

NSW Department of Planning and Infrastructure
22 – 33 Bridge Street,
Sydney NSW 2000
Attention: Mr Alan Moroney

30 / 4 / 2013

Dear Alan,

DRAFT STRUCTURE PLAN – North West Rail Link, Castle Hill Station

We the owners of the four 'remnant' undeveloped blocks of land located on the western corner of Old Northern Road and Brisbane Road at Castle Hill hereby make our comments with regard to the Draft Structure Plan for the North West Rail Link Castle Hill Station precinct:

- 1 Mr John and Mrs Leonie Hickey - 325 Old Northern Rd,
- 2 Mrs Patricia Allen, CWA Branch President – 327 Old Northern Rd,
- 3 Dr Robyn Thomson and Dr Judith Fenton – 329 Old Northern Rd,
- 4 Mr. Bruce and Mrs Robyn Joscelyne – 2 Brisbane Rd.

We are of the opinion that our currently undeveloped and unconsolidated land presents one of the unique remaining opportunities on the Castle Hill Station perimeter to create a multilevel site with a high level of amenity for future residents incorporating a landscaped forecourt area facing Old Northern Road.

Our consolidated site could and would create a new and vibrant mixed usage site incorporating commercial use at street level such as restaurants or cafes with the development of a modern and aesthetically pleasing residential tower above with northern views over the parkland above the station and west to the Blue Mountains

The close proximity of this site to the new rail station, bus interchange and the revitalised streetscape in the shopping mall area of Castle Hill is the key to this proposed future development enabling residential living with minimal need for every resident to own their own vehicle and maximising the usage of the new rail line to the city.

Of special note is the fact that none of the four sites identified above have any significant restrictions on the land such as strata or community title, heritage buildings or conservation restrictions such as tall stands of trees so there are no restrictions to the full use of the land area.

We understand from our earlier discussions with the The Hills Shire Council, which owns properties in very close proximity (ie. the eastern side of Brisbane Road), that the Council has a preference to facilitate and coordinate the realignment of Brisbane Road with McMullen Avenue in the short to medium term and a goal to develop the remaining council owned allotments on the eastern side of Brisbane Road to create revenue to fund the changes in infrastructure.

It is our belief that independent consolidation of the properties on the eastern and western side of Brisbane Road would create two unique development sites on the approach to the Castle Hill town precinct which would provide high density residential development in close proximity to the facilities referred to above and the potential to coordinate the design of those sites so they do not happen in an ad hoc manner.

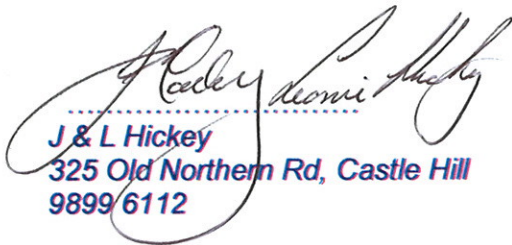
Furthermore we submit that the current "R4" 16m height limit with a Floor Space Ratio of 1:1 would be underutilising this unique site ultimately allowing development which is essentially only capable of the construction of 'three storey walk up' buildings and effectively losing the opportunity to increase densities surrounding the new station precinct. In our opinion this would be contrary to the spirit and proposed character embodied in the Draft Strategic Plan for the Castle Hill precinct which identifies that this site could be accommodate up to 20 storey apartment buildings.

In particular the current Floor Space Ratio of 1:1 effectively restricts the efficient development of such a site and needs to be revised and maximised to a much greater ratio to ensure that any future development is actually commercially viable. The current Floor Space Ratio effectively creates a situation of diminishing returns as any proposed building achieves increased height limits.

In summary we submit that as this is one of the unique remaining sites which is already identified for High Density Apartment living at page 29 of the Draft Strategic Plan this site should be rezoned to the maximum available height limit identified in that plan at 20 storeys (or higher) for the reasons that we have identified above.

Should you have any questions with regard to the above please feel free to contact us by telephone, email or post. We thank you for the opportunity to make this submission and remain

Yours faithfully,


J & L Hickey
325 Old Northern Rd, Castle Hill
9899 6112



.....
CWA of NSW Castle Hill Branch
President Mrs P Allen
327 Old Northern Rd, Castle Hill
9484 4573


Dr. R Thomson & Dr J Fenton
329 Old Northern Rd, Castle Hill
0402 157 517

.....
B & R Joscelynne
2 Brisbane Rd,
Castle Hill.
9484 1746