



## Pre-Development Application

Date Submitted: 20/06/2025

Project Name: 16-20 Old Castle Hill Road - Early Works  
Case ID: PDA-86290206

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Chris
Last name	Ferreira
Role/Position	Head of Planning
Phone	0423976803
Email	c.ferreira@urbanpropertygroup.com
Address	Suite 110, Level 1 180-186 Burwood Road Burwood, New South Wales, 2134, AUS

#### Company Info

Are you applying as a company/business?  
Yes

Company Name	UPG CASTLE CORNER PTY LTD
ABN	37677416367

#### Primary Contact Info

Are you the primary contact?  
Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Ms	Ella	Coleman
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0400887082	ecoleman@ethosurban.com	Junior

#### Address

Level 4, 180 George Street  
Sydney,  
New South Wales  
2000  
AUS

### Development Details

#### Engagement with the Department

Have you engaged with the department in relation to this project?  
Yes

#### Project Info

Project Name	16-20 Old Castle Hill Road - Early Works
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD180,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

#### Description of the Development/Infrastructure

The early works SSDA will seek development consent for:

- Site establishment
- Establishment works and construction activities
- Bulk excavation
- Infrastructure services coordination and deviation (as needed)

- Erosion and sediment control
- Removal of trees.

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	16-20 Old Castle Hill Road
Site Address (Street number and name)	16-20 Old Castle Hill Road, Castle Hill
Site Co-ordinates - Latitude	-33.730015
Site Co-ordinates - Longitude	151.009

### Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 10/DP 881332, Lot 11/DP 881332, Lot 20/DP 222257, Lot 1/DP 204335

### Site Area

What is the total site area for your development?

Site Area sqm

3,210

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibly of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Early Works will facilitate a future residential development on the site. The Early Works include:

- Site establishment
- Establishment works and construction activities
- Bulk excavation
- Infrastructure services coordination and deviation (as needed)
- Erosion and sediment control
- Removal of trees.

These works are all permissible in the R1 and SP2 zone. The future residential development is consistent with the objectives of, and is permissible within the R1 zone.

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

### Attachments

File Name	BDAR Waiver Determination
File Name	BDAR Waiver Advice Letter
File Name	DPHI BDAR Waiver Letter

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R1 General Residential, SP2 Infrastructure

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

The Hills LEP, Housing SEPP, Transport and Infrastructure SEPP, EP&A Act, EP&A Regulations, Central River City SEPP

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

N/A

Would the project vary any development standard?

No

### Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

File Name	Early Works IS SEARs Request
File Name	16-20 Old Castle Hill Rd Context Map