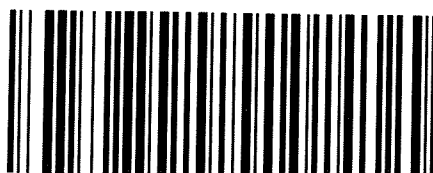


17 February 2016



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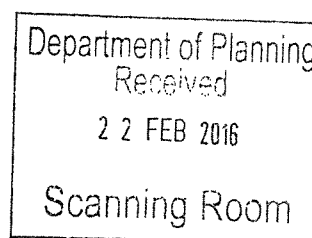
**The Director, Urban Renewal,  
NSW Planning and Environment  
GPO Box 39, Sydney, NSW 2000**

## **Submission re Showground Station Precinct Proposal**

### **EXECUTIVE SUMMARY**

We, the undersigned submit for your consideration that in our view the current plan for the Showground Station Precinct would not benefit the residents of the Shire and of the precinct, unless certain prerequisites are met. These prerequisites include provision of sufficient off-street parking, backed by strict, timed restrictions relating to street parking, as well as of improved infrastructure including maintenance and expansion of existing water and sewage systems. Ensuring resident access to adequate schools, law enforcement, medical facilities and local public transport is also crucial.

Further, we are aware of self-serving submissions to further increase the population density of the precinct over and above that forecast in the current plan as exhibited, by upgrading to R4 areas currently rated or planned to be rated R3, or by other means. Such changes would be contrary to the long-term interests of the Shire, the Precinct, the majority of Castle Hill residents and the quality of life in the Precinct. We submit that such potential changes to the current plan should not be adopted.



# Submission re Showground Station Precinct Proposal

Dear Sir/Madam,

Please note that the identities of the signatories to this submission are to be kept strictly confidential.

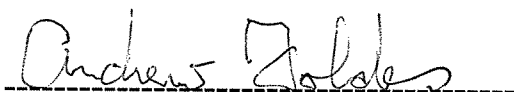
We would like to draw your attention to the points below.

1. We accept the need for urban renewal, innovation and progress.
2. We consider preservation of the lifestyle, standard of living, comfort and convenience of existing residents to be vitally important. We believe that insufficient emphasis is being placed in the current proposal on maintaining numerous positive aspects of the existing environment, including but not restricted to, tranquillity, peace and quiet, privacy and the "Garden Shire" environment.
3. We believe that the existing plans, as exhibited at the Castle Hill RSL on 28/1/2016, detract from current lifestyle standards in many ways. To make these plans more acceptable, strict attention should be given to the following essential aspects:
  - a. Provision of adequate off-street parking for all new residents (a mean of at least 1.5 off-street parking spaces per new apartment would appear to be minimal to avoid dangerous street congestion and accidents, ensure child and pedestrian safety, and to allow essential rapid access to all residents within the precinct by ambulances, fire department and police vehicles).
  - b. Strictly policed/enforced, timed short term parking restrictions on surrounding residential streets for all private vehicles.
  - c. Restriction of all new buildings to established, long-approved maximum heights, and to well within property boundary lines, away from fences, ensuring adequate distances between dwellings.
  - d. Effective upgrade of local public transport (e.g.shuttles), to allow convenient access of residents to Castle Hill CBD, given the existing shortage of shopper parking and especially total lack of legal bus commuter parking in the CBD.

4. In view of the proposed significantly increased population density under the current plan, in order to avoid creation of an over-crowded slum in the long term, special attention and sufficient ongoing funding should be allocated to infrastructure, including replacement and extension of ageing water and sewerage systems, road upgrades, road widening, and upgrading of street lighting, as well as provision of greater numbers of schools, police stations and state of the art medical facilities.
5. We understand that your Department has already received one or more submissions requesting changes to the planned zoning (e.g. R3 to R4), resulting in an even greater increase in population density in the precinct. We vehemently oppose any such further increase in population density on the following grounds:
  - a. We believe that such submissions serve the short-term financial interests of a small minority of departing residents at the expense of Baulkham Hills Shire, of the hitherto enviable reputation of Baulkham Hills as the "Garden Shire", and of the majority of Castle Hill and Showground Precinct residents.
  - b. We believe any further increase in population density in the precinct, above and beyond that ensured by the current plans as exhibited, would place further, unjustifiable stress on roads, road safety, hospitals, schools and infrastructure, and consequently on ongoing associated upkeep and maintenance costs, as well as on the quality of life of precinct residents.

We commend the above to your attention, and request your favourable consideration.

Yours sincerely



Dr Andrew Foldes MAppSc PhD Dip Ed  
82 Fishburn Cres Castle Hill



Mrs Mary Foldes BSc, Dip Ed  
82 Fishburn Cres Castle Hill

## Addendum

Although Council receives higher annual rates in total per hectare from apartment dwellers in high-rise units than from residents in individual family homes, each family in the high-rise residential apartment complexes pays far less in rates than a comparable family in a single family home. Yet apartment-dwellers use and benefit from council services (hospitals, libraries, road maintenance, schools, street lighting, garbage collection, etc...) to the same extent as householders. This effectively means that householder families would be subsidizing apartment dwellers.