

To Whom It May Concern,

Our family has lived at 1 Gilbert Road, on the corner of Showground and Gilbert Roads, for over 15 years. We know the area extremely well, and have strong ties to the community. I have worked in Castle Towers previously, and currently work on Carrington Road for the past 10 years. Because of this I have walked every day to work from Kathleen Avenue to Carrington Road, which has provided me a very clear appreciation of what life is like on both sides of Showground Road, and how the current developments will affect the areas involved.

The draft proposal for the Showground Precinct suggests that the land on our side of Showground Road should be zoned R3, whilst other areas on Carrington Road and elsewhere are to be zoned R4. Together with our immediate neighbours on Showground Road and Kathleen Avenue, we strongly believe that the Kathleen Precinct should be zoned R4 High Density Residential. This view is also strongly held by over 97% of the 106 property owners in the Kathleen Precinct.

We disagree with the R3 zoning suggestion for the following reasons:

- There would be a significant missed opportunity to design a large parcel of land with quality apartments / residences and amenities. Giving a much larger amount of residents the opportunity to live in such close proximity to the station, and provide nearby residents with far superior amenities.
- It was suggested that residents on Kathleen Avenue would be against the development and/or rezoning, however this has been proven to be definitively untrue. All of residents on Kathleen and Showground Road are united in the same view, and over 97% have joined pods to help assist the redevelopment of the area, with signed declarations of unity.
- It would not be economically viable for us, or other residents, to move if the zoning was to remain as R3 and only allow Townhouses.

We ask you to strongly consider changing the Kathleen Precinct proposed zoning from R3 to R4. The following points support this view:

1. Geographically, the Kathleen Precinct is more favourable for multi-storey development than the Central Pod

As Kathleen Rd is significantly lower than the Central Pod area on Carrington Rd, and on a slope, it is naturally better suited to multi-storey development.

- There would be less sun blockage and negative shadow effect
- There would be more room for underground car parks built into the slope
- The buildings would look nicer, as they could be built down the slope to be sympathetic with the environment

2. The Kathleen Precinct location is as good, or better than the Central Pod area, with excellent walking and driving accessibility and convenience

Even though Kathleen Avenue is less than 400 meters from the Showground Station, it arguably has closer proximity to the best amenities the area has to offer, including Castle Towers, RSL Club, Swimming Pool / Gym, Castle Hill High School / Public School, Pre Schools, Farmers Markets, Sports Ovals and more. All are accessible via walking distance. The train station is easily reached via several traffic light crossings, and there is also the potential to include a walk bridge or tunnel as part of the development.

3. Unity between Landowners of Kathleen Precinct provides for the best and most logical development opportunities

- The vast majority of the owners on the Kathleen Precinct are united in the view above, and have already joined in 7 landowner pods, whom have all signed a declaration of unity. We are prepared to work together, as one unit, to help achieve a R4 development.
- 1 large single pod / group would offer an opportunity for a larger developer to sympathetically design the area to the north of Showground Road, bounded by Gilbert Road and Britannia Avenue. Such a development would offer quality buildings with a common architectural theme consistent with the vision for Castle Hill.

It is our conclusion that the rezoning should be reconsidered to be R4 for the Kathleen Precinct to achieve an enhanced urban planning outcome.

We thank you for your time and for your re-examination of this matter.

Yours sincerely,

The residents (home owners) of [REDACTED]