

SUBMISSION - SHOWGROUND PRECINCT

Congratulations to the NSW State Government for their initiative in planning and implementing this grand project. The North Western Rail Link will be an important piece of much needed infrastructure in this rapidly growing area.

I believe the densities proposed generally strike the correct balance between amenity and viability and therefore ensure uptake and feasibility of this precinct.

There appears to be inconsistencies between figure 5.2, page 31: (areas **Y2**, **W**, **T2**, **R1**) and figure 5.3, page 32: (areas **V**, **U**, **T2**).

The **T2** area in Fig. 5.2 corresponds with a maximum height of 27m or 8 storeys (residential) and **R1** corresponds with a maximum height of 21m or 6 storeys, but in Fig. 5.3 **T2** relates to a FSR of 2.3:1 and **U** relates to a FSR of 2.7:1. The **T2** area in Fig. 5.3 has two different maximum height ranges at the same FSR. The **W**, **T2** and **R1** areas in Fig. 5.2 shows a good transition of building heights as distances from the station precinct increases, but in Fig. 5.3, the decrease in the FSR from **U** 2.7:1 to **T2** 2.3:1 shows a disparity in the buildings given the same maximum height in Fig. 5.2 **T2**.

I believe that the FSR shown in Fig. 5.3 should correlate with the transition from building heights in Fig 5.2.

The road infrastructure proposal in 5.1 Infrastructure Schedule shows new road corridors within the precinct as development occurs. In Appendix E Transport Plan point 2.3.2 *Roads and Active Transport* states the upgrades to local road infrastructure.

I believe that the re-alignment of road corridors within the precinct should align the existing intersections along Showground Road. The new proposed road within the precinct should align with Britannia Road and Cecil Road should be re-aligned with Rowallan Avenue.

Rowallan Avenue has a high traffic flow as it is the main corridor to three major sites. I believe that the changes proposed to Britannia Road as a left in left out would only increase the flow to Rowallan Avenue through Patrick Avenue and to Tuckwell Road through Bounty Avenue as these road would be the only right hand turn intersections in this area.

In conclusion, we wish to confirm our strong support for the overall proposal.

Yours faithfully

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