

28<sup>th</sup> February 2016

**Re – Showground Rd. Rail Precinct.**

Following many meetings & discussions/meetings with APP, related to the development of this area, we are all aware of the division of the Rail Precinct housing areas.

These areas are referred to as R4 & R3, i.e. R4 closest to Station in Carrington Rd. are 8 to 10 levels reducing as they approach R3, town houses etc. making the FSR less desirable to developers etc.

Residents in the R3 area feel they are disadvantaged accordingly, being well aware they are going to be built out, their environment completely changed, after “many – many” years of a beautiful quite environment, close by conveniences, shopping, medical etc.

The fact that the Precinct is reasonably small in area, & that the design is 18 level buildings adjacent to the station, then across Carrington Rd. start, 10L / 8L / 6/4 – then R3/< 700m from the Station seems the planning for population density consideration to be less than adequate to sustain light rail viability.

Having made the foregoing comments, the real issues are:

1. Current R3 residents, whom stay feel we will feel built out.
2. They will be unable sell their properties for similar values as the R4 area.
3. The consequences will be that we will be built out & as development occurs financially most will be unable to relocate to an equivalent standard as enjoyed by many for many years.

Please refer also to the submission from APP which is attached and with which we are in total agreement.

Yours Sincerely

Dennis & Glennys Wilson.

65 Fishburn Cres

Castle Hill. 2154