

## **Submission on Redevelopment – Showground Station Precinct Castle Hill.**

I have been a resident of Castle Hill for 40 years and I also represent a group of longtime residents affected by the rezoning of the Showground Station Precinct.

We have looked at the Draft plan released by the Department and see some opportunities that are being missed and some errors. In particular, the densities within 400 metres of the Showground Station and the opportunity to create an area that is more appealing to new residents.

Our thoughts are:

1. The 400 metre radius around the station in the 2015 Draft reflects the position when the station was originally 50-100 metres west of it's current position (refer the draft proposal 2013). The new position of the station extends the 400 metre radius to the eastern junction of Sexton Avenue and Fishburn Crescent.

Not to take advantage of this area so close to the station is an oversight.

This error was confirmed at your community consultation held 28<sup>th</sup> January 2016 at the Castle Hill RSL.

2. The proposal to extend Fishburn Crescent through to Ashford Avenue and Cecil Avenue will see Fishburn Crescent become one of the main ingress/egress to the precinct.

There is an opportunity to create a larger area of higher density (up to 40 metres height, 12 stories and an higher FSR) south of Carrington Road and bounded by Fishburn Crescent, Ashford and Sexton Avenues.

By de-registering Sexton Avenue and part of Partridge Avenue (north of the proposed extension of Fishburn Crescent), would create an area that would allow developers to create a more residential attractive area and living space with a higher density.

Allowing to varying heights in the area, up to 12 stories, would facilitate the provision of more open and green space.

At the same time it would prevent a 'Wall' of building height along Carrington Road.

3. We are not urban planners but, the information we have sourced, indicates the the heights you have indicated may not be achievable with the FSRs and the setbacks you have defined.

This situation has occurred in other areas around Sydney , e.g Liverpool.

We accept the need for the provision of more housing to cater for the future and our submission is aimed at meeting the increased population and housing density but at the same time keeping the area attractive to residents/families.

Sincerely,

