

Planning and Environment, NSW Government

14<sup>th</sup> February, 2016

Dear Planning and Environment,

Re: Submission to the Draft Showground Station Precinct Proposal (February, 2016) from the home owners, "Cadman Crescent and Hughes Avenue Island"

The home owners from the area enclosed by Cadman Cres and Hughes Ave in the Showground Station precinct would like to communicate their support for the rezoning of their area. This area is a contained "island" of land bounded by Cadman Cres and Hughes Ave. The majority of the home owners in the island have met and agreed that they intend to sell their properties in a block for the purpose of redevelopment of the site, if it is zoned as proposed in the proposal (R4 High Density Residential).

We believe the island of land contained by Cadman Cres and Hughes Ave is an ideal site for high density development. The total land area is approximately 1.5 hectares. This would allow for a quality development project that includes excellent access from the surrounding crescent and avenue, multiple high density buildings, green spaces, parking and lifestyle amenities such as a pool and playground. The site is within easy walking distance of the station and showground and a short walk to Castle Towers' shops, restaurants, medical services and other services and amenities.

We note that a new road is proposed to run through the Cadman/Hughes Island to improve traffic flow and access to the new station. By selling the Cadman/Hughes Island to a single developer the positioning and building of the road can be included in the single Development Application to council.

To summarise, the home owners in the Cadman/Hughes Island support high density zoning of their land area.

The undersigned are residents of the Cadman/Hughes Island who have met and agreed to offer their land for a group development sale. Please note there are 2 home owners missing who we have not been able to make contact with to date. One of these properties is occupied by tenants.

The contacts for this group are Michelle and Darrin Lincoln, who can be contacted at

Email: [LincolnDarrin@bigpond.com](mailto:LincolnDarrin@bigpond.com)

Phone: 0435659697 (Michelle)

Please do not hesitate to contact us if you would like further information.

Michelle and Darrin Lincoln	15 Cadman Crescent
Jenny Heath	1 Cadman Crescent
Marie and Ken Root	7 Cadman Crescent
Jake Gao	9 Cadman Crescent
Sonia and Bill Merhi	13 Cadman Crescent
Josepha Berger	17 Cadman Crescent
Evelyn and Vincent Chan	19 Cadman Crescent
Marjie and Randy Tangonan	21 Cadman Crescent
Libby Xu	23 Cadman Crescent
Leo Lee	16 Hughes Ave
Anka and Rahela Matic	18 Hughes Ave
Rene Beeldman	1/22 Hughes Ave
So Hee Jan and Sung Woo Kim	2/22 Hughes Ave
Janelle and George Maiolo	24 Hughes Ave