



Castle Hill & Hills District Agricultural Society Inc.

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

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

Attention: **Director Infrastructure Projects**

Dear Sir

APPLICATION NUMBER SSI-5414

Castle Hill & Hills District Agricultural Society Inc. North West Rail Link Environmental Impact Statement 2 – 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 the Showground.
- It should be noted that alternative accommodation should be provided prior to the dismantling of any of the existing facilities.

EIS 2 Impacts

- ***Horse Area***
 - Trotting Stables accommodation and horse measuring block (32)¹
 - Toilet block (32)
 - Amenities block (15)
 - Danny Scott Stables (27)
 - Milton Evans Stables (26)
 - Competitors' car and float parking (Hills Centre car park and area around building 15)
- ***Doran Drive Entrance***
 - Ticket Kiosks
 - Ticketing area at showtime
- ***Perimeter Road***
 - Section behind stables (26 & 27)

¹ Number – see attached Showground Map

- **Parking Areas**
 - Horse Floats, Cars and Trucks
 - Buses
- **Access**
 - During construction
 - Showtime and other major events
 - 24/7 access other times
 - End state
 - Showtime and other major events
 - 24/7 access other times
- **Services**
 - Lighting, power, water, sewerage system.

Requests for Relocation/Alteration 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 use of these facilities which occur throughout the year.
- The trotting stables, toilet block and horse measuring block (32) could be relocated within the horse area (green shaded area)
- The amenities block (15) could be relocated within the horse area (pink shaded area).
- The Danny Scott Stables (27) and The Milton Evans Stables (26) are not physically effected by the boundary shown in EIS 2. This boundary will need to be fenced, to provide security between the showground and the new street 'A'. This would then prevent access to the stables and require major modification and/or relocation
- The only vehicle entrance at showtime is via Doran Drive where there are two ticket kiosks. It operates as 'in' only with 3 lanes for traffic to queue. The relocation of the kiosks and queueing area whilst construction is undertaken and also following completion, requires further consideration and preparation of construction traffic management plans and further discussions.
- The amenities block, toilet block and stables will need reconnection to the sewerage system along with water and electricity (power) connections.

Alterations for Access

- **During construction 24/7**

Access to the showground during construction has been suggested via the haul road (New Street 'A') off Showground Road. An alternative access, referred to in the Modification Report for the Showground Station, is on the western side of the site off Carrington Road adjacent to Cattai Creek. This option would alleviate the mix of showground traffic and the heavy traffic from the construction site. This location would approximate the proposed road for the Carpark.

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

- During the Show and for other major events on the Showground access is in Doran Drive 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 to retain a separate egress. This exit could be along the road between the Carpark and Cattai Creek suggested above for use during construction stage. The entrance could be along the haul road off Showground Road with restrictions on the use by construction traffic during these events.
- ***Access within Showground*** - The perimeter road around the showground is required for the show and other major events held on the showground. It is required to provide access for emergency services such as an ambulance, police and fire services. Currently shown in EIS2, this access will not be possible between the stables (buildings 26 & 27) and "New Street A".

- ***End State following completion of Northwestrailink***

- Again, a separate entrance (only) to the showground along Doran Drive or New Street A and egress along the carpark road adjacent to Cattai Creek would be required.
- 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 need the perimeter road to be maintained.

Parking Problems

- ***Parking availability***

- There will be approximately 400 car spaces removed in the areas adjacent to the Hills Centre parking, the area around the Stables, and the area lost with the building of the haul road. The area available for parking of buses and horse floats will be more than halved.

Alternative Parking

- 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.
- 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, should 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 showtime to allow sufficient car parking space. The cost of the shuttle bus to be paid by the Rail Construction authority.
- Consideration will need to be given to find additional parking space for horse floats over and above what will remain available on the showground.

Property Definitions

- The proposed Showground boundary, along New Street 'A' (Haul Road) shown on the construction site plan (page 83) indicates additional impact on the horse parking area to that shown on the Showground Station layout (page 33).

SHOWGROUND ENTRANCE - Doran Street (off Carrington Road) CASTLE HILL

PO BOX 6101 BAULKHAM HILLS BC NSW 2153

TEL: 9634 2632 (answering machine) and 9634 3398 - FAX: 9634 3973

www.castlehillshow.com.au enquiries@castlehillshow.com.au

- Final cadastral boundaries and lease agreements need to be completed with the Lands Department prior to completion of the works.

Sundry Concerns

- ***Boundary Fencing***

- Security of the showground precinct will require an appropriate fence (e.g. similar to security fences for schools) from Showground Road to Cattai Creek following the construction of New Street 'A'.

- ***War Memorial Gates***

- Discussions are currently being undertaken for a possible memorial site at the entrance to the Showground off New Street 'A'.

- ***Committee Rooms relocation***

- Compensation for loss of parking could take the form of relocating the Committee Rooms closer to the main ring which would allow better utilization of that area along the Showground Road frontage.
- This could be achieved by removing and replacing the Committee Rooms (29) to the fenced off area next to the covered grandstand (yellow area). This building could include a second level to house the announcer's box above. This would replace the structure that was removed by Council in the 1990s. The area along the perimeter road could then be built up with a retaining wall and fencing to provide horse competitor access to that side of the arena.

- ***Upgrading of the Sewerage system on the showground***

- The current system is inadequate for current use. 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.

- ***Theft and Vandalism after show hours***

- 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.

The Society is delighted that our suggestion of Showground Station was accepted. We also appreciate the keeping of Doran Drive as it holds local significance for both the Hills Shire Council and the Castle Hill & Hills District Agricultural Society. The way the department has listened to and implemented community suggestions is to be commended.

We look forward to further discussions.

Yours faithfully

Peter Gooch

Peter Gooch
President
Castle Hill & Hills District Agricultural Society Inc.

