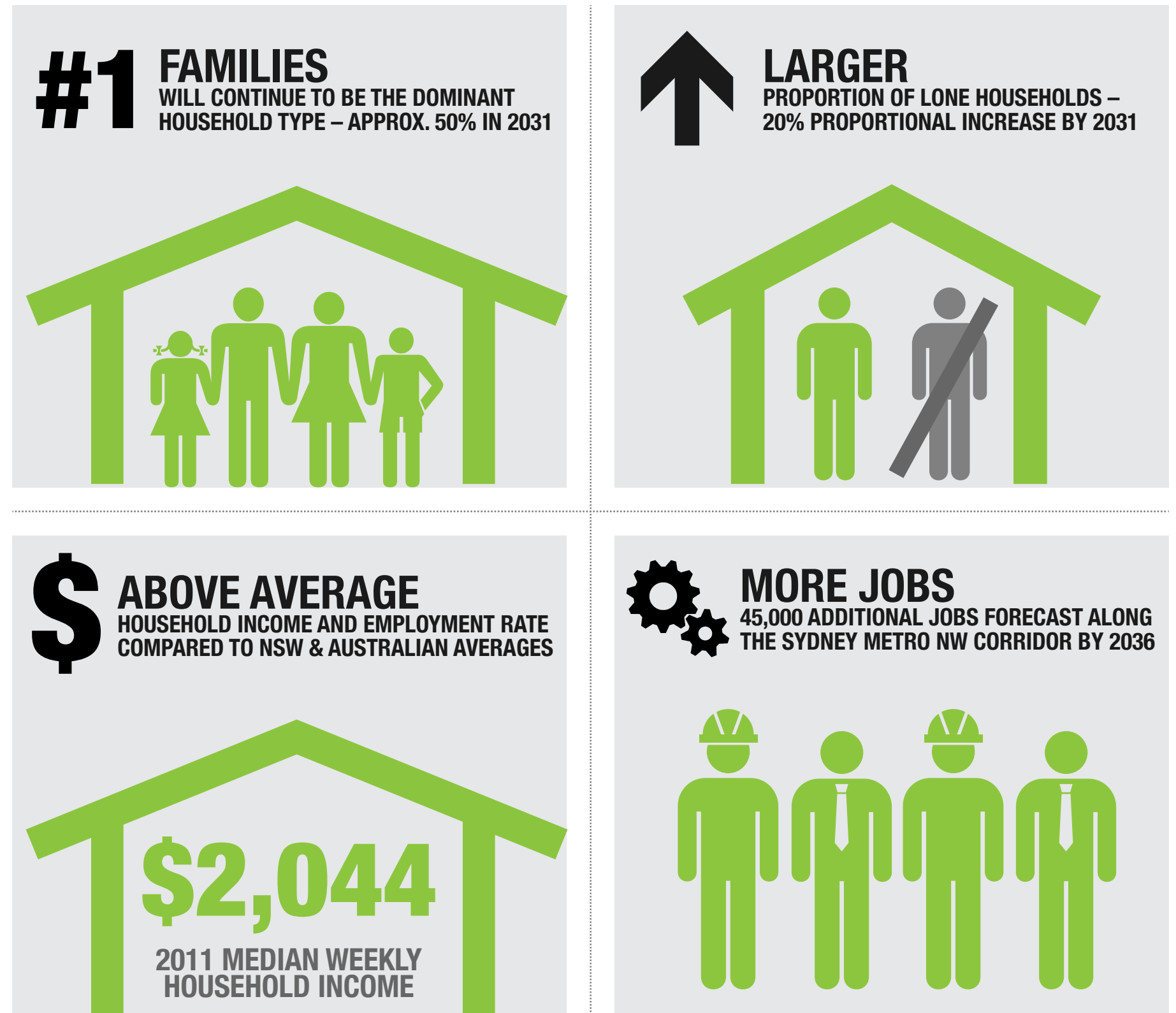


Figure 11–14: Demographical and employment statistics for The Hills Shire.
Source: Mecone – with data from the Australian Bureau of Statistics' 2011 Census. and The Hills Shire.

3. HOUSING AND DEMOGRAPHICS

3.3 HOUSING SUPPLY CALCULATIONS

Utilising data released by the NSW Bureau of Transport (BTS), Mecone has analysed discrepancies between dwelling forecasts and dwelling supply in the Sydney area, and investigated how dwelling forecasts and completions correlate to capacity on the ground.

The Sydney metropolitan area has consistently tracked below the dwelling completion numbers required to meet 2036 projections, and it has become generally accepted that additional capacity and residential development is needed to meet the demand for housing. As an example, calculating data for the 2011 – 2015 shows that only four Sydney councils have recorded the number of dwelling completions required to meet or exceed forecasts.

LGAs that have successfully met their projections to 2015 have been able to take advantage of larger scale urban renewal sites, such as Wolli Creek in the Rockdale LGA or Rhodes West in the Canada Bay LGA. These areas are largely free from constraints such as strata titles, heritage areas, and fragmented land ownership. However, these urban renewal areas also have limited capacity, and will have this capacity exhausted in the near future. Following the completion of these urban renewal areas, the respective LGAs will then likely also fall below the dwelling projection rates and will need to identify new areas for redevelopment.

This analysis suggests that planning capacity on the ground must significantly exceed that which would be assumed to meet the targets, and that it is primarily the large urban renewal districts which are bolstering dwelling completion numbers. This is an important consideration for infill areas, as they cannot solely achieve the desired outcomes due to their multiple constraints. The DPE’s Land Use Analysis for the Marrickville Precinct acknowledges the constraints presented in the area, however it is considered that planning capacity above and beyond that which has been proposed needs to be considered.

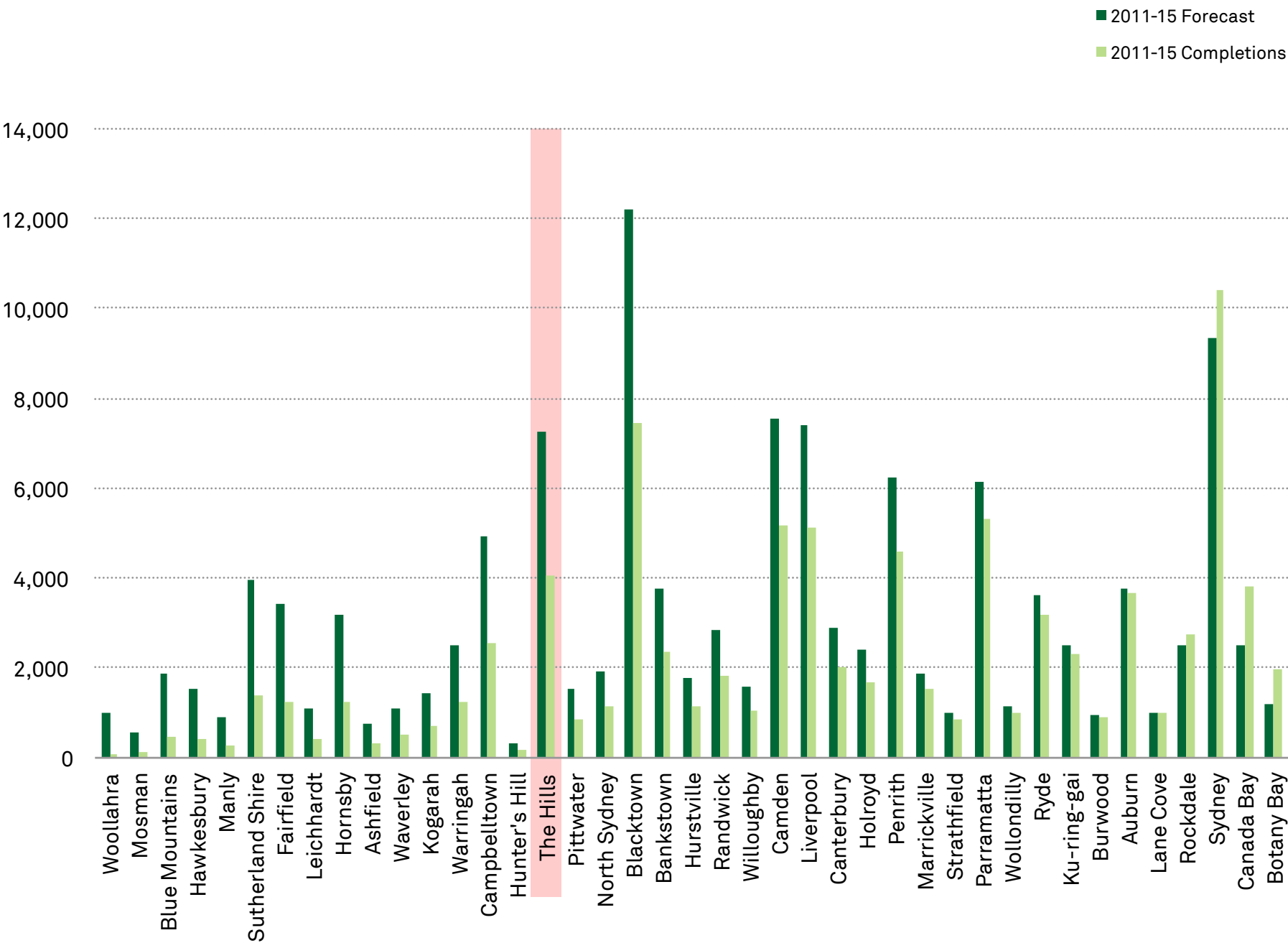


Figure 15: Housing forecasts and actual housing completions data for The Hills Shire.
Source: Mecone – with data from the Department of Planning and Environment.

4. PLANNING SUMMARY

4.1 NORTH WEST RAIL LINK CORRIDOR STRATEGY

The Department of Planning and Transport NSW released the North West Rail Link Corridor Strategy in 2013. The Strategy identified future visions for precincts surrounding the eight North West Rail Link stations, establishing future land uses and evaluating opportunities and challenges in each precinct.

Showground Station was recognised as being a catalyst for development of the area into a mixed use centre, providing the impetus for Castle Hill to evolve as a vibrant and active centre of offices, retail, community facilities, recreation, cultural, leisure, education and housing all within walking distance of the new station.

The subject site was identified as a Short Term Opportunity Site, with minimal recent development or environmental constraints. The Showground Structure Plan identified the site for medium density apartment living, envisaged as apartment buildings of 3-6 storeys, masterplanned around communal open spaces and landscaped setbacks.

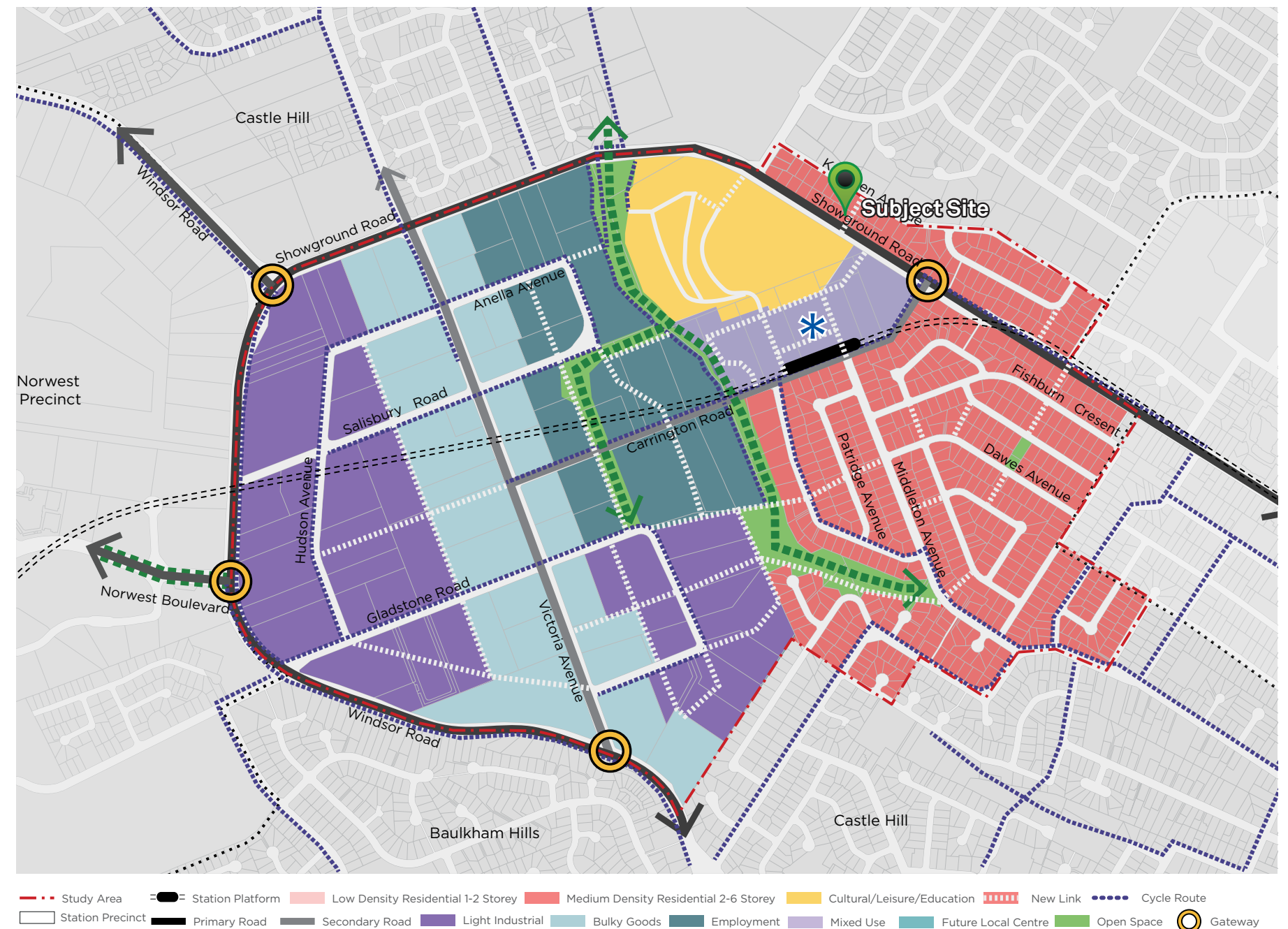


Figure 16: Showground Structure Plan – North West Rail Link Corridor Strategy.
Source: NSW Department of Planning and Environment.

4. PLANNING SUMMARY

4.2 DRAFT SHOWGROUND STATION PRECINCT PROPOSAL

The draft Showground Station Precinct Proposal was placed on exhibition in December 2015, developed with the vision to create “The Hills Cultural and Innovation Precinct”.

The draft plan has been developed following community consultation and includes proposed land use zones, maximum building heights, maximum floor space ratios, the provision of open space and pedestrian and cyclist connections, and infrastructure works.

The subject site is identified within the draft Showground Precinct Proposal at a lesser density than proposed under the North West Rail Link Corridor Strategy. Planning controls identified for the site are:

- An R3 – Medium Density Residential zoning
- A maximum height limit of 10m, equating to 2 to 3 storeys
- A minimum lot size of 240m²
- No nominated floor space ratio, with site coverage and built form controls for under a new Development Control Plan

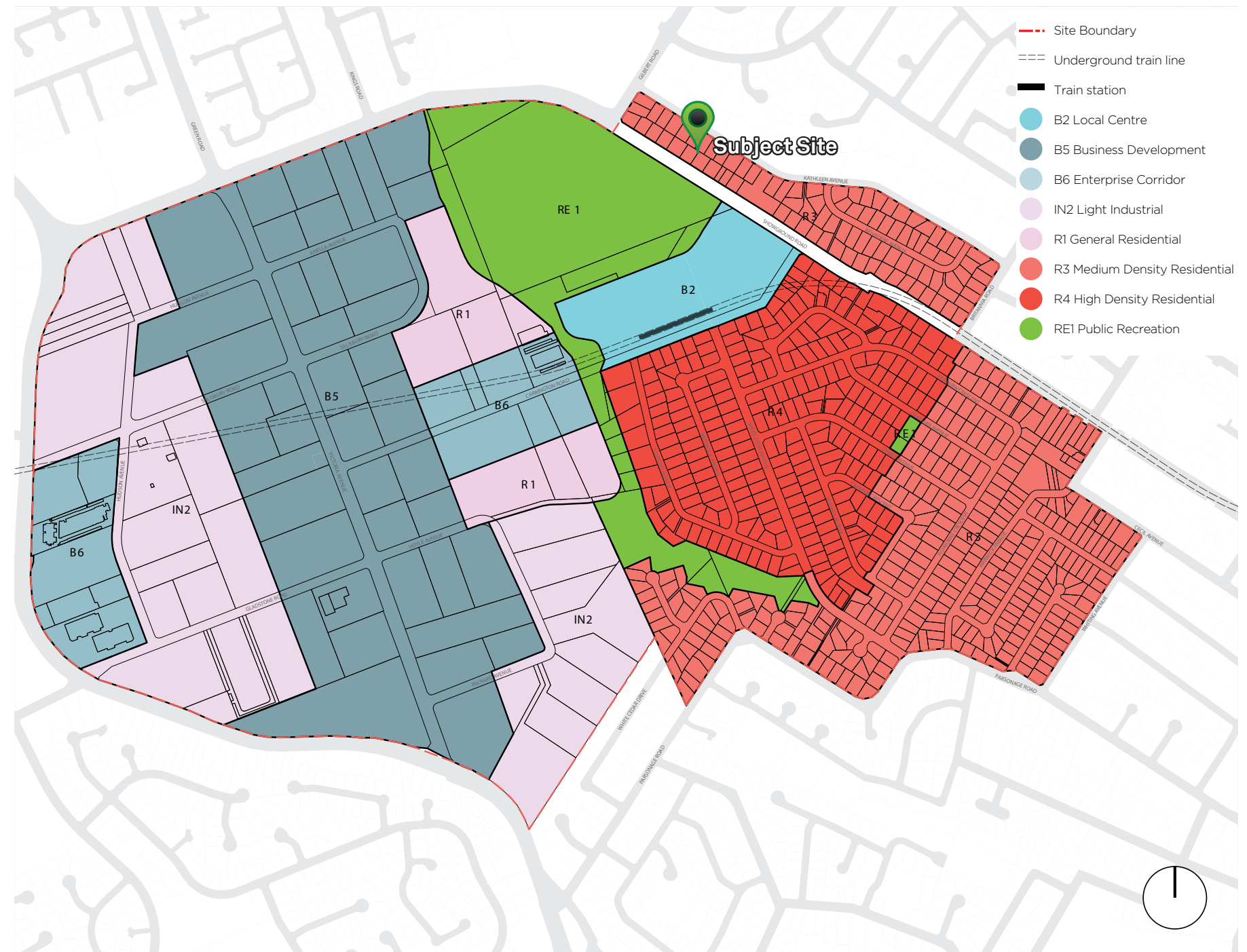


Figure 17: Showground Station Precinct Plan
Source: Department of Planning and Environment.

5. CHALLENGES AND OPPORTUNITIES

5.1 CHALLENGES

FEASIBILITY

The major concern held in respect to the proposed R3 zoning at the site, assuming development will occur for medium density attached housing, is the feasibility of future development.

There is a movement within State planning which promotes medium density development across Sydney, specifically ‘terrace housing’ similar to that in the city’s inner suburbs. This has the potential to work well within cheaper greenfield development sites, however has drawbacks in established areas.

The site itself is identified for development of attached, semi-detached, and multi dwelling housing, with a minimum lot size of 240m². This equates to a 42 dwellings per hectare density.

A feasibility analysis undertaken by Mecone in the Castle Hill area indicates that at this density, an average townhouse would need to be sold at around \$1.7 million to turn a profit. This assumes:

- An average cost for dwellings on 900sqm lots at approximately \$1.5m, with the added costs of site consolidation taking this to in excess of \$1.65m or \$1833 per sqm of land.
- An FSR for townhouse development of 0.6:1 and an efficiency rate of 95%, with site costs equating to \$3055 per sqm of GFA, or \$3216 per sqm of net saleable area.
- Assuming land costs need to remain below 30% of the total project costs to allow for a feasible development profit, townhouses would need to be sold at a sqm rate of over \$10,700.

This is higher than the current price of a house in Castle Hill, and is unlikely to be attractive to prospective developers.

A separate feasibility has been prepared by the landowners assuming land costs of either \$1.2 million, \$1.4 million, or \$1.7 million. This shows a loss for development in both circumstances where initial land cost exceeds \$1.2 million.

Cost of land	\$1,200,000.00
Stamp duty	\$51,490.00
Agents fees 2%	\$24,000.00
Incidentals	\$20,000.00
Total transfer costs	\$1,295,490.00
Cost of land	\$1,300,000.00
incentive cost 30%	\$390,000.00
Total land	\$1,690,000.00
Cost of constructing 4 terraces	\$1,400,000.00
Landscaping, drive ways costs	\$70,000.00
Interest 5% 2 years	\$242,500.00
Total costs	\$3,402,500.00
Sale price each	\$900,000.00
Gross return on sales	\$3,600,000.00
Agent & legal fees 2.5%	\$90,000.00
Total return for 4 houses	\$3,510,000.00
Profit	\$107,500.00
After 30% Tax	\$75,250.00
Ratio of return to outlays	2.21%

Cost of land	\$1,400,000.00
Stamp duty	\$62,490.00
Agents fees 2%	\$28,000.00
Incidentals	\$20,000.00
Total transfer costs	\$1,510,490.00
Cost of land	\$1,510,490.00
incentive cost 30%	\$453,147.00
Total land	\$1,963,637.00
Cost of constructing 4 terraces	\$1,400,000.00
Landscaping, drive ways costs	\$70,000.00
Interest 5% 2 years	\$269,863.70
Total costs	\$3,703,500.70
Sale price each	\$900,000.00
Gross return on sales	\$3,600,000.00
Agent & legal fees 2.5%	\$90,000.00
Total return for 4 houses	\$3,510,000.00
Profit	-\$193,500.70
After 30% Tax	-\$135,450.49
Ratio of return to outlays	-3.66%

Cost of land	\$1,700,000.00
Stamp duty	\$78,990.00
Agents fees 2%	\$34,000.00
Incidentals	\$20,000.00
Total transfer costs	\$1,832,990.00
Cost of land	\$1,832,990.00
incentive cost 30%	\$549,897.00
Total land	\$2,382,887.00
Cost of constructing 4 terraces	\$1,400,000.00
Landscaping, drive ways costs	\$70,000.00
Interest 5% 2 years	\$311,788.70
Total costs	\$4,164,675.70
Sale price each	\$900,000.00
Gross return on sales	\$3,600,000.00
Agent & legal fees 2.5%	\$90,000.00
Total return for 4 houses	\$3,510,000.00
Profit	-\$654,675.70
After 30% Tax	-\$458,272.99
Ratio of return to outlays	-11.00%

Table 1: Development feasibility analysis for Castle Hill.
Source: Mecone on behalf of the client.

5. CHALLENGES AND OPPORTUNITIES

TAKE-UP

In the case of unfeasible redevelopment as outlined above, take up rates are unlikely to be high enough to deliver the desired results. It is clear that a potential outcome of low development incentive will be many landowners remaining in place. This will lead to a fragmentation of development, creating an inconsistent urban form and an inability to achieve the dwelling targets required. This will lead to a fragmentation of development, creating an disorderly and inconsistent urban form lacking in amenity and reducing Council's ability to meet dwelling targets at the Precinct.

HERITAGE

The site contains one heritage item, listed under *The Hills Local Environmental Plan 2012*, at 128 Showground Road. The site itself is 4255m² in area, with the house being heritage listed due to having local significance for its orcharding history. It is however noted that other heritage sites within the precinct, at 30 Showground Road and 107 Showground Road, have been nominated for high density development.

5. CHALLENGES AND OPPORTUNITIES

5.2 OPPORTUNITIES

CONSOLIDATED SITE

The site forming the basis of this Vision Statement is a consolidation of a number of landowner groups and is a combined parcel in excess of 4ha. This can provide for development certainty within the precinct, with a development site of this size presenting multiple benefits including:

- Allowing for a masterplanned approach to redevelopment, ensuring the highest amenity is provided to the surrounding community and future residents;
- More easily identifying and mitigating environmental impacts, such as overshadowing, traffic circulation and stormwater management;
- Ability to provide larger and more generous green areas, reducing the bulk and scale of development.

In conjunction with this submission, Mecone has also prepared a separate submission for another large site within the precinct, for the ‘island’ between Kathleen and Belvedere Avenues, which should be read in conjunction. This demonstrates the desire of the landowners to the north of Showground Road to relocate, enabling development across this entire sub-precinct to occur immediately. Mecone understands that all property owners north of Kathleen Avenue are also in support of higher density zoning at the site. Refer to Figure 18 that shows the potential development areas to the north of Showground Road. Further, a landowner signed “Declaration of Unity” has been attached to this submission indicating the support of residents north of Showground Road for the precinct to be rezoned to R4 – High Density Residential.

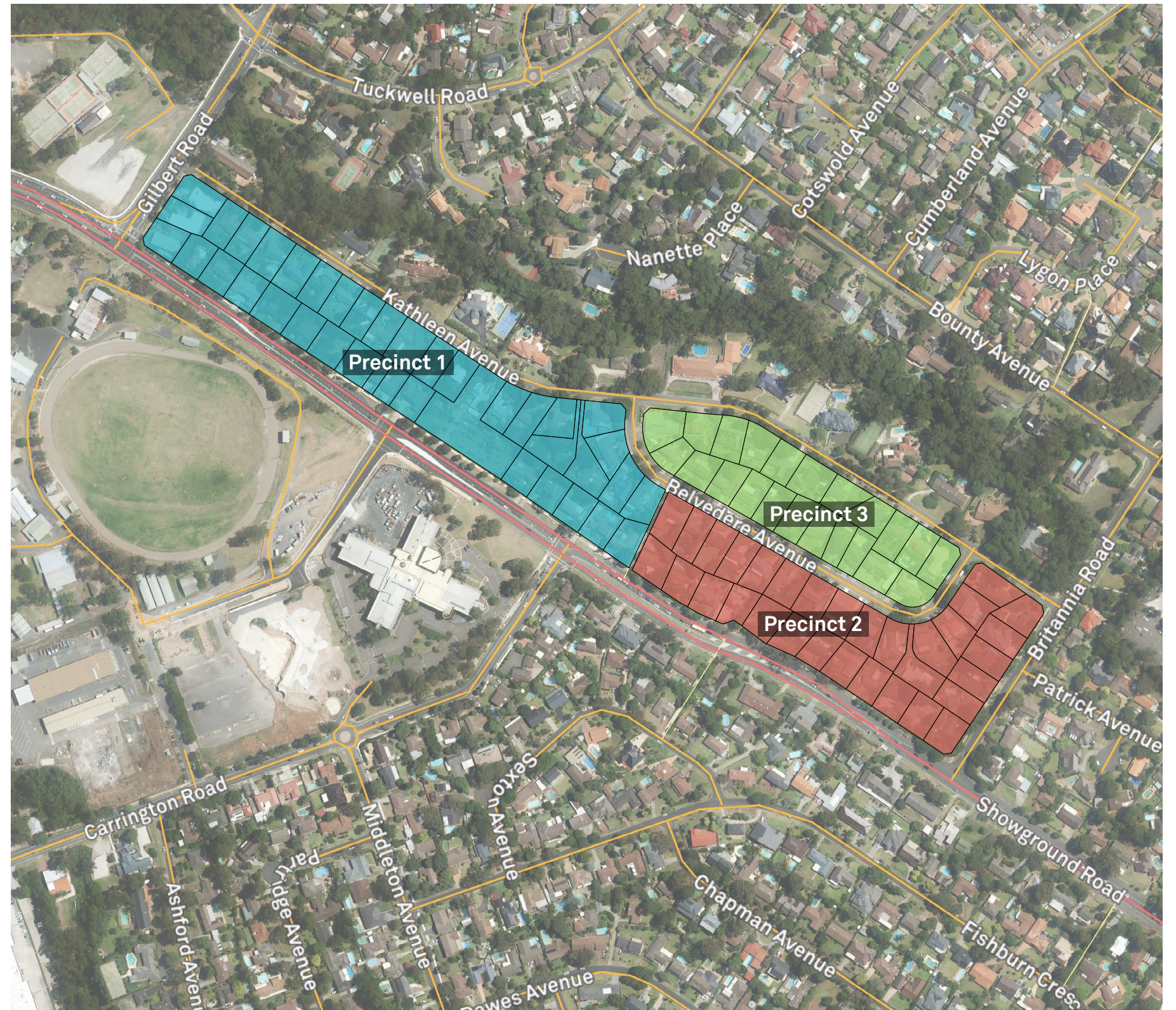


Figure 18: The three Showground Station precincts.
Source: Mecone with data from Google Maps and LPI.

5. CHALLENGES AND OPPORTUNITIES

TRANSIT ORIENTED DEVELOPMENT (TOD)

The site is in a prime location, and presents an ideal opportunity in the Showground Station Precinct for an excellent example of transit-oriented development. Future residents would:

- Be able to live and work within their local community;
- Have access to the Precinct's local open space and social infrastructure;
- Be provided with opportunities to 'age in place' through varied dwelling options in the one neighbourhood;
- Have quick and direct access to jobs across the broader Sydney area in major centres including the Sydney CBD, Norwest, North Sydney and Chatswood via the Sydney Metro; and
- Reduce their environmental footprint by minimising car use, living within a walkable community, and having excellent access to public transport.

HEIGHT TRANSITIONS

Land to the north of Kathleen Avenue is zoned Environmental Living and is currently subject to a minimum lot size control of 4000m². Whether these sites are permitted additional density under the final Precinct Plan or the planning controls remain, the opportunity exists to create a logical height transition from higher rise mixed use development immediately surrounding the station, down to lower scale development north of Kathleen Avenue in the environmental living area. The undulating nature of the land also allows for variation in building form when viewed from Showground Road.

HERITAGE

Whilst a heritage listing can be seen as a constraint, it also opens the potential for imaginative adaptive reuse within a precinct redevelopment. There is the potential for this to be integrated into a high density development, for example forming part of the communal open space area. The cottage also sits on a crest, with the impact of taller buildings reduced through their siting on lower land. It is considered that appropriate planning controls could be implemented to ensure the appropriate inclusion of the cottage into an overall precinct masterplan.

PEDESTRIAN CONNECTIVITY IMPROVEMENTS

The proposed concept can allow for greater pedestrian permeability through new links across the site which would give easier access to the three existing sets of pedestrian crossing lights. Each set of these lights enables pedestrian access from the subject site across Showground Road to the station precinct.

6. LAND USE PLANNING PRINCIPLES

This section provides the key landuse planning principles which have informed the recommended built form.

6.1 WALKABLE CATCHMENTS

It is stated within the Precinct Plan that walking distance to public transport is a major consideration in Priority Precincts, with an 800m radius from stations generally accepted as suitable for increased residential densities. However, in the Showground Priority Precinct, the extent of land within a walkable catchment has not been capitalised on, with the subject site marked for only a modest increase in density despite being 200m – 400m from the station. With the large consolidated land parcel able to provide new through site links and connectivity improvements, we believe the entire area north of Showground Road has been overlooked.

6.2 PERMEABILITY

A redevelopment of the 4ha parcel of land opens up the potential of providing significant improvements to the pedestrian network in the Showground Precinct. New pedestrian through site links can provide for greater permeability in the precinct. This benefits future residents both on the site and in the surrounding community, reducing the distance to the station for those north of Showground Road.



Figure 19: Station catchment radius.

Source: Google Maps – modified by Mecone

6. LAND USE PLANNING PRINCIPLES

6.3 HEIGHT PRINCIPLES & TRANSITIONS

Sites in the immediate station precinct are earmarked for heights up to 20 storeys, within the new local centre. Directly outside this precinct, on the southern side of Showground Road, building heights will reach 12 storeys. In contrast, land further north of Kathleen Avenue will likely remain under 4 storeys, even if identified for additional density in the future.

A rational height transition from the local centre, across Showground Road to the subject site and beyond, has been established. This is proposed at an average building height of 8 to 10 storeys at the subject site, with lower buildings closer to the boundary with the Environmental Living lots to the north of Kathleen Avenue. This will:

- Contextually improve the relationship with the lower scale dwellings on the northern side of Kathleen Avenue;
- Reinforce and positively respond to the natural topography; and
- Maximise solar access to apartments, balconies, and communal open space areas.

6.4 OPEN SPACE

Sufficient communal open space within a development is essential to ensure good amenity is provided to residents. A large development site can allow for better integrated landscape design, in this instance envisioned as linked publicly accessible open space running down the spine of the site. This provides breathing space for residents within the development as well as for the surrounding community, with these generous communal green spaces acting in tandem with residents' private balconies and ground floor courtyards.



Figure 20: Proposed green spaces.
Source: Mecone.

6. LAND USE PLANNING PRINCIPLES

6.5 CASTLE HILL SHOWGROUND RECREATION AREA

The precinct planning report acknowledges that there will be a proportional decrease in the per capita provision of public open space within Castle Hill, as a result of planned development. However the rate will still be at around 3.10ha per 1000 people, which exceeds the traditionally accepted rate of 2.83ha per 1000 people. The report further notes that this rate itself is considered less relevant in contemporary planning and rarely met in in-fill areas.

The Castle Hill Showground is a unique piece of infrastructure for an urban infill area, presenting a remarkable opportunity to cater for the active open space and recreation needs of the precinct's future community.

Whilst the responsibility of managing and masterplanning any development of the Castle Hill Showground remains with The Hills Shire Council, the DPE have identified some ideas to assist in the consideration of its upgrade. This includes a new stadium and sports field, new multi-purpose community facilities, a village green, a market pavilion and a children's playground.

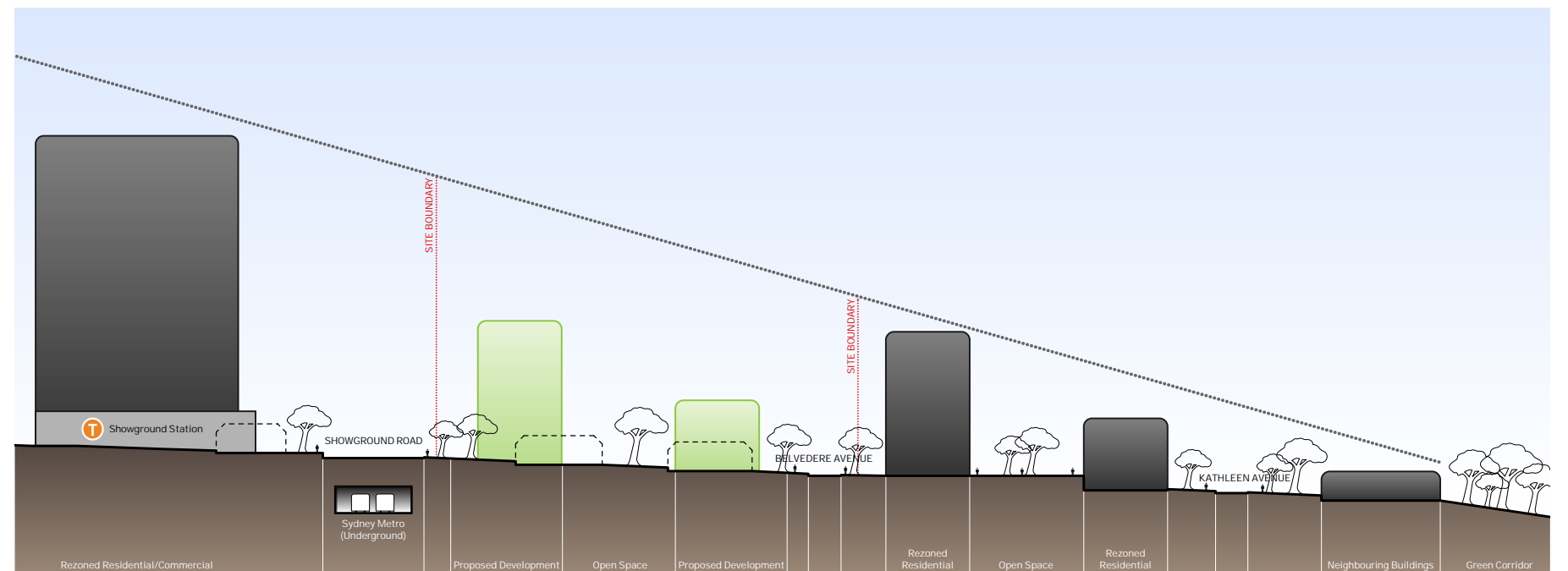
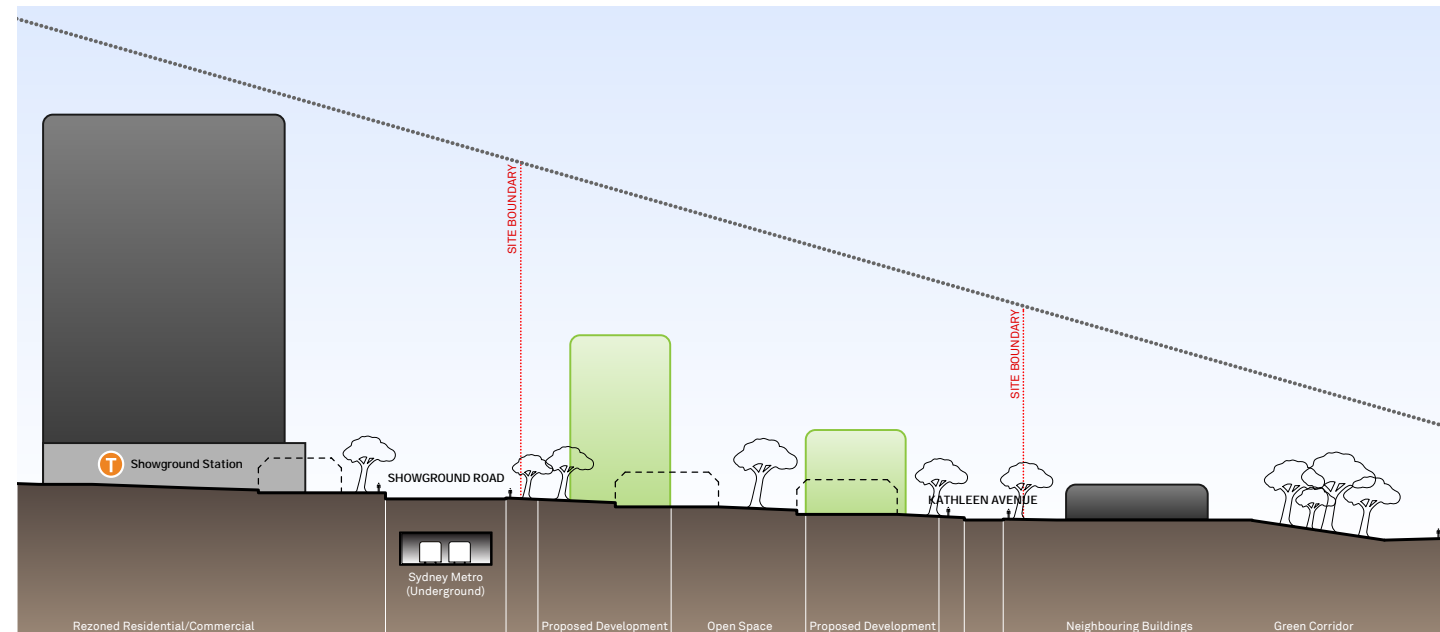


Figure 21: Showground Precinct aerial.
Source: Department of Planning and Environment.

7. VISION

7.3 BUILT FORM

- Modulated heights to assist in transition from station precinct to lower density area north of Kathleen Avenue
- Average building heights across the site of 8 to 10 storeys, allowing for a transition between the station precinct and lower density housing to the north.
- A final Floor Space Ratio of approximately 2.8:1 to 3.5:1, subject to the site being able to accommodate additional height in certain locations.
- A mix of dwelling types and sizes provides for a cross section of the community



Figures 23–24: Height transitions.
Source: Mecore.

8. CONCLUSION

8.1 THE CASE IN SUMMARY

This submission has been prepared on behalf of 41 landowners at the subject site at Showground Road, Kathleen Avenue, Belvedere Avenue, and Gilbert Road, Castle Hill, and is in response to the exhibition of the draft Showground Station Precinct Plan by the DPE. Further, this submission supports and aligns with the submission lodged to the DPE for the ‘island’ site between Kathleen and Belvedere Avenues, also prepared by Mecone.

This submission has presented an alternative vision for the development of the site than that which is outlined under the draft Precinct Plan. In consideration of the site’s large size and desirable location within 400m of the future station, and the concerns surrounding the feasibility of townhouse development desired by the DPE, we recommend that the planning controls for the site be revised under the final Precinct Plan. In particular, we recommend that the site be identified for high density development under an R4 – High Density Residential zoning, with development standards permitting buildings of up to 10 storeys and a nominal density of approximately 2.8:1 to 3.5:1, subject to the site being able to accommodate additional height in certain locations.

Further, whilst this submission focuses on a consolidated area of land between Showground Road and Kathleen Avenue, Mecone has prepared a submission for an adjoining site of 2ha in area, which supports and aligns with the planning principles outlined in this document. This in effect identifies an entire precinct north of Showground Road which can be immediately developed for high density residential purposes.

The vision presented for the subject site ensures the best quality urban design outcomes, with specific consideration to new green spaces, resident amenity, transitioning building heights, and an intent to reduce the overall environmental impacts.

We intend on working further with the DPE towards the final rezoning of the Showground Precinct, assisting in the transformation of the Sydney Metro corridor and providing an excellent example of transit oriented development.



Figure 25: Precedent images.
Source: Various.

8. CONCLUSION
