



PCU064323



16 February, 2016

To,

Ms. Ann-Maree Carruthers

Director, Urban Renewal

NSW Planning and Environment

Sydney, NSW 2000

Sub: Your letter dated 18 Dec, 2015 and the Showground Precinct Development Proposal under the Norwest Rail Project released December 2015

Dear Anne-Maree,

Firstly, I would like to congratulate you and your team on the visionary and futuristic proposal that has been outlined for the Showground Precinct in Castle Hill. After a lot of uncertainty, confusion and retrograde thinking brought about by the Baulkham Hills Council proposition, this plan by the NSW Planning and Environment is indeed a real breath of fresh air. Personally, it solidifies and increases my confidence in the capability and future sustainability of this state.

My wife Anu and I fully support and endorse your Showground Station Precinct proposal released during Dec 2015 that plans a FSR ratio of at least 2.3: 1 for the residential blocks in the near vicinity of the station. The following are our key reasons and arguments that support this approach:

Futuristic and Visionary – The current proposal is detailed and it takes a long term planning view to transform the Showground precinct. The plan is holistic from a view point that it considers open spaces, commercial, residential, cultural, regional, cultural and recreational facilities. This is essential from a long term sustainability perspective.


Return on Investment - The state government in investing over \$8.3Bn is making a substantial investment and commitment in developing this as a commercial corridor and providing the arterial connection for movement of its citizens in the connected world. The efficiency, effectiveness and return on investment for the Norwest Rail project will depend on the capacity utilization of the rail and economic activity, which is dependent on the population living around this corridor. With that in mind and a projected capacity of 1200 passengers per train, it is imperative that the program envisages and supports a high density living along this corridor. Thus a 2.3: 1 or higher FSR will be quite supportive from this perspective, and we wish to request you to maintain or will even encourage you to consider increasing the FSR.

Emotional Angle - My family and the many others in this corridor did not move in the hope of having a mass rapid transport facility. It is good that it is planned, and it will definitely support the development of this region. There is an all-important and invaluable emotional connection that we have to this region and our lives are structured around this region. We do realize that the move will be an all painful one, and will be worse if it is not economically supportive. The current proposed FSR ratio of 2.3:1 or higher will ease this to an extent given that we can move to an equally positioned suburb in Sydney. An FSR

ratio lower than 2.3: 1 will not provide the financial motivation to move from this lovely area, and will not incentivise anyone of us in this precinct with a compelling reason for a move.

Again, in summary we support your approach and the proposal outlined, and would like to encourage you to consider a higher FSR ratio for the residential buildings. This vision and implementation will definitely support the growth of population along this corridor and will instill dramatic economic growth for the state.

In support of your proposal, we remain your sincerely,



Sivaraj Narayanan

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Anu Iyer

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Mr S V Narayanan & Mrs A R Iyer
21 Middleton Ave
CASTLE HILL NSW 2154

18 December 2015

Dear Owner

Help shape the future Bella Vista, Kellyville and Showground

The Department of Planning and Environment is working closely with the local councils and the community to look at opportunities for more homes, jobs, better public spaces, shops and cafes in your area. We would like to thank everyone that has been involved so far for telling us what they value in their area and what they would like to see improved.

The draft Priority Precinct Proposals for Bella Vista, Kellyville and Showground are now out for consultation until 28 February 2016. The draft proposals aim to create vibrant, attractive and connected communities, where people can live and work with good access to public transport, community facilities and open space.

There are a number of ways you can join your neighbours in sharing your ideas about what you would like to see in your local community.

I would like to invite you to come along to a community drop-in session to find out more about the proposals. Staff will be available to answer your questions and you can drop in at any time during the session.

Kellyville and Bella Vista

Novotel Sydney Norwest
1 Columbia Court, Baulkham Hills
Saturday 30 January: 10.00am – 1.00pm
Thursday 11 February: 4.30pm – 8.00pm

Showground

Castle Hill RSL
77 Castle Street, Castle Hill
Thursday 28 January: 4.30pm – 8.00pm
Saturday 13 February: 10.00am – 1.00pm

We also welcome your feedback through the online survey or a formal submission. More information about how to make a submission is provided on the back of this letter.

If you require more information please call 1300 305 695 or you can find out more by visiting our website at <http://www.planning.nsw.gov.au/sydneymetroNW>

I look forward seeing you at one of the community drop-in sessions.

Yours sincerely

Ann-Maree Carruthers
Director, Urban Renewal