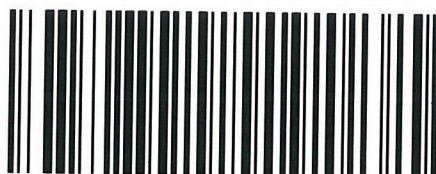


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PCU064189

Department of Planning
Received
22 FEB 2016
Scanning Room

Dear Anne Maree,

Thank you for taking the time to read my letter to you today.

Firstly I'd like to thank you as we recently spoke at the Castle Hill RSL and your were more than accommodating with your time and showed genuine concern with what I brought to the conversation, so thank you.

I currently live in the R3 proposed section of the precinct. I have great concerns for the density levels that this zoning is proposing. I feel it is going to greatly reduce the quality of life for people that will move into these new dwellings and substantially reduce the quality of "real" living space around local neighbourhoods.

R4 allows for higher density, less of a footprint and more liveable areas around the individual complexes.

This is a beautiful area to live and my wife, two children have been here for over 16 years. I acknowledge change and accept it will happen, but we have an opportunity in doing it right.

Townhouses, duplexes and crammed villas in this area will simply not work.

The precinct on a "whole" is not large and could easily accommodate the R4 moving to include Fishburn Crescent.

My rear neighbour is on Cadman and we both fall within 800m to the Showground Station and from here it is a short 10-12 minute walk.

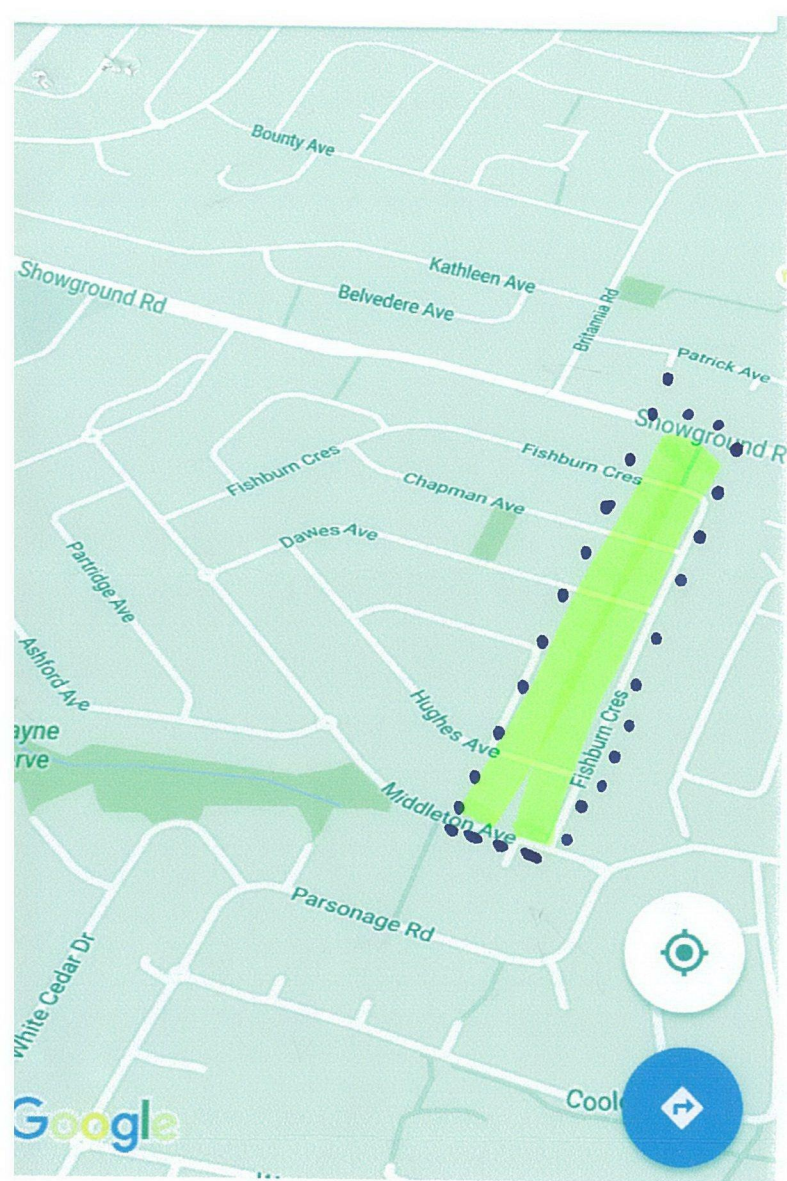
The residence of this precinct are more than happy to move to R4 to ensure better building designs. Better living condition within the immediate area, (i.e. common park areas, BBQ facilities, garden and free space) within there own complexes where kids can play safe, reduce cars parked on the streets and retain the beauty of the shire. Im sorry I just feel the current R3 will not deliver any of this.

There is also the financial dilemma we are all left in with the current R3 proposal. I simply couldn't sell my house (5 bedrooms, pool etc) to a developer or even try to develop myself as the sums simply show me in a worse position, so I assume there will be a lot of heartache, horrible "popped" up developments between existing houses at best.

Please reconsider your proposal of R3 in the precinct including Fishburn Crescent and change it to R4 or a higher density to allow better build design, better overall master planning and a better place to live for the future residence.

Thanks for your time.

Wayne and Annette Maher



Please include
shaded area
to R4 zoning
Regards Wayne Mabel

