

- The council's plan differs greatly from that of the State Governments, Department of Plannings outline for the Showground precinct. The council plan increases density (dwellings/ Ha) in the area that is linked to the train station and has much lower densities outside the council controlled areas. The council is inconsistent. This is also very selective of council to mange the densities in this way. The council's plan is clearly to create a large variation in the nature of the area, which is not within the council's outline of the Hills Shire being seen as the garden shire. The area now proposed in the Showground Precinct for two tiers of 96 and 39 dwellings /Ha represents 40 percent of the total and requires uptake rates of 60 and 50 percent respectively. This represents a low level of accommodation for the future housing needs of the area. Given that the train station will require many patrons and to keep cars off the road you need local residents in walking distance to the station. We suggest Council again undertake a review of the State Government requirements for the next series of decisions.
- At the levels proposed by council there will be no incentive for developers to offer the existing residents a price close to the current "market value" for our properties and the required uptake rate by the existing residents willing to sell their properties will not be met. We as a resident will NOT be selling at a value less than the current market rate plus a premium. We require a sale price equal to current market value plus the premium for the correct level of future development.
- In my opinion this short-term view of the current proposed zoning by the Council for 96 dwellings/ Ha and particularly the 39 dwellings/Ha (town house /villa) proposed area will lead to an a poor and less development options for developers. When uptakes are not achieved and densities are not available, then densities will need to be increased once again to satisfy the original State Government Department of Planning outline or requirements.
- This Showground Precinct area needs to be planned correctly now for the future. This will avoid low density and potentially random development. A high density and high rise zoning beyond the council zoning would provide incentive for the existing resident/ land owners to sell and the developers to build structures that fulfill the current planning opportunity for the area. This would then provide the type of properties attractive to new buyers in the appropriately planned suburb of Castle Hill that would best suit our area within walking distance to the new station and the other amenities in the area.
- It is important to consider that many of the residents like

ourselves have been living and coming to the area for many years. Matthew has been in Castle Hill since 1977 and living in the area since April 1993. Throughout this time we have endured the many council controlled or influenced traffic and infrastructure issues like

- Showground Road,
- the ring road ,
- the lack of bus transport (until recent years),
- the M2 issues etc.

So we still voted for a council that basically lack the ability to correct this issue and also took possibly advantage of a voter base that was very conservative or Liberal in nature. Now is time for council to provide and demonstrate the changing face of Castle Hill and the Showground precinct by listening to the residents and deliver a strong result for the various rail precincts in and out of your control.

- We cannot believe as a majority Liberal and stable Council you have not LISTENED to the Liberal State Government in regards their objective for the area including the train line goals. If we had Labor Council (which is not the case) and Labor State Government they would be aligned in the plans.
- The state government plans have been drafted for a number of years and council cannot get its act together to be aligned to the growth and development required for the area in the future. We voted the councilors in as they were progressive and possibly innovative. So demonstrate it now.
- A higher density than proposed e.g. more floors per hectare will also provide in the long term a greater revenue opportunity to the council and we all know how much the council requires adequate funding to provide for the rate payers and the visitors to the Shire.
- We soon will have the largest shopping center in the Australia and council needs to provide the resident locally to the area to support the many infrastructure and associated projects.

In the end the council has created a great level of uncertainty for residents and needs to step up and develop the area for the future not for today.