

## Individual submission to DoPE for Showground Station Precinct

We are Warwick and Maureen Talbot, the owners of the property 81 Britannia Road Castle Hill, NSW, 2154.

We believe that allowing high-rise development in the precinct bounded by Showground Road, Gilbert Road, Britannia Road and the creek running parallel with Kathleen Road is better able to counter noise and pollution generated by increased traffic in Carrington Road and Showground Road. We also believe high rise development in this precinct will:-

- create more homes and therefore increase rail patronage to support investment in the North West Metro.
- allow for provision of more neighbourhood shops, providing a greater sense of place and community and create local employment.
- lead to the creation of more open space and greenery, thus preserving our Garden Shire.
- not create shadowing due to geographic position of our 3.1 hectare parcel of land.
- will ensure ample solar access from positioning of high-rise and the size of the land parcel.
- will lead to an uncluttered urban landscape
- will achieve better traffic outcomes than R3 zoning. Ingress and egress on proposed 240 square metre blocks fronting Showground Road would be virtually impossible when Showground Road is upgraded to provide two lanes of traffic in each direction. In contrast, R4 zoning would allow people living in high-rise apartments to access their homes via Britannia Road, Kathleen Avenue and Belvedere Avenue.
- Set the Metro for Success – Not Failure. A clear precedent exists to allow R4 high density residential development within the 800-metre radius of the proposed Showground Metro Station. Many properties on the north-eastern side of Showground Road, Castle Hill, are located within 300 metres.
- The low density R3 zoning currently proposed for the boot-shaped area bounded by Showground Road, Britannia Avenue, Kathleen Avenue, Belvedere Avenue and the pedestrian laneway is inappropriate and contrary to the NSW Government's usual practice of allowing increased population densities around major transport hubs. The rationale for such practice is simple: the greater the number of residents located in high-rise developments around these hubs, the more likely those residents will switch to public transport and increase the viability of the Metro rail service from the outset.

Many property owners are willing to sell and contribute to DoPE's vision for an exciting, vibrant community. It seems odd that the NSW Government does not wish to take advantage of a unique opportunity to bring about real change in a precinct that could set the standard for future expansion of the North West Metro.

We believe it is short-term vision to propose building townhouses and terraces on properties located on the north-eastern side of Showground Road. Such a proposal would only serve to fragment land use that would severely limit any potential for high density buildings in the long term. Clearly, there is a strong case for proper planning for the future now and not retrofitting later.

Having attended several resident meetings recently we know residents living in the north-eastern sector of Showground Road are worried that DoPE's current proposal to concentrate high-rise

development adjacent to Carrington Road will result in increased traffic. This in turn would impact on existing low-rise homes, which are not designed to handle the accompanying increase in noise and air pollution. If the north-eastern sector were zoned as R4, high-rise apartments could be built to better counter such pollution. But if the R3 proposal were adopted, local residents would experience suffering rather than enjoying the so-called “updated and vibrant environment” being promoted in the DoPE’s current proposal.

We note that the DoPE is taking steps to make it easier for developers to build townhouses and terraces by revising complying development provisions. Cutting up a 1,000 square metre block into four 240 square metre blocks for townhouses will make ingress and egress on Showground Road virtually impossible if the NSW Government ever implements its plans to provide two lanes of traffic in each direction on Showground Road.

Worse, the lack of opportunities for landscaping on 240 square metre townhouse/terrace blocks will severely diminish the greenery for which the Garden Shire is rightfully proud. Adequate building and planning with sensible high-rise development that allows for imaginative open space, sensitive landscaping, improved solar access, minimum shadowing and vehicular access located in, for example, Belvedere Avenue to the east of Showground Road will overcome lots of downsides.

R4 zoning would increase the opportunity for orderly high density redevelopment of the area on the north-eastern side of Showground Road and lead to the creation of more open space, greater opportunities for landscaping and superior urban design outcomes.

We trust you will seriously consider our proposal to rezone the precinct bounded by Showground Road, Gilbert Road, Britannia Road and the creek running parallel with Kathleen Road to R4 allowing high rise development to occur.