

The Director Urban Renewal

Department of Planning

28th February 2016

Submission on the Draft Showground Station Precinct Proposal

Dear Sir,

We wish to complement the Department of Planning for the work they have done on the Showground Station Precinct Proposal. The comprehensive feasibility studies, financial analysis, and research carried out, will ensure the success of this proposal thus making the Hills area a better place to live.

As to the rezoning of the areas surrounding the new stations, it is inevitable that this would happen, and is now being accepted by the majority of residents affected. This has encouraged groups to form and market their properties as large development sites. This will allow for master planning of larger development sites, and not the fragmented development that would have resulted from the Hills Shire Council Draft Corridor Strategy.

On a personal level, I don't mind high rise that has been well designed. If anything I think the heights proposed could have been increased slightly, in particular within the 800 meter radius. As an example I would refer to the development that has happened at Rhodes. Large master planned developments with good urban design and good streetscape is what I now expect in our precinct.

I would like to see some development of the green space around the Cattai Creek catchment area as well, in particular Cocayne Reserve. If done properly this could become a haven for native flora and fauna, thus making our precinct even more family friendly.

I would encourage the Department of Planning to continue the good work they have started, and move on their Showground Station Precinct Proposal.

Regards

[Redacted Signature]