

Director Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Carruthers

My family and I have been very fortunate to have been residents of Kathleen Avenue for the past 12 years. During that time our children have attended private primary and secondary schools, of which there are a large amount to choose from. We have also often used the direct bus links to Sydney and Parramatta CBDs, from the bus stop 50 metres away. My son has enjoyed playing basketball at the stadium about 100 metres away, which is surrounded by soccer fields, tennis courts and BMX tracks. All of these are in a beautiful bush setting, so bushwalks are also a possibility. On Saturday mornings, we cross at a set of traffic lights 3 minutes walk away to the Farmers Market that takes place in the Castle Hill Showground. This is also the site for the Showground Station.

Our proximity to the site means at different times we can hear construction noise. And we are constantly given construction updates in our letterbox to update us on what to expect. I would see great benefit in our land being made available for more families to take advantage of not only the close to proximity to the Station – a pleasant walk through the green open space of the Showground – but also the opportunity to attend one of the highly regarded public or private schools within easy reach or the many sporting and recreational facilities, again within walking distance.

As Showground Road is about to undergo a major upgrade, pedestrian access from our side of the Showground Station would surely help to alleviate the congestion that will no doubt arise with all the planned R4 zoning near Carrington Road.

To gain access to Castle Towers, one of Australia's largest shopping centres, the M2 into Sydney or Pennant Hills Road to head north, I do not even use Showground Road from Kathleen Avenue. This is an important factor as traffic from the Showground Station and Carrington Road area will spill out onto Showground Road.

The Showground Station means life around here will change. I would hope that a 'big picture' approach is taken. If the zoning remains at R3 for townhouses, I worry that there will only be small pockets of residents that sell and development will be ad hoc. This has already occurred around Castle Hill. Having spoken with my neighbours, I know that moving to allow townhouse development would not even be considered. Personally I would hope that with the correct R4 zoning, and a highly reputable Developer, a marvellous precinct can be developed to allow lots more families take advantage of the wonderful lifestyle we have enjoyed. With the added bonus of the rail line under construction. Any development on our property would enjoy the wonderful bush outlook we have from our windows and apparently not cause any shadowing problems because we overlook the Castle Hill Showground.

Yours faithfully

Michelle Wright