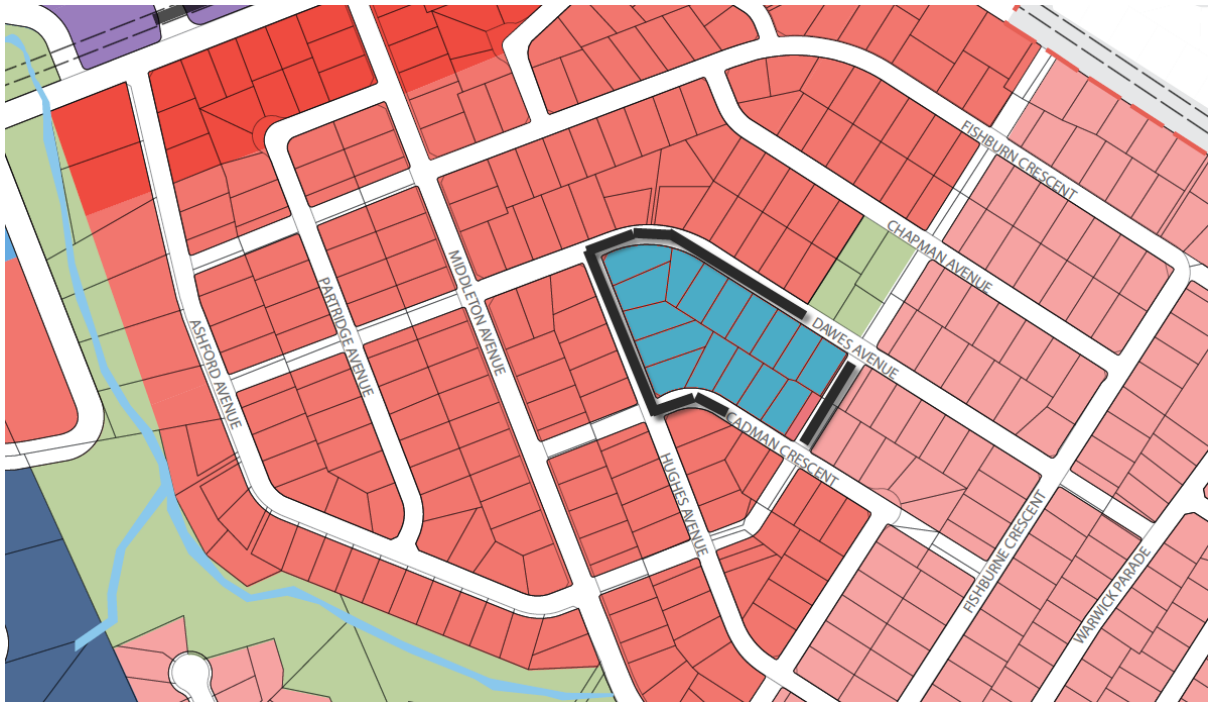


To the Direction of Urban Renewal and the Department of Planning and Environment,

I am writing to you on behalf of my group of 16 landowners which form a block situated in Showground Precinct which is currently proposed R4 zoning in the Draft Showground Precinct Proposal. We are a coordinated and consolidated group of landowners working together as one large land parcel. Our location is the section enclosed by Cadman Crescent, Dawes Avenue, Hughes Avenue and cut off by a new proposed road. This is shown in blue in the map below. We have a combined land size of roughly **1.5 hectares**.



We would like to start by mentioning that we are strong supporters of the Draft Showground Precinct Proposal in the way it applies to our land as well as high density development. This will support Sydney's growing population and assist in addressing housing affordability issues. It is also reflective of the growing trend of apartment style living which more people in Sydney are choosing to live in.

The Showground Precinct is unique in that unlike many other suburbs which have undergone rezoning and development, the Showground Precinct has achieved consolidation of its fragmented land owners into a number of large landowner blocks which can achieve good development outcomes. The rail link has created a once in a generation opportunity for the Hills and DoPE to utilise these landowner blocks during a period of urban transformation of the Hills. These groups, including us, are willing to facilitate larger developments which can be master planned to achieve better urban development outcomes. This has to be done right the first time round.

Due to this, there are some improvements we would like to request as amendments to the current draft. We would like to encourage planning controls that provide greater incentive for developers to develop our land as a consolidated parcel. These include:

- More flexibility in height

- Removal of the FSR
- Developer incentives for acquiring larger blocks as opposed to small $1,500m^2$ parcels.

Flexibility in Height

We are aware that the landowners in the R3 zone (to the right of the road slicing through Dawes and Cadman) have made a solid and valid argument for raising the R3 zoning to R4 zoning and raising the height to allow for residential flat buildings. We support this. To achieve a gradation of height to this current R3 area from the Station there is merit in our land area reflecting the height as a T2 zoned area of 27m. This will allow for that gradation whilst achieving slender building forms. It is also allowing for densities that are to be expected when our area sits within a 400 metre range to the station entrance and along a fairly direct walking path.

Furthermore in Section 4.2 of the draft Showground Precinct Proposal, it states that our area can accommodate up to 8 storeys, however in Section 4.6 the draft proposes only R1 which is equivalent to 6 storeys. Additionally, the same FSR is assigned to the R1 area as the T2 area. It seems odd that the draft states we could accommodate 8 storeys (T2) and also assigns us the same FSR as the T2 section, yet it restricts our height to R1. After speaking with many of the planners at the two community consultation sessions at Castle Hill RSL, it was not apparent why this was done other than to create a smooth transition down in height away from the station. Given it is likely the R3 section goes up to R4, we request that you review and revise the building height in our section up to T2.

Removal of the FSR

We are aware that throughout Sydney it is quite common to not have an FSR and simply impose maximum building heights, minimum setbacks and minimum landscaped areas. This is the case in other transit oriented developments such as Blacktown, Leppington and Oran Park. Hence, we request that you remove the FSR altogether in the R3 and R4 zones.

Developer Incentives

One thing that seemed to be missing in the draft was any obvious developer incentives. We would like incentives to be created for developers to acquire sites which are larger than the minimum size in order to achieve master planned solutions. There should be incentives for a developer to acquire a bigger site like ours of 1.5ha, as opposed to a small block of 2 landowners with just over $1500m^2$. They could be:

- Increased height allowance
- Reduced setbacks
- Increased FSR (if this is not removed altogether).

Developer incentives can be provided in order to achieve desired outcomes such as creating more open space and building roads in specific places. Developers generally like receiving these incentives and it provides a way for council and state government to guide the design outcomes. A simple example would be providing extra building height as an incentive for a developer who builds roads in locations requested by the DoPE, such as the one which splits Cadman Crescent in half.

We are making the above requests because we want the precinct to develop efficiently and in large master planned sites. We do not want small piecemeal development occurring which will look ugly and force us to live around construction sites for a long time to come.

To summarise:

- We are a consolidated group of 16 landowners & 1.5 hectares
- We support the draft Showground Precinct Proposal
- We encourage amendments to planning controls to create greater developer flexibility:
 - o Taller T2 building heights in our current R1 area
 - o Removal of the FSR and
 - o Provision of other developer incentives to encourage:
 - Acquisition of larger land parcels
 - Creation of open space and
 - Facilitation of road construction

With thanks,

The Cadman/Dawes/Hughes landowner group

This submission was written on behalf of:

Address	Name
4 Hughes Ave	Steve Nahirny
6 Hughes Ave	Brooke Matthews
8 Hughes Ave	Jason Mercimek
16 Dawes Ave	Leo Chen
18 Dawes Ave	Damien Sutton
20 Dawes Ave	Mary Grech/Terrie Said
22 Dawes Ave	Tony Wong
24 Dawes Ave	Richard Czereba
26 Dawes Ave	Barry Yao
28 Dawes Ave	Denise Harney
30 Dawes Ave	Von Linklater
2 Cadman Crescent	Jeanna and Andrew Huggett
4 Cadman Crescent	Mathew Aashour
6 Cadman Crescent	Kathy Eldridge
8 Cadman Crescent	Paul and Elizabeth Ryou
10 Cadman Crescent	Sermet Gurisik

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