

Request for reconsideration regarding current plan proposal (Showground Precinct):

Submission done by:

Forough Eslami Amir Abadi
Roosbeh Seyed
Owners and residents of: 48 Kathleen Ave, Castle Hill

Content:

My wife and I own and live in a house Kathleen Avenue and Showground road (48 Kathleen Ave), Castle Hill. In the draft plan for the Showground Station Precinct, your plan proposes town houses / terraces for my area.

We have strong doubts about the feasibility, suitability and viability of this initial draft. Our suggestion is rezoning the area to R4. Please find below the reason supporting our concerns, doubts and ultimately our suggestion:

1. Proximity to Showground Station – the subject property is within 400 metre, 10 minute walking distance of the station. Adequate traffic signalling is in place to allow safe access for pedestrians to the station.
2. Development Feasibility – There is wide support for amalgamation in the Kathleen Avenue precinct (i.e. the area bounded by Showground Rd, Gilbert Rd, creek north of Kathleen Ave, Britannia and Belvedere Avenues). None of the residents are against amalgamation and 103 of the 110 property owners are in favour. The site has the capacity to provide a significant development site. Amalgamation would reduce the need to access Showground Rd improving the streetscape allowing for more planting. A change in zoning to R4 would increase foot traffic to the perimeter of the new Centre increasing vitality along its northern perimeter.
Much of the infrastructure needs of the area will be financed through section 94 contributions. Improvements in development feasibility through appropriate zoning will increase the likelihood of development and thereby meeting needs for local amenities.
3. Site Access – the current level of support for amalgamation (if appropriately zoned) would allow vehicular access from Kathleen Avenue and reduce conflict between driveways and traffic on Showground Rd.
The proposed minimum lot size of 240 sq metres will lead to multiple property owners seeking access to Showground Rd. Also town house developments would see an increase in traffic entering Showground Rd. Pedestrian access from the station to the site is currently provided by 3 signalized crossings.
4. Post 2036 – over time there will be a need for increased densification as Sydney grows. The current proposal will lock in strata schemes that will prevent future redevelopments of sites. The intensity of development needs

to address the strategic long term future of the precinct as a high frequency transit corridor.

5. Resident Amenity – An increase in residential density in close proximity to the Showground and Station will bolster the viability of its redevelopment. Economic, social and environmental sustainability of community venues is enhanced through greater patronage. The subject site is well connected to the Castle Hill Showground and wider community facilities.
6. Kathleen Avenue Precinct – It would be counter to best practice urban design principles to advocate for anything less than an integrated approach to the entire precinct. The existing housing stock on the site is of an age where redevelopment is likely and there is considerable cooperation between the residents regarding amalgamation.

Regards

Residents and owners of 48 Kathleen Ave,