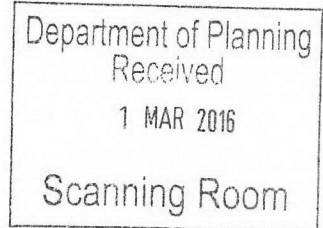




David Trewin and Erla McMaster
32 Kathleen Avenue
Castle Hill, 2154
24 February 2016

Director Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



Dear Ms Carruthers

We are writing to comment on the Department of Planning and Environment's (DPE) Draft Precinct Proposal for the Showground Precinct.

As a family that has lived at 32 Kathleen Ave for over 23 years, we have a strong connection to the area, a good appreciation of its character and clear views on what it should look like as urban densities increase with the rezoning that will accompany the construction of the Sydney Metro Northwest.

As the attached 'Declaration of Unity of Property Owners' indicates, our immediate neighbours (the 'Central Pod') are united with us in the belief that the Kathleen Precinct should be zoned R4 High Density Residential. We ask that the attached names and addresses be kept confidential.

The commitment to an R4 zoning is also strongly held by all but two or three of the 110 property owners in the Kathleen Precinct. A map of the Kathleen Precinct is attached.

In summary, the following points clearly support the view that the Central Pod area and the broader Kathleen Precinct should be zoned R4 High Density Residential:

1. Located within 400 metres of Showground Station with excellent walking access

The Central Pod properties (including 32 Kathleen Ave) are all located within 400 metres of the Showground Station, with some properties as close as 200 metres. This means that residents in this area can walk to the station in 5 minutes.

It is our view that excluding properties within 400 metres of the station from a R4 High Density Residential zoning is contrary to current State Government Planning principles. *A Plan for Growing Sydney* specifically says, "The most suitable areas for significant urban renewal are those best connected to employment and include:

- In and around centres that are close to jobs and are **served by public transport services** that are frequent and capable of moving large numbers of people."

With properties located within 400 metres of the Showground Station and providing easy access to other services, it is logical for the Central Pod area and wider Kathleen Precinct to be zoned R4 High Density Residential development rather than R3, which that will only allow for 2-3 storey townhouses and terraces.

2. Inconsistencies between the northern and southern sides of Showground Road

As pointed out, the Central Pod properties are all located with 400 metres of the Showground Station. It is inconsistent to have these properties zoned for townhouses when it is proposed that properties over 800 metres from the station on the southern side of Showground Rd will be zoned for high density residential. This is an inconsistent and 'disorderly' approach to land use planning.

The density proposed for the southern side of Showground Rd is in the order of 300 dwellings/hectare, yet on the northern side of Showground Rd (Kathleen Precinct) the proposed density is about 39 or 40 dwellings/hectare. Poor urban design and amenity will result from a situation where townhouses on the northern side of Showground Rd are dwarfed by 10 – 20 plus storey buildings on the southern side of the road.

3. A 'townhouse zoning' is likely to deliver reduced amenity and commercial viability

Ironically, by proposing town house/terrace densities in the Central Pod and other areas of the Kathleen Precinct, DPE's Precinct Proposal is likely to condemn residents in this area to reduced open space and other amenity. To have any likelihood of commercial viability, town houses will need to be built to the maximum permissible densities, reducing open space and amenity. In contrast, multistorey development will encourage larger setbacks and the retention of trees and 'deep soil'.

Underlying land values in the Kathleen Precinct make townhouse and terrace development unviable. While this type of development can provide housing choice in 'greenfield areas' it is not economically viable for urban renewal in Castle Hill.

Feedback from the development industry (from the UDIA to individual companies) has made it very clear that 4 dwellings per 1000 sq metres is not commercially viable, particularly when there will be a good supply of R4 land available in other parts of the Sydney Metro Northwest corridor. With little incentive for existing property owners to sell and less incentive for developers, the Kathleen Precinct will be at risk of becoming a poorly planned, unpleasant patchwork of existing homes and new townhouses. It is likely to be disorderly development at its worst.

4. Unity between landowners offer an opportunity for large, orderly R4 development with ample provision for open space and community facilities

The Kathleen Precinct is over 14 hectares in size and comprises 110 properties. The property owners are organised into 7 pods and all but a handful have signed the attached Declaration of Unity and are prepared to work with one, or a small number of developers to achieve orderly R4 development with generous open space and community facilities. In recent weeks, 4 Pods (comprising 66 properties and over 4.1 hectares of land) from our Central Pod west to Gilbert Rd have been in joint discussions with one property group.

This high level of cooperation is a strong indication that very large, contiguous development areas could be delivered in the Kathleen Precinct if it is zoned R4.

5. Showground Road is a gateway, not a barrier

We do not accept that densities in the Kathleen Precinct should be restricted to R3 because Showground Road is a significant barrier to access to the train station. The

understand that other areas of R4 development in the Metro Northwest corridor contain heritage listed sites.

We appreciated that the E4 zoning on the northern side of Kathleen Ave is important from an environmental protection and amenity perspective. However, the environmental values of this area could be retained by restricting R4 development to about 4 storeys and limiting it to the current building footprint. There would also be an opportunity to incorporate a cycleway/walkway that would link Fred Caterson Reserve (and on to the Bernie Mullane Sports Complex along the existing cycling/walking track) to the Castle Towers and Castle Hill Public School area. This would link communities and provide exciting new active transport facilities in line with the 'Green Grid' approach endorsed by the NSW Government in *A Plan for Growing Sydney*.

9. The Central Pod is not affected by development constraints

The Central Pod properties are not affected by typical development constraints as indicated in the table below:

Potential Constraint	Details
Areas of Potential Salinity	Not affected.
Aboriginal Archaeological Potential	AHIPs required, but significant ACH values are unlikely.
Road Hierarchy	Site is positioned next to gateway intersection with easy access to station.
Contamination Sites	Not affected.
Bushfire Risk & Asset Protection	Not affected.
Flood Prone Land	Not affected.
Heritage	Not affected.
Land Reservation Acquisition	Not affected.
Strata Development	Strata scheme unanimously agree to form part of the site.
Native Vegetation Protection	Not affected.
Riparian Protection Area	Not affected.

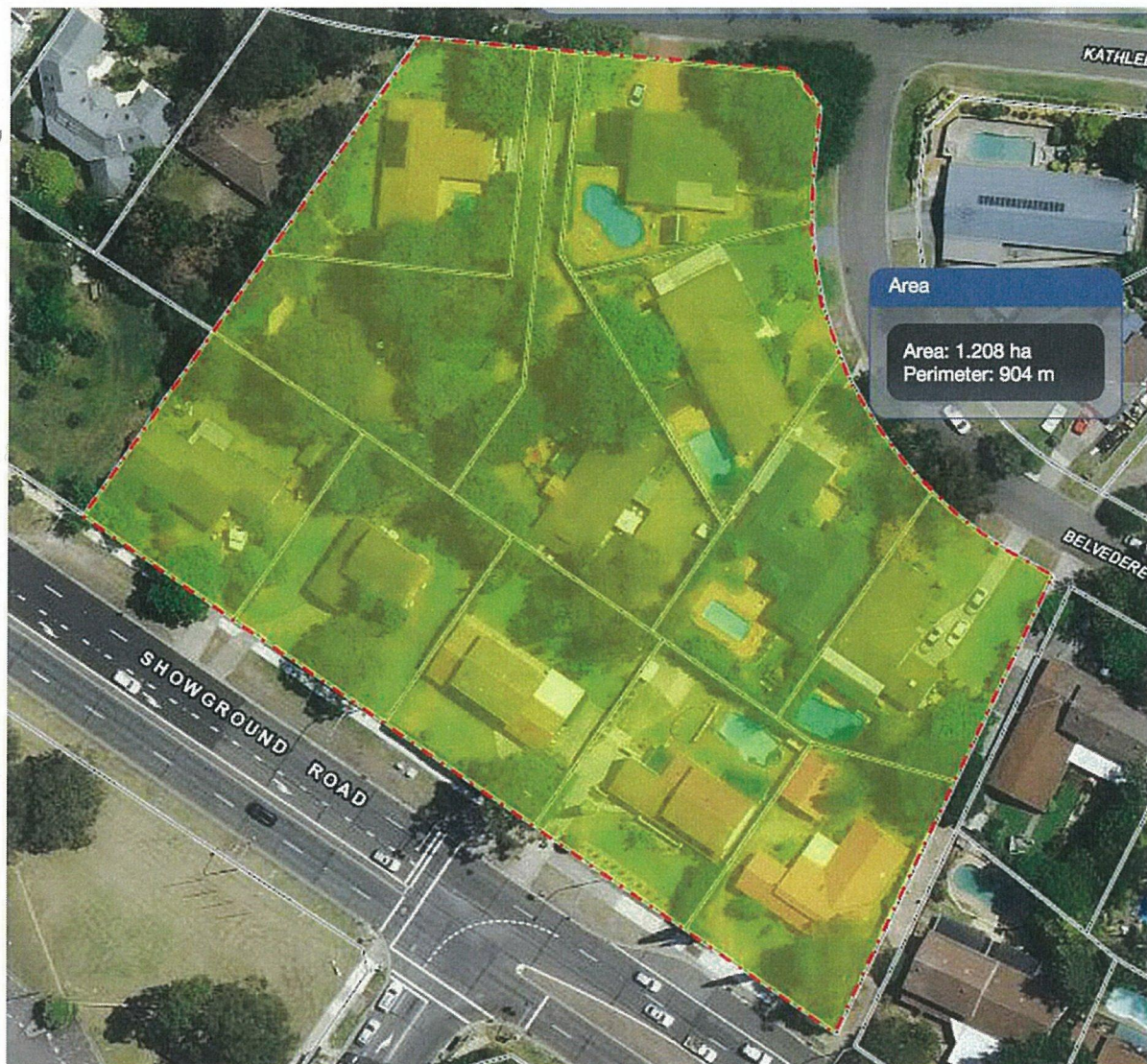
While there are 2 strata developments within the Central Pod, it is important to note that the 4 owners involved are strong supporters of resident plans to jointly sell our properties and have signed the attached Declaration of Unity.

Given these points, it is our view that the Central Pod and the broader Kathleen Precinct should be zoned R4 high Density Residential.



David Trewin and Erla McMaster

Attachment 1 - The Central Pod

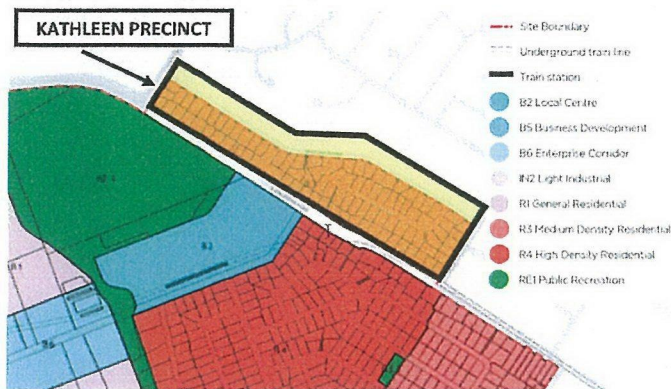


Attachment 2 - Central Pod Signatures of Support for R4

Submission to The Department of Planning & Environment Declaration of Unity of Property Owners for Rezoning of Properties to R4

This declaration covers all properties located in the area north-east of Showground Road, bounded by Gilbert Road, Britannia Road, the natural watercourse north of Kathleen Ave and incorporating Belvedere Ave.

Representing a total of 106 properties, this area is herein referred to as **Kathleen Precinct**.



Key reasons that form the basis of this declaration:

1. A clear precedent exists to allow R4 high density residential development within the 800 metre radius of the proposed Showground Metro Station, with many properties located within 300 metres.
2. The low density R3 zoning currently proposed is inappropriate and is contrary to the NSW State Government's intent to increase population densities around major transport hubs.
3. Townhouses and terraces are not economically viable due to the underlying current and future value of the land and as such, the land value under the proposed zoning will be less than the residential land value.
4. It is a short-term vision to propose building townhouses and terraces that would only serve to fragment land use and lead to disorderly development that would severely limit any potential for high density in the long term.
5. The desired R4 high density zoning increases the opportunity for orderly development resulting in benefits that include greater open space and superior design outcomes.
6. Showground Road is no more a barrier to pedestrian movements when compared to other major roads located adjacent to Metro Stations nearby.

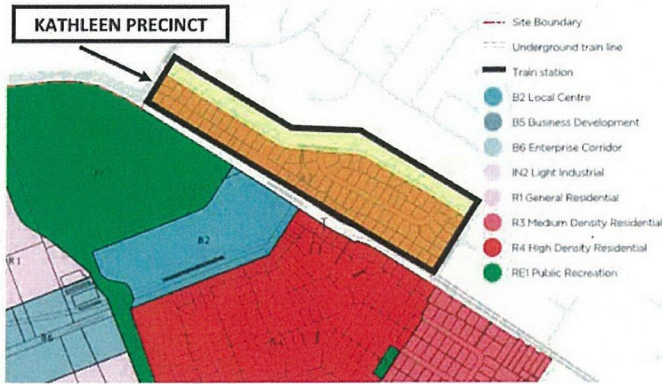
Collectively, all owners are united in their belief that we have just one chance to get this right. Accordingly, this declaration is supported and endorsed by the following owners/residents:

Name of Owner/Resident	Address	Signature	Date
B. HARTCHER	34 KATHLEEN AVE	B. J. Hartcher	20.2.16
M. STEDMAN	34 KATHLEEN AVE	M. Stedman	20.2.16
E. MCMASKE	32 KATHLEEN AVE	E. McMaske	21.2.16
D. TREWIN	32 KATHLEEN AVE	D. Trewin	21.2.16
G. GRAHAM	36 BELVEDERE	G. Graham	21.2.16
R. GIACOMELLI	34 BELVEDERE AVE	R. Giacomelli	21.2.16
M. SAVENH	32 BELVEDERE AVE	M. Savenh	21.2.16
T. SAVELL	32 BELVEDERE AVE	T. Savell	21.2.16
P. TANGVISETHPAT	118 SHOWGROUND Rd.	P. Tangvisehpat	21.2.16
C. KNOX	1-37 Kathleen Ave	C. Knox	21.2.16
M. POUPPEY	122 Showground Road	M. Poupey	22/2/16
H. BAGHDASSARIAN	120 SHOWGROUND ROAD	H. Baghdassarian	22/2/16
M. MAHMOUDI	306 Kathleen Ave	M. Mahmoudi	23/2/16

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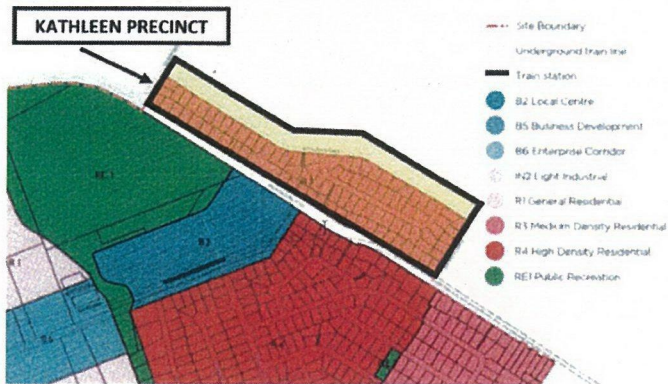
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[illegible]

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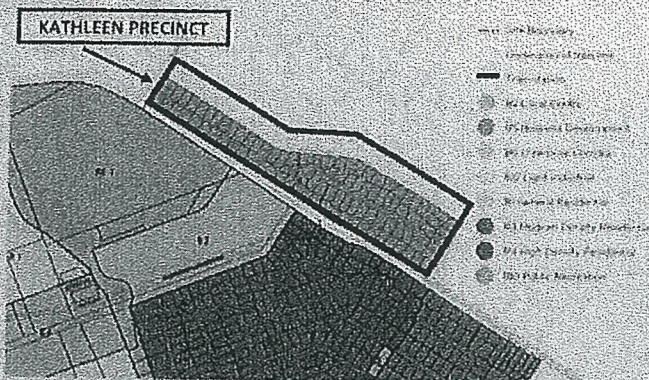
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[illegible]

So far, 94% of owners have signed the Declaration of Unity form

Kathleen Precinct

