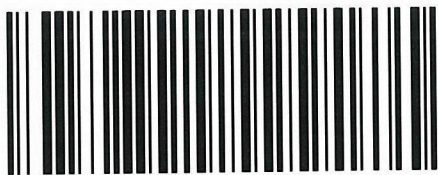


CASTLE PARK PTY. LIMITED

A.C.N. 002 206 420



PCU064001

8th February, 2016

Ref:CL\DPE-4.16

Telephone: 02 9679-1400

Facsimile: 02 9679-1988

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

Department of Planning
Received
9 FEB 2016
Scanning Room

Dear Sir / Madam,

Re: **Showground Station Precinct Proposal – December, 2015**

Our company **Castle Park Pty Ltd** is the owner of the light industrial parcel of land known as **5 Hudson Avenue, Castle Hill**.

In 1986, the development known as “**Castle Park**” consisting of 23 factory / office units was built on this land to service the demand from tenants for light industrial businesses of a small to medium size. Currently the demand for our units is strong with demand exceeding supply.

We wish to submit our comments on the Showground Station Precinct Proposal as follows:

- 1.) On page 14 of the Proposal, the Precinct Plan shows the construction of a new road extending Carrington Road from the intersection with Victoria Road through our land at 5 Hudson Avenue and other blocks to meet with Windsor Road. The Proposal goes on to say that this new road is to be used for buses, a cycle way and pedestrians. Our land at 5 Hudson Avenue is proposed to be used for light industrial use, but with building heights up to 4 storeys or 20 metres.
- 2.) The construction of a bus way road through 5 Hudson Avenue would take land away and split the block into 2 narrow rectangular parcels. This effectively would severely restrict any possible redevelopment of the remaining 2 parcels for industrial use as there would be no real access for trucks to enter from the bus way, no turning space for these vehicles and no effective space for semi-trailers to off load containers on site.

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- 3.) Currently the development known as **“Castle Park”** at 5 Hudson Avenue, has a wide central entry and exit loop road and provides access and turning areas for trucks and semi-trailers with storage room for containers on site and a surplus of car parking spaces for the tenants, their staff and patrons. **“Castle Park”** is a unique open plan design created by the owners and architects for the land at 5 Hudson Avenue, Castle Hill. The construction of a bus way through the middle of **“Castle Park”** would destroy the function and operation of the successful design which we believe cannot be recreated elsewhere in Castle Hill.
 - 4.) The proposed bus way through 5 Hudson Avenue would also cut through several strata properties hence making unanimous agreement difficult for the redevelopment of the affected properties. This Proposal with the bus way plan creates uncertainty and concern for business, which is not good for economic or community interests.

We thank you for the opportunity to comment on the Showground Station Precinct Proposal and trust that our comments will be taken into consideration in finalising the Proposal.

Yours sincerely,
CASTLE PARK PTY LTD

Richard and David Gangemi
Directors