

Regarding the Development Control Plan Amendments for the Showground Station Precinct.

There are three issues of concern where development is not controlled:

1. There is no maximum population density for any area within the Showground Precinct.

This will discourage people building 1 and 2 bedroom units (making it difficult for people looking for smaller units) but encourage larger numbers of bedrooms in a unit, smaller numerous small bedrooms and high density boarding houses. Excessive population density leads to poor amenity, loss of privacy and excessive noise impacts.

2. There is no Floor Space Ratio limit specified for the R3 areas. This may lead to problems with development applications where the developer attempts to be under the height restriction by digging down and putting in extra density by adding below ground living levels as well as levels above ground. The problem with this is dungeon accommodation and the amount of floor space is really equivalent to an apartment building but without the usual setbacks and design standards which apply to apartments.

3. 1500 sq metres is too small a minimum area for apartments. Apartments need sufficient setbacks for landscaping, ventilation and fire safety margins.

Please:

1. Set reasonable population densities for all forms of residential accommodation. E.g. 175 people per FSR of 2:1.
2. Set Floor Space Ratio limits for Town House and Terrace Development to below 0.6.
3. Maintain the minimum 4000 Sq metre size for residential apartments