

Individual Household Submission

Jane Shi and Simon Zhuxu

We are long-term residents of Castle Hill and intend to stay here for many more years to come. The area is spacious, full of greenery and promotes a comfortable standard of living for our family. However the construction of the new rail, while it would bring convenience, has raised other issues due to our home's close proximity to the Showground Station. In this submission, we would like to bring concerns about the economic viability of the projected R3 area and its proposed townhouse/terrace house developments.

Firstly, we would like the Hills Council and the State of NSW to understand that we recognise the need for more housing within the Showground Precinct. However, we would also like the council and the state to reciprocate our understanding of the area's needs by listening to and acting upon OUR needs and the needs of our neighbours.

If we were to follow the proposed development of R3 re-zoning, we do not believe that we would receive a sufficient amount of capital to achieve a move that matches our current standard of living. We are familiar with the recent sales of individual properties in our neighbourhood, and the amount we receive from the development of our home into a townhouse/terrace would need to be substantially more in order for us to even consider selling our land to developers.

We also question the need to build new roads through existing properties when the current roads would be better equipped to achieve the new 'look' that the council desires. As local residents who use these roads daily, we feel that it would make much more sense to use the existing roads to mark the boundaries of the new developmental area as it would be more cost-effective for the council and be less confusing for drivers who are already well accustomed to the area.

Overall, we cannot foresee that the current proposal outlined in the *Showground Station Precinct Proposal* will be achieved. We can substantiate this claim through the attached documents:

- *APP Report*
- *Showground Station Precinct R3 Economic Viability – A Resident's Perspective*

Thank you for reading our concerns and considering our needs.