

18 Damsel Court
Castle Hill NSW 2154
30 April 2013

Department of Planning and Infrastructure
By Email: plan_comment@planning.nsw.gov.au
Attention: Alan Moroney, Tricia Bancroft

Subject: North West Rail Link Corridor Strategy - Castle Hill Station
Submission by Castle Hill Wesley Congregation, Uniting Church in Australia

Dear Sir/Madam

This submission is made on behalf of the Castle Hill Wesley Congregation of the Uniting Church in Australia. The Congregation has beneficial stewardship of the site shown in the Strategy as 30-34 Showground Rd, 2-4 Worthing Ave and part of 2 Kentwell Ave, Castle Hill (the site). The site boundaries are currently subject to variation, so reference to a Deposited Plan is not appropriate. However, the site has an area of approx 5500 sq m.

Section 2.4 of the draft Structure Plan identifies the site as a general heritage item. Whilst it is acknowledged that an item of local heritage significance occupies a small part of the site, there is no reference (text or plan) to the use of the site as a Church. It is noted that Churches have been specifically identified as such in other structure plans eg Bella Vista. It is requested that the site be identified as such.

It is noted that the site has not been identified as having the potential to contribute to the growth of the study area as shown in Section 4. As a consequence, the site has been excluded from the proposed structure plan as suitable for high density residential development. The inference can be drawn that this action is the result of the site having been identified as being constrained by the existence of the heritage item. Notwithstanding, it is submitted that the site be identified as having this potential. The reasons for this request are as follows:

1. The location of the site is immediately adjacent to land held by QIC and forming part of the proposed commercial core,
2. The heritage item occupies only a small portion of the site,
3. Existing planning controls do not preclude development of the site (with consent) purely because of the existence of an item of local heritage significance,
4. The existing planning controls do not distinguish the site from its neighbours, and the draft strategy should reflect this intent,
5. It is possible (although currently not envisaged), to re-develop the site having regard to the existence of the heritage item,
6. There has been no merit-based assessment of the significance of the heritage item in the context of the site, or in the wider contexts of the Precinct, or of this draft strategy,
7. The area of the site is significant, and could lend itself to re-development consistent with the objectives of the strategy,
8. Exclusion of the site would lead to inconsistent planning outcomes when the land adjacent to the site and beyond is considered.

It is requested that the site be considered no differently from other lands identified in the strategy as having potential for high density residential development, thereby maintaining the flexibility regarding future uses that the Church currently enjoys.

Should you require any further information regarding this submission, or wish to discuss same, please feel free to contact the undersigned on 9899 6485 or 0452 196 485 Thank you for the opportunity to make this submission.

Yours faithfully

Maxwell Woodward
on behalf of the Church Council
Wesley Uniting Church Castle Hill.