

**Alan Moroney - Castle Hill Station Draft Structure Plan**

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**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 3/18/2013 3:15 PM  
**Subject:** Castle Hill Station Draft Structure Plan

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I  
am  
a  
land  
owner  
in  
the  
existing  
R3  
zoning  
in  
Castle  
Hill  
at  
34  
-  
36  
Purser  
ave  
Castle  
Hill  
with  
land  
size  
of  
1830  
sqm,where  
at  
present  
Residential  
Flats  
are  
not  
allowed  
under  
the  
current  
DCP.  
The  
problem  
in  
Castle  
Hill  
at  
present  
is

the  
house  
values  
do  
not  
make  
it  
viable  
for  
development  
of  
most  
the  
existing  
R3  
zoning, this  
can  
be  
seen  
by  
the  
only  
development  
in  
the  
last  
5  
years  
occurring  
on  
the  
properties  
with  
land  
sizes  
1000  
sqm  
and  
above. There  
are  
now  
not  
many  
1000  
sqm  
properties  
left  
in  
the  
R3  
zoning  
thus  
making  
it  
difficult

to  
amalgamate  
land  
holdings  
for  
a  
development  
site,  
thus  
stopping  
any  
development  
in  
the  
current  
R3  
zoning  
in  
Castle  
Hill.  
Developers  
need  
a  
higher  
density  
than  
the  
current  
for  
any  
development  
to  
occur  
on  
most  
the  
existing  
R3  
zoning.

There  
is  
a  
possibility  
of  
a  
site  
in  
excess  
of  
7000  
sqm  
comprising  
of  
properties

in  
Parsonage  
Rd  
and  
Purser  
St  
Castle  
Hill  
in  
the  
R3  
zoning  
at  
present  
majority  
owned  
by  
two  
parties  
that  
would  
be  
developed  
if  
the  
density  
was  
increased.  
If  
you  
move  
the  
southern  
boundary  
on  
the  
Castle  
Hill  
Station  
Draft  
Plan  
to  
Parsonage  
Rd  
this  
could  
be  
achieved,  
or  
by  
allowing  
low  
level  
Residential  
Flats

to  
be  
built  
in  
the  
R3  
zone.  
By  
your  
own  
statistics  
you  
can  
see  
that  
the  
majority  
of  
development  
has  
been  
of  
the  
Residential  
Flats  
category,  
having  
this  
current  
R3  
zoning  
density  
will  
not  
promote  
any  
development  
in  
Castle  
Hill  
for  
the  
immediate  
future  
and  
with  
it  
becoming  
a  
Major  
Centre  
house  
prices  
will  
further

increase  
making  
it  
harder  
to  
amalgamate  
development  
properties  
therefore  
leaving  
the  
existing  
R3  
zoning  
properties  
undeveloped.

The  
Castle  
Hill  
Station  
Draft  
Structure  
Plan  
will  
promote  
development  
with  
the  
proposed  
density  
changes  
in  
the  
R3  
area  
defined  
by  
the  
plan  
the  
rest  
of  
the  
R3  
zone  
will  
remain  
undeveloped,  
to  
allow  
development  
in  
the  
rest

of  
the  
R3  
zone  
you  
will  
need  
to  
look  
at  
coordinated  
plan  
otherwise  
areas  
outside  
your  
plan  
boundaries  
will  
not  
be  
developed.

Regards



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