



Department of Planning and Environment
Showground Station Precinct

Reference: Two Issues - Zoning of Land between showground Road and Kathleen Ave Castle hill Suggested rearrangement of traffic access to Showground Road Railway Station

Dear Sir,

I am writing to you to comment on the draft state plan concerning zoning around the Showground Rd Railway Station on the NW rail link.

I believe the zoning of the area north of Showground Road immediately north of the railway station is inappropriately low and should be rezoned to a higher density. Current Zoning is R2 and is recommended R3. I think it should be R4 or higher as set out for the reasons listed below.

I will identify my interest in this issue being that I am the beneficiary to a deceased estate which is part of the area currently zoned R2 and recommended as R3, between Showground Road and Kathleen Ave, Castle Hill.

The reasons the zoning should be higher than R3 are:

1. The current recommended zoning at R3 Zoning will not be financially viable for a developer to redevelop the area. As a result no development will take place
2. The area is approximately half the distance from the railway station that some areas recommended as R4.
3. Objections to zoning higher density north of Showground Road relate to pedestrian traffic crossing Showground Road. This position is inconsistent with other locations within the local area being Norwest boulevard, Old Windsor road and Old Northern Road
4. The amount of land around the Showground road Railway station for higher density development is restricted by:
 - a. The Showground
 - b. Industrial Area off Victoria and Carrington Road
 - c. Drainage corridors of Cattai Creek and the creek north of Kathleen Ave
5. Demand regardless of the planning process for property close to the railway station will at some time in the future require redevelopment of

the subject land to a higher density. Inappropriate zoning now will just slow the process and incur additional community cost.

As a separate issue there is a real transport difficulty around people getting to and from the station without seriously impacting the traffic flow in Showground Road, access to the showground entertainment facility and to the industrial area of Victoria road – Carrington road.

I suggest the following be done to alleviate all these difficulties:

1. Close Carrington Road access to Showground Road at current intersection
2. Redirect or connect a road of the same capacity as Carrington Road through the Station complex to connect to Showground Rd at the top of the hill.
3. Whilst maintaining 4 lanes of through traffic on Showground Road, drop the centre line to below ground level and have a roundabout vertically above Showground Road. Looking at the long section along Showground Road from Gilbert road to the current Carrington Road intersection, there is a significant hill. The proposal would be make the alignment along the centre lanes of showground road flatter so that there would be a shallow grade along showground road below existing ground level. At or near the existing crest of the hill, a wide bridge be made on which a roundabout would be put to manage traffic flow between the station precinct and showground road. Traffic flows between the station precinct and the showground entertainment facility, Carrington road and pedestrian traffic would then be manageable.

The advantage of the action would be that Carrington Road traffic, Showground event traffic, Railway Traffic, can all be marshalled away from showground road and traffic can the enter showground road traffic via the four access ramps which should aid traffic flow and avoid serious bottle necks.

I acknowledge that the proposal would be costly, and any one of the problems listed above may not justify the expense, however, combining the benefits may justify the cost. I also suggest that such an arrangement would improve and control pedestrian access to the Railway station.

I believe that the traffic study yet to be released would support such a scheme.

I attach some sketches to illustrate the intent.

Regards,



Attachments: 1. Hand Sketch – Showground road detail; 2. Hand sketch – Carrington Rd – Showground Rd plan view