

26 February 2016

Our Ref: Submission_DP&E_Showground Precinct_36 Ashford Ave, Castle Hill

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

Dear Sir/Madam,

Subject Exhibition of Precinct Proposals for Showground Road Precinct, Castle Hill

This submission is made in response to the exhibition of the Precinct Proposal for the Showground Road Precinct at Castle Hill. This submission is prepared on behalf of the owners of Mr and Mrs Oguz of 36 Ashford Ave, Castle Hill.

The property known as 36 Ashford Ave, Castle Hill is one of 6 properties located on the southern side of Ashford Ave which includes a tributary to Cattai Creek at the rear of the property. The site is within 400m from the future Showground Road Station and itself has a frontage to Ashford Ave of over 45m and an area of close to 4,000m², making it a prime site to accommodate apartments buildings.

The planning for this part of the Precinct as shown in the exhibited material shows the following:

- The site will have a split zoning, part within Zone R4 High Density Residential Zone and part within Zone RE1 Public Recreation.
- The maximum height limit of buildings applied to the residential part of the site will be 27m as shown on the Height of Buildings Map
- The maximum FSR of buildings applied to the residential part of the site will be 2.3:1 as shown on the FSR Map
- The minimum size for an apartment building will be 1,500m².

The Cattai Creek Corridor through this part of the release is intended to be improved as a major open space asset defined on the edges by multi storey apartments as shown in Figure 29 of the exhibited material for Showground Road Precinct. This would appear an excellent outcome whereby the adjoining residential flat buildings will be able to gain from the amenity of the adjoining open spaces while providing passive surveillance of these spaces.

In discussions with the Department during the exhibition period, our client has confirmed that approximately 1,500m² of the site adjacent to the Cattai Creek Corridor will be included in the RE1 Zone meaning just over 2,200m² will be available for residential development (See email at **Attachment A**).

The proposed reduction to the minimum lot size of 1,500m² is an appropriate size to facilitate the development of the site for apartments notwithstanding that the rear part will be required for open space. The proposed minimum lot size of 1,500m² confirms that the blocks indicated on Figure 4.5 on the Built Form plan are indicative, and do not presuppose consolidation into parcels above 4,000m² before apartment development can occur.

In reviewing the proposed height and FSR controls, we note that the proposed 2.3:1 FSR is significantly less than required to result in a built form approaching anywhere close to a building with the intended proposed maximum height control of 27m. It would appear that the proposed FSR is based on the total site (ie pre dedication of the Proposed RE1 zone land), rather than a calculation based on what the FSR should be to facilitate the development of the remaining residential part of the site. Our client has engaged architects to 'test' the future controls applicable to the future residential flat building on the land. To achieve a built form outcome less than or equal to the proposed height limit, the FSR should be 3.8:1, or when translated into a future environmental planning instrument, the next category of 4:1 on the FSR Map.

The reduced area within the R4 Zone after dedication of the open space will still enable a development which will fully comply with the requirements of SEPP No 65 and the Apartment Design Guide.

We are supportive of all the proposed controls, with the exception of the 2.3:1 proposed FSR for this land which we believe is insufficient to facilitate a built form outcome as nominated in the height controls and reinforced by Figure 29 of the Precinct Proposal. We would recommend this be increased to 4:1 on the final instrument.

We thank you for the opportunity to provide comment, and should you require clarification on any matter, please do not hesitate to contact Peter Lawrence of GLN Planning on 9249 4100.

Yours faithfully

GLN PLANNING PTY LTD

A handwritten signature in blue ink, reading "Peter Lawrence", is displayed on a light-colored rectangular background.

PETER LAWRENCE
DIRECTOR

Attachment A

----- Forwarded message -----

From: "Ann-Maree Carruthers" <Ann-Maree.Carruthers@planning.nsw.gov.au>
To: "soguz@bigpond.net.au" <soguz@bigpond.net.au>
Subject: Information on riparian zone
Date: Mon, Feb 15, 2016 9:52 PM

Hello

Apologies for the delay in sending this information.

Based on our mapping information your lot is approximately 0.36ha. Under the draft plans this would equate to approximately 0.22ha of R4 land and 0.14ha of RE1. The lot is not a regular shape and under the draft plans this would equate to a frontage of ~45m and depth of between 50 and 52m.

Regards,
Ann-Maree

Ann-Maree Carruthers
Director
Urban Renewal
Department of Planning & Environment
23-33 Bridge Street | GPO Box 39 SYDNEY NSW 2001
T 02 9228 6270 E ann-maree.carruthers@planning.nsw.gov.au<mailto:ann-maree.carruthers@planning.nsw.gov.au>

From: soguz@bigpond.net.au [soguz@bigpond.net.au]
Sent: 04 January 2016 15:11
To: Ann-Maree Carruthers
Subject: Information on riparian zone

Dear Ann-Maree,
Thanks for your time on the phone this afternoon. As discussed I would like further information on what the potential land loss to the riparian zone may be.
My lot number is 6 and DP is 259490.
Thanks
Serhat Oguz