

Noelene Osborn

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Dear Ann-Maree Carruthers,

Im writing to you in response the the new zoning proposed for the Showground Station precinct and inparticular the R3 zoning,

I feel the R4 zoning should include all of Fishurn Crescent for a few reasons.

Fishburn is within 800m and a short walk to the station.

The current proposal of R3 will condence people and minimis the "common " land within them. R4 allows for less of a footprint , more common space and fascilities for the people that live within it to share and enjoy..

I have lived in this house for 38 years and been very happy here watching my family grow up, I am part of a group of residents that would be interested in negotiating with a developer but not along the current proposal that R3 allows.

Please dont align my concerns over financial gain , yes I stand to be in a better position with R4 but my main concern is, whats proposed is a horrible build design.

It allows for less "structured" designs and limits Master Planning which would only benefit everyone.

R4 planning is less intrucive , allows for better underground parking and security and common community space.

The precinct doesnt seem large enough to allow for future growth .

Under the current R3 planning, would we expect these people to knock down Villas and Townhouses to allow for more growth when we have the opportunity now to do it right and enlarge the R4 zoning.

The Garden Shire has always prided itself on the landscape we currently live in and enjoy and I feel the R3 zoning threatens that, You can drive around current developments that are existing as at the corner of "Whitling Ave and Cecil Ave" Castle Hill (3 streets further away from us) and it has beautiful shared gardens , water features, pool and areas that you would expect in R4.

I HOPE YOU RECONSIDER THE ZONING OF R4 AND BRING IT OUT TO INCLUDE FISHBURN CRESCENT.

Thanks for listening.

Regards,

Noelene Osborn

