

26 February 2016  
Our Ref: 9540A.1KO

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

Dear Sir/Madam

### Submission in response to the Draft Showground Station Precinct Planning Proposal

DFP Planning Pty Ltd (DFP) has been commissioned by Mr Peter Donelley, the owner of 8 Anella Avenue, Castle Hill to prepare a submission in response to the public exhibition of the Showground Station Precinct Planning Proposal.

8 Anella Avenue, Castle Hill is legally described as Lot 2 DP 585173. The site is approximately 9,682m<sup>2</sup> and has dual street frontage to Anella Avenue and Showground Road. The site is currently zoned IN2 Light Industrial.

The Showground Station Precinct Planning Proposal is proposing to rezone the land by IN2 Light Industrial to B5 Business Development to expand opportunities for bulky goods uses and other employment uses (refer to Figure 1). The proposed rezoning is supported.

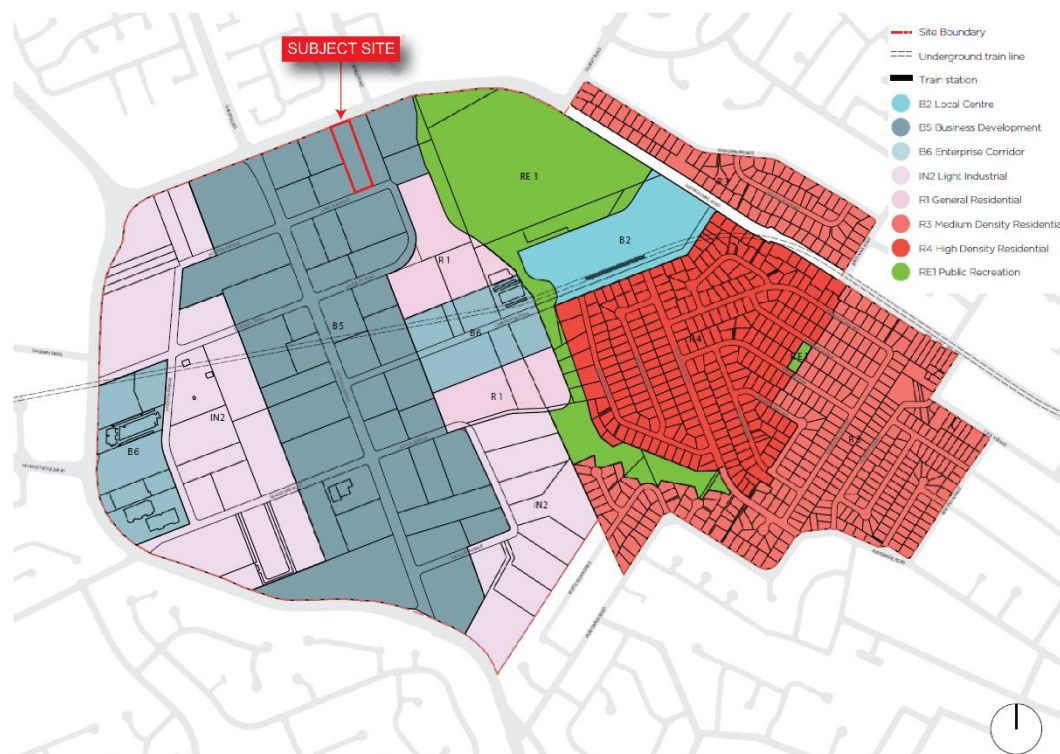


Figure 1: Proposed land use zoning



The Showground Station Precinct Planning Proposal is also proposing to rezone an area of land between Cattai Creek and land proposed to B6 Enterprise Corridor, to R1 General Residential. The rezoning of the land to R1 General Residential is not supported.

The R1 zoned land will result in an isolated pocket of residential land interfacing with business and employment lands to the north, south and west, noting that the Planning Proposal is also seeking to remove shop top housing as a permissible use in the B6 zone. The rezoning of this isolated parcel to enable 8 storey residential apartments is likely to lead to land use conflicts with the surrounding business and employment land, particularly in relation to noise, traffic and car parking. Whilst offices and business premises are noted as permissible uses in the R1 General Residential zone, it is highly unlikely that an office building would be developed on the land zoned residential.

The Precinct Plan promotes the B6 land use zone along Carrington Road as providing a transition area between the new town centre and the bulky goods/light industrial areas, which is supported. However the proposed R1 zoned land is not considered to provide an appropriate transition in this area. The presence of residential apartment buildings in the employment area may discourage investment in new employment generating uses in this locality due to potential complaints from the new residents.

It is considered that there are other areas to the east of Cattai Creek more suited to provide additional residential density and it recommended the current IN2 zoning of the land directly west of Cattai Creek be retained.

If you have any questions regarding the submission please contact Kirk Osborne on 9980 6933.

Yours faithfully

**DFP PLANNING PTY LTD**

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**KIRK OSBORNE  
PRINCIPAL PLANNER**

A handwritten signature in black ink, appearing to read 'W. Gosling', written in a cursive style.

**WARWICK GOSLING  
DIRECTOR**