

The Director,
 Infrastructure Projects
 Major Projects Assessments,
 Department of Planning and Infrastructure,
 GPO Box 39
 Sydney NSW 2001



Dear Sir/Madam,

North West Rail Link Environmental Impact Statement 2 (Section 14)

This submission seeks to comment on the process of reviewing the development of areas around the proposed rail stations, in particular the Castle Hill Station as it is in an area designated as a major centre within the "Metropolitan Plan For Sydney 2036".

Currently the area is covered by The Hills Local Environmental Plan 2012. It is disappointing that the 2012 plan basically lifted the zoning of the area surrounding the proposed station from the previous LEP without revision apart from the Pennant Street Target site which is of course owned by the Council.

As local residents we are of course supportive of the proposed rail link (although a link only to Chatswood we see as being far from an optimum solution), and acknowledge that the Town Centre is a future designated Major Centre. Our concern is about the process to be adopted in planning for the area around the station (800 metres).

In considering plans for its own site (the Pennant Street Target Site), the Council failed to consider rezoning of the surrounding area (although they subsequently indicated they would conduct such a review). This has resulted in the LEP approving 18 storey developments in the Council's own site which immediately adjoins a street zoned for single dwellings in seeming contradiction of all reasonable planning principles. Local residents are of the view that an area larger than the Council's site needs to be zoned for highrise (we believe the area coloured blue in the attached map should be rezoned for highrise), and that these areas then need to be buffered by medium density, thus protecting single dwelling zoned areas.

In the North West Rail Link Environmental Impact Statement 2 (NWRL EIS 2) it states that the land use surrounding the proposed rail stations would be considered by the Department of Planning and Infrastructure, local Councils, and TfNSW. We believe there needs to be a transparency with this process, and local residents need to be part of the process. Currently there is concern (based on their record to date) about the Hills Council's ability to appropriately engage with local residents on rezoning issues surrounding their own target site. Given the current public enquiries concerning planning issues in the State we believe there is a need to develop a process which will give comfort that appropriate probity is being applied to the process.

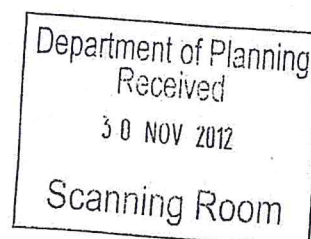
In summary, we are property owners in the area north of the proposed Castle Hill train station and are currently in "limbo" pending a review of the zoning in our area which is preventing us from making decisions about our property. In seeking action we are concerned about the fairness, transparency, and the probity of any review.

Yours faithfully

Local Castle Hill residents

Corrinne and Murray Mills 16 Gay Street

Corrinne Mills



Jennifer Maxwell 1 Gay Street

Johann Nelis, 3 Gay Street

A Bhattacharya, 5 Gay Street

Susan Chan, 6 Gay Street

Hero Choi, 7 Gay Street

J & E Vumbaca, 10 Gay street

C Pomare, 12 Gay Street

D.Tang, 14 Gay Street

Emily Luo, 18 Gay Street

Norman Hardy, 55 OLD Castle Hill Road

Tri Nguyen ,61 Old Castle Hill Road

A & P Mathews , 65a Old Castle Hill Road

R & S Di Giacomo, 65 Old Castle Hill Road

Young Lee, 67 Old Castle Hill Road

R & D Scanlan, 22 Gilham Street

