



Castle Hill & Hills District Agricultural Society Inc.

Organisers of the Castle Hill Annual Show, Spring & Twilight Horse Shows

PO Box 6101
BAULKHAM HILLS BC 2153

APPLICATION NUMBER SSI-5100

Major Projects Assessment,
Department of Planning and Infrastructure
GPO Box 39 SYDNEY
NSW 2001

Attention: Director Infrastructure

Via e-mail: plan_comment@planning.nsw.gov.au

Dear Sir,

Castle Hill & Hills District Agricultural Society inc.

North West Rail Link Environmental Impact Statement 1 - Submission

- The following comments are indicative only and are subject to final survey and design plans being made available to the Society, in a timely manner, to enable more detailed comments to be made.
- Detail property adjustment plans are then expected to be provided to allow formal agreement to be reached on alterations to Showground.
- It should be noted that alternative accommodation should be provided prior to the dismantling of any of the existing facilities.

EIS construction site impacts

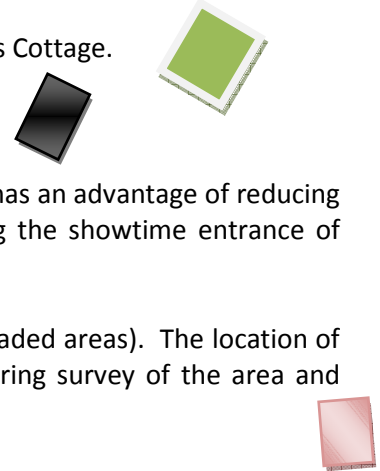
- ***Cattle Area***
 - Three sheds – lighting and power, accommodation for 100 head of cattle
 - Three judging rings
 - Seating – 18 telegraph poles
 - Wash areas – 3 x high pressure water
 - Fencing – 3 tie-up rails for fifty head of cattle
 - Loading ramp
 - Steer weighing platform with power connection
 - Portable Shed – water and power
- ***Sheep Area***
 - One shed – lighting and power

- **Horse Area**
 - Stable accommodation 28 horses
 - Toilet block
 - Competitor's car and float parking
- **Horticulture Pavilion**
 - One shed and storage kiosk – lighting and power to both
 - Kitchen in shed
 - Used as Budokan facility throughout the year other than the Annual Show.
- **Workshop/Tool Shed**
 - One shed – lighting and power
- **Dog Area**
 - Parking and access to the dog arena
- **Parking Areas for Horse Floats, Cars and Trucks**
- **Access**
 - During construction
 - Showtime and other large events
 - 24/7 access other times
 - End State
- **Bus Shed**
- **Storage Container behind cattle shed**
- **Bitumen Shed** – showjumping official's trailer storage
- **Services**
 - Lighting, power, water, sewerage system

Requests for Relocation of Facilities

- Whilst the construction is being undertaken existing facilities listed above will need to be provided elsewhere on the Showground to enable the show to proceed each year. This also applies to other uses of these facilities which occur throughout the year, e.g. Judo, Dog Shows.
- Relocation of these facilities could either be temporary or permanent. A decision would be easier if the end state was also known at this time! That is, will any of the facilities within the construction area be used and returned to the Society after completion of Raillink?
- One of the major impacts to the Showground is to the Horticulture and Cattle buildings and it would not seem appropriate to relocate these facilities twice.
- The loss of parking areas will force the Society to possibly restrict parking to officials and exhibitors only during the Show. This would force show patrons to park elsewhere on the local streets.

- Some of the main buildings affected could possibly be relocated to an area along the Showground Road frontage west of the Caretaker's Cottage (Bldg 20). This area includes a number of terraces thereby minimizing the amount of major earthworks.
- The Horticulture Pavilion (green shaded area) next to the Caretaker's Cottage.
- Workshop and Storage (black shaded area) next terrace down.
- The loading ramp could be provided near the bottom terrace. This has an advantage of reducing the number of trucks travelling through the Showground by using the showtime entrance of Showground Road.
- The Wash Areas are best located close to the Cattle Sheds (pink shaded areas). The location of the Cattle Sheds and Judging Rings would depend on an engineering survey of the area and further discussions.



Alterations for access and parking

- ***During construction 24/7***

The EIS documentation indicates access to the Showground will be off Showground Road. This section of Showground Road is a very congested arterial road with no access to any other development between Carrington Road and Victoria Avenue. Therefore the Society cannot support this proposal and requests that a separate access should be provided off Carrington Road between the construction site and The Hills Centre.

- ***At Showtime and other major events***

- During the Show and for other major events on the Showground access is off Carrington Road and egress left only onto Showground Road. A recent major event was the Wiggles Concert. This arrangement is still required at Showtime (unless the bridge into Anella/Salisbury Ave is considered). The Society would be prepared to attend further discussions following the release of the second EIS when details are provided.

- The loss of parking areas will force the Society to possibly restrict parking to officials and exhibitors only during the Show. This would force show patrons to park elsewhere. The Society requests compensation for the loss of parking during the construction stage. This could take the form of a bus shuttle from alternative parking areas within the vicinity.

- ***Access option across Cattai Creek to Anella Avenue/Salisbury Road***

- Regarding alternative access to the showground, has the project team considered option of a bridge access from the showground to Anella Ave/Salisbury Road over Cattai Creek? This would be a bridge (orange shaded area) to take spoil out during the construction phase and left after the project is completed. This could then be used as the alternative access by users of the showground and alleviate obvious problems with access to Showground Road at the bottom of a dip of a heavily used road.



- ***Haulage Road Option***

Has an alternative to the haulage road through the showground been considered using a conveyor system across Cattai Creek, between factories, to trucks in Anella Ave/Salisbury Road.

- ***End State following completion of Northwestraillink***

The Project Overview (July 2011) indicates Doran Drive would be retained; the Society strongly supports this arrangement.

Following completion of the project, access around the horse area will need to be redesigned to take the horse and float parking that will be lost from The Hills Centre carpark (which the Society still has some claim of ownership) that is currently used. This would also need a dedicated laneway to the stables & arena area to keep the public separate from the horses during our shows.

Parking Problems submitted by Phillip Dunn, Parking & Traffic Co-ordinator of approximately 30 years

- **Parking availability:** There will be approximately 400 car spaces removed in the areas adjacent to the Hills Centre parking, the area below the Stables and the area below the Cattle Ring and adjacent to the cattle loading ramp. This does not include car spaces that will be lost with the building of the haul road. The area available for parking of horse floats will be approximately halved.
- **Access:** As Doran Drive will be closed, alternative access will be required. As the proposed haul road traffic lights on Showground Road at the bottom of the hill will only cater for spoil trucks, what provision will be made to allow traffic in and out of the showground at that entrance? Access via the council car park will not allow large horse floats to enter the horse area parking.

Submission:

1. To gain access to limited parking for horse floats, construct a new entry adjacent to the Hills Centre to link up with the existing road that runs past the stables which are to be removed (building 32).
2. To provide access to the horse area, construct a crossing through the garden area adjacent to the horse area amenities block (building 15) to allow vehicles to drive in via the roundabout through council car park.
3. As there will be no room for visitor parking on the showground during the annual Show period, the area opposite the pedestrian gate on Showground Road and adjacent to the Tennis Courts on Gilbert Road, be set aside for visitor parking. Parking is required for approximately 800 – 1000 cars at any one time. It may be necessary to park cars in other locations of the Fred Caterson Reserve and this would necessitate the operation of a shuttle bus and cancelling of activities at these venues during show time to allow sufficient car parking space. The cost of the shuttle bus to be paid by the Rail Construction authority.

4. Consideration will need to be given to finding additional parking space for horse floats over and above what will remain available on the showground.
5. The bottom gate from the showground that opens onto Showground Road just north of MacDonald's Bridge is of great concern to those people who manage parking and entry/exit during events at Castle Hill showground.

The approach to the gate is on a blind bend at the bottom of a hill which means that vehicles exiting this gate have poor vision of approaching traffic and almost immediately have to cross a bridge with no breakdown lane and then climb a hill and potentially change lanes to turn right at traffic lights. As vehicles turning left at the gate are necessarily moving slowly they become both a traffic hazard and also the likely cause of a rear end collision from traffic coming down the hill in the left hand lane at a fast pace. If traffic lights are installed they would have to be installed in such a way that the show traffic would not conflict with the haul traffic during the construction period.

The area surrounding this exit is poorly drained and the volume of traffic during events creates a soft muddy surface which often bogs vehicles and also carries considerable amounts of mud onto Showground Road creating a traffic hazard.

Sundry Concerns

- Upgrading of the sewerage system on the showground. The current system is inadequate for current use and the impact of the greater number of construction personnel using the existing system will have a substantial impact. As it does during our annual show and on most weeks due to increased 5 nights a week usage of the arena.
- There is a significant problem with theft and vandalism after show hours. This is addressed by our use of security and police. Consideration should be given to additional policing required for construction site security during the Show.

Yours faithfully

Peter Gooch

Peter Gooch

President Castle Hill & Hills District Agricultural Society inc.

A submission from the lessees of the Horticulture Pavilion Budokan Judo Club has been sent separately.

