



PCU064211

3 Chapman Ave.,
Castle Hill, NSW 2154

21/2/2016

Submission to NSW Government Planning & Environment-
Showground Station Precinct – February 2016

Dear Sir/Madam,

I am writing in regards to "The Showground Station Precinct Proposal" which was put on exhibition by the NSW Planning & Environment Dept on or about the 6th. December, 2015.

From our understanding, we believe that the strategy is designed to absolutely stop rather than promote development. The reduction from the draft Priority Precinct for the Showground Precincts issued in late 2013 has created a quandary for those residences who have now been classified as R3.

Therefore, the Showground Station Precinct Proposal as proposed will mean those residences in the R3 zoning will be severely disadvantaged completely rethink their future actions.

Some of the main issues we see with the draft exhibition are;

- Residences will not be able to achieve an attractive price for their property and thus be encouraged to sell to developers which would allow for your proposed development to take place and the residence be able to relocate without undue expense;
- The zoning will not enable existing owners, who are not really interested in selling, to attract developers to the market, so they will not sell;
- With residence not selling cause considerable delay in development around the new stations, thus resulting in considerable lack of the population growth around the Showground station precinct;
- Thus will obviously reduce the patronage of the new railway, which seems an almost a considerable waste of taxpayers' money;
- The residents are concerned about the additional roads shown on the plan;
- The original plan advised that the 800mtre rule would apply with R4 zoning applying to that land within this range;
- Some parts of the R4 has extended beyond the 800mtre mark to the south/eastern centre of the precinct;
- It seems more logical to maintain the R4 zoning along main thoroughfare of Showground Road in an more easterly direction rather than break up the island of Fishburn Cres and Chapman Ave/Dawes Ave areas as shown in the 2015 draft plan;

Department of Planning
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Scanning Room

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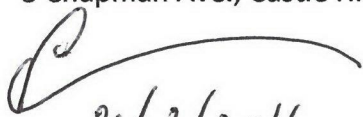
- The plan mentioned the 800mtre rule used for the exhibition did state the walking distance is around 10minutes – this would also be true if the R4 was extended to the Parsonage end of Fishburn Ave;
- Instead of re-zoning further out in outer suburbia into the food bowl areas use this opportunity to do some of the in-urban fill at the Showground Station Precinct extending to R3 zoning to R4 as mentioned above;
- The R4 extended to at least Fishburn Ave would eliminate a number of cross streets proposed in the R3 zoning;
- The R3 zoning with the intended terrace houses could cause;
 - safety issues for pedestrians by considering the extra driveways that will be required for this type of development;
 - the narrow roads that are proposed;
 - Parking problems for residence with more than one car;
 - Cars parked on the street could impact emergency vehicles, rubbish and garbage collection, large vehicles delivering products, etc.;
 - Unit development in R4 would almost eliminate the above due to a central driveway as well as off street parking for visitors, etc.

As you can see there are many reasons, more than I have shown above, that the zoning for this precinct should be all if not mainly R4 within the original exhibition of 2015. There will be many other submissions that cover other points that need consideration before any final decision.

Thank you for allowing this opportunity to put my point of view

Yours faithfully,

Mr Clarrie Palmer-Burton
3 Chapman Ave., Castle Hill, NSW 2154


21/2/2016

