

Submission – Showground Station Precinct

I would like to congratulate the NSW State Government for their foresight with regards to the Showground Station precinct proposal. The concept of a new town centre to create a community hub is especially commendable. I agree with the proposal to concentrate the higher density buildings within an easy walking distance of the station. The use of natural landscapes, such as Cattai Creek, will create more open space and provide a healthy living environment.

Phasing the building heights down from the tallest development near the station creates a logical distribution of people with the nucleus centred close to the station itself. However, within the building heights the appropriate building densities need to be maintained. There is little point in having a building height for 8 stories when the FSR is more appropriate for 6 stories. The case in point is page 31 of the proposal which specifies the site encompassed by T2 will be 6 stories commercial or 8 stories residential. This is contradicted by page 32 which has some of the properties in T2 of page 31 with an FSR of 2.3:1. A more appropriate FSR for 8 stories would be upwards of 2.7:1. Hopefully, this inconsistency can be reviewed as part of the next phase of the proposal.

I would just like to conclude as a current resident of the Showground Station Precinct, that the NSW State Government plan is bold, imaginative and will create a pleasant environment to live, as well as meeting the needs of a growing population.