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DECEMBER 16, 2019

**The Director General**

Department of Planning, Industry and Environment  
GPO Box 39  
Sydney NSW 2001

Attn: Mr James Groundwater

Dear Mr Groundwater,

**RE: State Significant Development: Hills Showground Station Precinct, Application SSD-9653**

I am making this submission on behalf of the Body Corporate of 7 Carrington Road, Castle Hill (SP19470). Our property is the closest privately owned land to the west of the Showground Station, being only just over 100 metres from the station.

We have examined the materials on exhibition and had the benefit of a site meeting with yourself and another officer from the Department on Tuesday 3<sup>rd</sup> December.

Contrary to your reassurances, our property and much of the land to the west of the station is still zoned as a deferred matter under Council's LEP. This was confirmed with officers from Council's planning department. Given this, it is grossly inappropriate to advance the present State Significant Development in the absence of any understanding of the intended zoning of surrounding land. For example, how are we or anyone else able to estimate the impact on traffic, population densities, parking and other amenity impacts when the cumulative picture cannot be determined?

We therefore call on the Department to defer this application until the zoning of all surrounding land is properly settled. To do otherwise flies in the face of orderly planning and leaves a possible impression that State owned assets are being given preferential treatment at the expense of all other property owners.

All the best,



**Bob McCotter**

ON BEHALF OF STRATA PLAN SP19470