

Community Engagement Outcomes Report

**Proposed Mixed-Use Development
including infill Affordable Rental
Housing, 93-107 Cecil Avenue & 9-10
Roger Avenue, Castle Hill**

**Prepared for:
Alton Property Group**

DECEMBER 2024

Sarah George Consulting
Social Planning Consultants

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Executive Summary

Alton Property Group are proposing the following works on the site at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill:

- Demolition of existing structures on the site
- Excavation to provide basement car parking.
- Staged construction of the site over 3 stages for a mixed-use development comprising:
 - 4 buildings (A, B, C & D) ranging between 6-25 storeys
 - Approximately 616 apartments 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider (approximately 169 apartments)
 - 4 levels of basement car parking for approximately 981 vehicles:
 - 526 resident parking spaces
 - 123 visitor parking spaces
 - 332 commercial parking spaces
 - Commercial uses on the ground, upper ground, level 1 and 2.
 - A through site link between Cecil Avenue and Roger Avenue
 - Site landscaping

Stage 1 proposes the construction of Building A & B, and the public through site link; Stage 2 proposes the construction of Building C; and Stage 3, the construction of Building D.

There is a site specific DCP which applies to the site which informed the new planning controls for the site, with the anticipated built form identified in Part D Section 21 of The Hills Development Control Plan.

Community engagement activities were undertaken as part of the SEARs requirements for the preparation of an Environmental Impact Statement (EIS) to accompany an application to the Department of Planning, Housing and Infrastructure for a state significant development. This report details the consultation undertaken with surrounding landowners and occupiers and other groups, as required under the 'Consultation' section of the SEARs.

A comprehensive engagement process was undertaken during October-November 2024, which included a letterbox drop to properties in the vicinity of the subject site, letters and emails sent to key stakeholders.

In addition to notices, a Community Information Webinar was held on 18/11/24 via Microsoft TEAMS. The webinar included members of the project team, and a total of 18 community members participated.

Engagement activities focused on the following groups:

- The surrounding community including residents and businesses
- NSW Police
- Deerubbin Local Aboriginal Land Council
- The Hills Council
- Chamber of Commerce

The majority of interest and feedback was largely from immediate neighbours, to the subject site and a total of 18 emails/phone calls were received.

The most commonly raised concerns related to:

- Proposed height – impact on sunlight and overshadowing
- Traffic impacts & road safety
- Noise and vibration impacts during construction
- Air quality and dust management, dirt from construction
- Impact on property values
- Population growth impacts
- Type of resident in affordable housing
- Queries regarding how this is permissible (increased height and number of dwellings)
- How is this permissible in R3 zone?
- Drainage issues
- Out of character with area (scale and landscape)
- Safety issues/increased crime
- Noise impacts on completion
- Environmental and wildlife impacts

The issues raised by the local community have generally been addressed in the suite of reports that accompany the application that address traffic, environmental impacts, social impact, drainage and ecological impacts. Impacts associated with works on the site such as trucks on

local roads, and road safety impacts during works, can be addressed through conditions of consent and best practice construction management practices.

1.0 BACKGROUND

The application (SSD - 78156221) seeks consent for the construction of a mixed-use development including in-fill affordable rental accommodation on the site at 93-107 Cecil Avenue, and 9-10 Roger Avenue, Castle Hill.

The sites are currently occupied by single storey residential dwellings of differing ages, and associated structures.

The site is irregular in shape and has overall site has a total area of 17,623.6m².

Figure 1 – Subject site



Base map source: maps.six.nsw.gov.au

Development around the site is a mix of commercial uses to the north, education establishments to the north-east, commercial premises and places of worship to the west, and predominantly low and medium density residential uses to the south.

The site is located to the south of the Castle Hill Town Centre. The site is located approximately 650m walking distance from Castel Hill Metro Station and bus interchange.

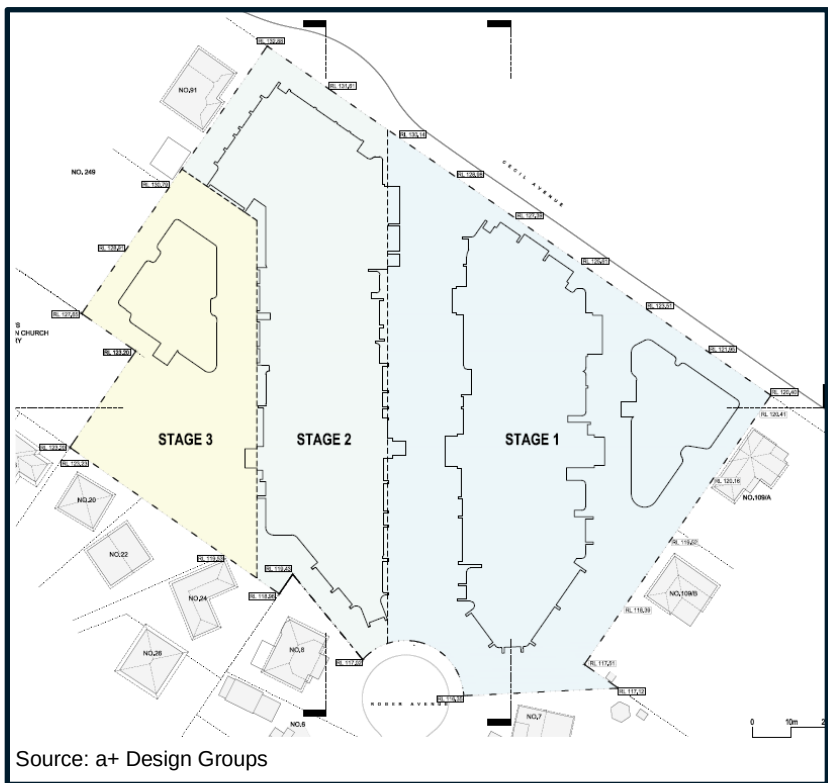
This report outlines the community engagement strategies used, includes feedback provided by the community via email, phone or by post. Information provided to the community, the notice inviting comment, and written feedback received, is included in Appendix A to this report.

2.0 PROPOSED DEVELOPMENT

The proposal seeks consent for:

- Demolition of existing structures on the site
- Excavation to provide basement car parking.
- Staged construction of the site over 3 stages for a mixed-use development comprising:
 - 4 buildings (A, B, C & D) ranging between 6-25 storeys
 - Approximately 616 apartments 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider (approximately 169 apartments)
 - 4 levels of basement car parking for approximately 981 vehicles:
 - 526 resident parking spaces
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 - 332 commercial parking spaces
 - Commercial uses on the ground, upper ground, level 1 and 2.
 - A through site link between Cecil Avenue and Roger Avenue
 - Site landscaping

Stage 1 proposes the construction of Building A & B, and the public through site link; Stage 2 proposes the construction of Building C; and Stage 3, the construction of Building D. The proposed stages are illustrated on Figure 2 below:

Figure 2: Proposed staging

Plans of the proposed development prepared by a+ Design Group accompany the application.

3.0 ENGAGEMENT OBJECTIVES AND METHODS

3.1 Consultation and Engagement Objectives

The purpose of the consultation and engagement activities undertaken was to consult with the local community to:

- Provide an opportunity, early in the planning process, for interested stakeholders and the community to hear more about the plans and ask questions.
- Undertake engagement with key interest groups.
- Showcase the plans of the proposed development for the site.
- Provide opportunities for the proposal to be amended, where reasonable, based on community feedback.

3.2 Engagement Guidelines for State Significant Projects

The aim of the engagement process was to gain an accurate understanding of issues specific to the community, to identify strategies to respond, where possible, to areas of impact, to ensure the community and other stakeholders had accurate information about what is proposed and that there were clear avenues of communication between the community and the project team.

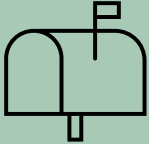
The engagement strategy considered the requirements of the Department of Planning and Environments' *Undertaking Engagement Guidelines for State Significant Projects (November 2021)*, through:

- Engaging with relevant NSW Government agencies, Council, close neighbours and targeted members of the community.
- Informing the surrounding community of the site about opportunities to gain further information and consult with the project team.
- Explaining how community feedback will be considered and documented.
- Providing relevant information about the proposal to ensure that potential impacts are understood.

- Providing a variety of different methods of communication to provide feedback.

3.3 Consultation and Engagement Snapshot

A range of community engagement tools are required to be utilised. The engagement tools utilised are included in the following:

Tool/Technique	Description
Letterbox drop to neighbouring premises 	A notice including key information about the project and inviting the community to contact the report author for more information was distributed to households and commercial premises in close proximity to the site, and who may otherwise experience impacts associated with the proposal (e.g. increased traffic on local roads). In total, 160 notices were distributed. The notice included contact details of where to seek further information. Those notified were requested to contact the report author within 28 days for additional information or to provide comment. A map illustrating the extent of the consultation area is included in Chapter 4.1.
Letters/emails to Community Groups and Government Bodies 	Letters and emails were sent to a range of local community groups and government departments, including: • The Hills Shire Council • Deerubbin Local Aboriginal Land Council • NSW Health • NSW Police • Sydney Hills Business Chamber • University of Canberra – Sydney Hills Campus
Community information webinar	A Community information webinar was held via Microsoft Teams on 18 November 2024. The



webinar was facilitated by the report author and members of the project team.

In total, 18 participants logged into the webinar, which ran for over an hour.

4.0 CONSULTATION OUTCOMES

The detail of each of the consultation strategies outlined above, is included in the following:

4.1 Letterbox Drop

160 notices were distributed to properties within close proximity to the site. The notice included an overview of the proposal and details on who to contact for more information. The extent of the letter box drop is illustrated on Figure 3.

Figure 3 – Notification area



In response to the letterbox drop, a total of 18 emails/phone calls were received.

4.2 Community Information Webinar

A Community Information Webinar was held on 18 November 2024 at 2.00pm. The webinar was hosted by the project team and the report author and a total of 18 participants joined the webinar.

The webinar included a presentation outlining the proposal, planning pathway and next steps. At the conclusion of the presentation, was an opportunity for questions to be asked. Participants utilised either the chat function, or asked questions verbally.

A copy of the presentation is included at Appendix B.

The webinar ran for just over an hour, with approximately 40 minutes being utilised for the Q&A section.

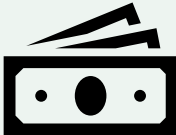
A number of participants requested a copy of the recording of the webinar, and the presentation, and this was provided in the days following the webinar.

5.0 FEEDBACK AND OTHER MATTERS RAISED

5.1 Summary of Direct feedback

There were a number of matters raised by local residents by email, phone and during the webinar:

Issue raised	Comments from the community	Response from applicant
 Traffic on local roads	• Significant congestion on local roads at peak times • Concerns re volume of vehicles exiting Roger Avenue and travelling on local roads • Impacts on road and pedestrian safety. • Cumulative impacts associated with people visiting the area to visit elderly residents, the Places of Worship etc	• A Traffic Impact and Parking Assessment prepared by CJP Consulting Engineers accompanies the application. That Assessment considers the potential traffic volumes and implications of the proposed development. • All vehicles will enter and exit the site from Cecil Avenue, to minimise traffic impacts on Roger Avenue and Francis Street. • Noted proposed road upgrades in the vicinity as detailed by Council and Transport for NSW including new traffic signals, road widening and a proposed pedestrian walkway over Cecil Avenue. • Pedestrian safety likely to be improved with the inclusion of the pedestrian-only through-site link between Roger Avenue & Cecil Avenue. • A Construction Traffic Management Plan will be prepared which accompanies the SSDA.

Issue raised	Comments from the community	Response from applicant
 Affordable Rental Housing	• Who will manage the affordable housing? • Type of resident and impact on character of the community	• A Community Housing Provider has not yet been confirmed, however, the affordable rental units will be managed by a registered Community Housing Provider, the details for whom will be visible in the resident lobby. • Chapter 5.5 of the SIA discusses affordable rental housing and the type of resident that this accommodation typically attracts. The inclusion of approximately 169 affordable rental units within the development is unlikely to result in any significant changes to the socio-economic or demographic characteristics of the area.
 Proposed Height	• How are the additional stories permissible? • Impact on adjoining properties in terms of overshadowing of back yards, dwellings and solar panels. • Height out of character for the area.	• Additional height permitted under the Housing SEPP. • Overshadowing impact is a key consideration. The proposal has been modulated with taller built forms at the Cecil Avenue frontage to minimise impacts on properties to the south of the site. • The subject site has previously been assessed as a site suitable for mixed-use development including high density residential as detailed in the site-specific DCP.
	• Reduced property values due to proposal and overshadowing. • Whether residents will be compensated for reduced property value due to overshadowing.	• Property value is not a planning consideration. The planning process does not provide for compensation.

Issue raised	Comments from the community	Response from applicant
Property Values  Infrastructure	Whether any consideration has been made of the ability of existing infrastructure to accommodate additional demand.	- Existing social infrastructure is considered in the SIA and it is noted that the NSW Government anticipates significant residential growth and new homes in The Hills Shire. There will be a need for additional infrastructure to cope with the anticipated growth. - A new school is proposed for the local area, and existing schools have plans for upgrades. - Developer contributions, should the application be approved, can contribute to funding for new social infrastructure.
 Construction related impacts	- Noise during staged construction - Vibration impacts. - Air quality, dust and dirt - Runoff - Tree removal.	- Construction times and practices will be controlled through conditions of consent and application of best practice Construction Management Practices and Construction Traffic Management Practices. - On-site detention tanks to be installed to accommodate runoff from the site. - Some existing trees will be removed as part of the site clearing, but significant areas of landscaping proposed as per landscaping plans.
	- The future change in visual presentation of the site was raised by a resident. - Comments from the community noted that increased population would change the character of the area.	- The proposed subdivision relates to land already zoned for residential uses. - The area has been identified as an area that is anticipated to experience significant population growth.

Issue raised	Comments from the community	Response from applicant
Character & visual impact	- Proposed development is not in keeping with low density residential character of the area. - Roger Avenue is green and tree lined and the proposed development will change the existing character.	- The proposal contributes to this anticipated population growth. - The proposed development including the site layout and building location is as envisaged in the site-specific DCP. - It is likely that future residents of dwellings on the site will have similar socio-economic and demographic characteristics as existing residents. - Future development on the subject site will be incremental as will the increase in population such that any changes to the character of the area are likely to occur slowly. - The proposed through site link will be landscaped, as will other parts of the site to maintain the existing leafy character of the area

5.2 Statutory bodies and other Community groups

Letters and emails were sent to a range of local community groups and government departments, including:

- The Hills Shire Council
- Deerubbin Local Aboriginal Land Council
- NSW Health
- NSW Police
- Sydney Hills Business Chamber
- University of Canberra – Sydney Hills Campus

Members of the project team met with The Hills Shire Council for a pre-application meeting on the 8 November, 2024. The matters raised by Council during that meeting included:

- Compliance with The Hills Shire LEP (height, floor space ratio, number of dwellings)
- The need for compliance with the Apartment Design Guidelines
- Requirement for the through site link between Roger Avenue & Cecil Avenue to be undertaken as per the previous Voluntary Planning Agreement (CPA)
- Consideration of Crime Prevention Through Environmental Design (CPTED) principles in the design
- Consideration of nearby heritage items
- Engineering requirements
- Tree and landscaping requirements
- Resource recovery.

No comments were received from statutory bodies or community groups notified of the proposal.

6.0 OUTCOMES & NEXT STEPS

This *Community Engagement Outcomes Report* provides a detailed overview of the community engagement strategies undertaken prior to the lodgement of the application for the proposed mixed-use development including infill affordable rental accommodation on the site at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill..

In accordance with the requirements for engagement, Alton Property Group implemented a strategy to inform and engage with local residents, landowners, businesses and agencies about the proposal. This has ensured the community has clear information about what is proposed and has provided the opportunity to gather feedback prior to the lodgement of the application.

The concerns raised by the community largely related to:

- Traffic impacts and exacerbation of existing traffic congestion
- Increased population and type of resident
- Proposed height and overshadowing impacts
- Environmental and ecological impacts
- Infrastructure impacts
- Construction related impacts
- Compensation

The application will be placed on Public Exhibition providing an additional opportunity for interested stakeholders to provide further feedback through the formal submissions process. Any matters raised during that process will be addressed by the Applicant.

It is recommended that ongoing engagement with the local community is undertaken to ensure accurate information is provided about the proposal and so that any relevant matters or concerns from the community can be recorded and addressed.

APPENDIX A

COMMUNITY NOTICE & RESPONSE TABLE

Sarah George Consulting
Social Planning Consultants

17 October 2024

To Whom It May Concern,

**Social Impact Assessment of the Proposed Mixed Use Development including Shop
Top Housing and Infill Affordable Rental Accommodation at 93-107 Cecil Avenue & 9-
10 Roger Avenue, Castle Hill**

Sarah George Consulting has been engaged by A+ Design Group to undertake Community Engagement Activities and to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application to be submitted to the Department of Planning (the Department) for a proposed new Mixed-Use development at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill.

Subject site:



The proposal involves development of the subject sites as a mixed-use residential flat building development comprising:

- 4 buildings (A, B, C & D) ranging between 6-25 storeys
- Approximately 617 apartments 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider.
- 4 levels of basement car parking for approximately 942 vehicles
- Commercial uses on the ground, upper ground, level 1 and 2.
- Site landscaping

The intent of the Community Engagement is to gather feedback on the proposal from the community and other key Government agencies and non-Government organisations. Feedback provided from the community will be used to inform the proposal and amendments made, where feasible. A Community Engagement Outcomes Report will be prepared that describes the engagement activities and includes the feedback received from the community.

The community engagement activities will, in part, inform the SIA process which considers the potential for social impacts of the proposed development in the local area.

We would like to invite your comment on any matters you would like included in the Community Engagement Outcomes Report and/or to be addressed in the Social Impact Assessment.

Sarah George Consulting
Social Planning Consultants

A webinar to discuss the proposal and address key components of the proposal and matters raised during the consultation process will be held in the near future. Please email to register your interest in attending the webinar and a link to the webinar will be provided.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 28 days of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George
Social Planning Consultant

Who	How/when	Response
Deerubbin Local Aboriginal Land Council, PO Box 2341, North Parramatta NSW 1750	Post 17/10/24	
The Hills Shire Council, PO Box 7064, Norwest NSW 2153	Online enquiry 17/10/24	Meeting held with project team and Council on 8/11/24
The Hills Area Command, 16-18 Pennant Street, Castle Hill	By post 17/10/24	
NSW Health Locked Bag 2030 ST LEONARDS NSW 1590	By post 17/10/24	
DCJ – Housing Locked Bag 5000 PARRAMATTA NSW 2124	By post 17/10/24	
University of Canberra – Sydney Hills Campus	17/10/24 email: UCSydneyHills@canberra.edu.au	
Sydney Hills Business Chamber	Post: 16 Brookhollow Ave, Baulkham Hills NSW 2153	

	Who/How/When	Comments	Webinar
1	By email – 17/10/24	Interested in attending webinar	Yes Emailed 14/11
2	17/10/24 – by email	- Resident of Cecil Ave - Seeking additional information/plans (sent on 17/10/24) - Impacts on daily street traffic and congestion - Height too tall – impact on sunlight	Yes – emailed 14/11
3	18/10/24 – by email	- resident of Roger Avenue, Castle Hill and would like to register myself to attending the webinar to discuss the development proposal. Additionally, some potential social impacts I would like addressed in the SIA include: - Noise and vibration impacts from construction works - Standard Construction hours plus any out of hours works (night works) - Complaints handling procedure - Opportunities for respite for nearby residents as a result of high noise and vibration works - Traffic Management including street parking being taken up by subcontractors - Air quality and Dust management - Litter/waste - Dirt tracking from trucks onto the road (general visual amenity)	Yes – emailed 14/11
4	18/10/24 – by phone	- Would like to know who the developer is. - There was a previous application relating to this site which would have resulted in your property receiving less than 6 hours/day of sunlight which was unacceptable. There were issues with how this proposal was dealt with in Council and you personally received threats from the developer in relation to your opposition to the previous proposal. - The Government wants people to age in place in their homes and proposals such as this make this difficult to do due to the impacts they have on surrounding properties including noise and dust associated with excavation and construction over long periods. - The proposal will result in impacts in relation to the value of your home and puts you in a bad position should you try to sell. - Cecil Avenue already carries significant traffic and is particularly bad at school drop off and pick up times, afternoon and evening peak times and on Sundays when there are Church services.	Yes – emailed 14/11

	Who/How/When	Comments	Webinar
		- Additional information emailed on 18/10/24 Follow up email on 27/10/24 - Concerns re impacts on property particularly due to overshadowing. - Impacts on ability to age in place. - Construction and privacy impacts - Noise impacts - Traffic impacts with roads already at capacity - Impact on population growth	
5	18/10/24 – by phone	- VM left – returned call VM left - Ph call – seeking clarification on height and how the buildings sit - Would like to know where vehicular access is to/from - Would like to know timeframes - Noted concerns with noise and traffic associated with construction - Concerns re worsening traffic on local roads on completion. - Emailed images/plans 18/10/24 - Also wanted to know where building entrances for residents would be located.	Emailed 14/11
6	20/10/24 – by email	- Proposal significantly different to that previously proposed and asking why there has been an increase in height and number of dwellings - Sought additional information – emailed on 21/10/24	
7	21/10/24 – by phone	- Previous application was smaller than proposed but there were community concerns around the impact the proposed 18 storeys would have on the local area. 18 storeys was considered the maximum to ensure appropriate sunlight, traffic etc. - Previous developer included a feature where the rear walls facing Roger Ave would have no windows – is this still the case. - Drainage issues with site –how will these be addressed? - Additional info emailed 21/10/24	
8	21/10/24 – by email	- Object to proposal as out of character with the area. - Tree lined street of Roger Avenue will be lost if the proposal proceeds - Aesthetic of neighbourhood would be lost as would the quiet nature of the area - Increased traffic on local roads already at capacity and lack of infrastructure to accommodate additional traffic - Out of keeping with existing landscape	

	Who/How/When	Comments	Webinar
9	25/10 - by email	• Increase in height and unit number compared to previous proposal. • Traffic flow around Cecil avenue and surrounding streets a problem during peak times due to high traffic, and schools. • Road safety for children may be a problem • Consideration required for traffic flow • Impact of overshadowing on neighbouring homes and loss of sun to solar panels. Increased mould • Suggestion for the installation of solar at proposal, with community batteries shared with neighbours.	
10	25/10/24 – by Email	• Type of resident in affordable housing changing the socio-economic demographic of the area which is mostly Christian family oriented. • Proximity to shops and transport area which may result in safety issues at night. • Will make a good area potentially worse.	
11	1/11/24 –	• Impacts related to privacy and overlooking • Increased criminal activity associated with high rise and impacting community safety • Traffic impacts and increased traffic congestion • Noise pollution from construction and on occupation disrupting the peace of the community • Overshadowing from high rise impacting livability of properties.	
12	10/11/24 — by email	• We have received a letter in relation to social impact assessment of the proposed mixed use development at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill. We do want to know more information about this development because we have below concerns. • - We want to know the construction plan for 4 buildings ranging between 6-25 storeys • - We also want to know what happened to 95A and 97A Cecil Avenue Castle Hill, which were included in the original proposed development plan. • - Our house is very close to the subject site. Our concern is if our sun light will be blocked by the new building. If we will not be able to see blue sky anymore? • - If we will still have privacy at our backyard? • - The letter mentioned that 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider. We are worried about the property values for	• Yes – emailed 14/11/24

	Who/How/When	Comments	Webinar
		the surrounding houses, quality of life for existing residents and safety of the community. - We are also worried about the noise level in the future, as our street is quiet and safe at the moment. - Looking forward to hearing from you. Plans and shadow diagrams sent 12/11/24	
13	11/11/24 – by email – strata Roger ave & Francis st	- Object to proposal - Rodger Ave should not be a thoroughfare - Object to height - Object to traffic implications - Object to affordable rental accommodation - Disturbance and impact on birds and wildlife - Construction impacts - Increased traffic and noise - Impact on property values - Increased crime - Impact on local services and schools - Cumulative impacts of other similar developments.	Yes to webinar 5 people) sent to on 14/11/24
14	12/11/24 – by email	- Please register me for the proposed Webinar. - This development is too large and will have a negative impact on existing Residents, Traffic flow and Liveability Standards in the surrounding area - Of particular concern for this development are the following: - Traffic - Impact of traffic exit/ entry through Roger Avenue and the subsequent traffic knock on effect to Francis Street. There should be no exit/ entry into Roger Avenue and onward into Francis Street. The traffic impact to local residents and our living standards will be astronomical. The road network in this area cannot sustain this level of traffic increase - Francis Street is a residential street that in peak (and other times) can be heavily congested. Adding any portion of the proposed new 942 vehicle spaces will be unacceptable to residence and provide increased congestion. Francis Street is not designed for such significant flow increases even at half that volume - There are no traffic lights on the corner of Francis and Old Northern Road. This already causes queues of mor than 700 metres in peak. It also makes for	Yes – emailed 14/11

	Who/How/When	Comments	Webinar
		dangerous entry to Old Northern Road and from Old Northern Road into Francis Street. This has a massive effect on traffic flow on Old Northern Road as the combination of Parsonage Avenue and Francis Street entry/exits forces Old Northern Road to one lane and blockage from bus stops. • There are regular accidents at the Francis Street and Old Northern Road intersections as a consequence • Francis Street at the Old Northern Road end has heavy parking during the week for commuters with both sides of the road impacted and narrowing Francis Street to one lane • Francis Street parking is also heavily impacted by parking at the Drew Andrews Funeral Home at the corner of Francis and Old Northern Roads. When funerals are held parking stretches down beyond Roger Avenue, the road is reduced to 1 lane and attendees often fully or partially block home owners driveways • Exit from Francis Street at Orange Grove Parade/ Crane Road is also unacceptable. Even though the Crane Rd Old Northern Road intersection is controlled by traffic lights in peak the traffic extends down Crane Road for more than 1km, with entry from Orange Grove to Crane Road almost impossible with no right of way. • The entry from Cecil Avenue onto Old Northern Road is limited. An increase in traffic will only lead to unworkable congestion at that intersection • Heavy Vehicles - No Construction vehicles, particularly heavy vehicle over 3 tonnes should be permitted to access the site from Francis Street/ Roger Avenue. All such vehicles should be made to enter and exit via Cecil Avenue • Noting Francis Street has a 3 tonne weight limit. This limit should not be lifted for this construction firstly as the road is not designed for heavy vehicles, secondly there are many children on this street particularly around school time. • The high level of parking makes it too tight for large/ heavy vehicles. This will obstruct traffic flow for local road users in both directions • There is an increased chance of damage to parked vehicles. We have had 2 parked cars written off in the past 2 years from such incidents. This is unacceptable.	

	Who/How/When	Comments	Webinar
		• Aesthetics and Environment - Building Height Restrictions and Native Wildlife • I note during COVID the height restrictions for this development were removed with vague consultation. The height of the development should be capped well below 20 stories. Unlike other high rise developments around the Castle Hill Business District (most of which have had a checkered development history), development on this side of Castle Hill oversees a closed valley which contains a large residential population. Eg the Pennant Street/ Old Castle Hill Developments and the Metro Rail High Rise Developments are all masked to a certain extent by rising topography. This proposed development sites on top of a declining escarpment. Unlike the other developments surrounding Castle Hill the southern side of Francis Street, which will bare the bulk of intrusion from this proposed development remains zoned R1, R2 and R3 • Whilst the proposal reduces as it comes down the topography how will this impact existing residents from shadowing and with the proposed height restricting the morning sun as the development will block the north/ easterly sunrise • Developments on the Western side of Old Northern Road/ Cecil Avenue are capped to 6 stories. Why is this residential part of Castle Hill being zoned differently? • Francis Street has a unique daily wind flow from the east from the West Pennant Hills Valley which makes this area cooler than other parts of Castle Hill in summer. All other streets on the eastern side of Old Northern Rd take their wind from the west. What will be the impact of this development of these flows. • A proper environmental assessment needs to be completed as this valley extends through to the heavy bushland in West Pennant Hills, the Cumberland State Forest and run off into a permanent pond and tributary into Excelsior Creek there are vast amounts of wildlife in the area (birds and native animals) • Finally why are we allowing these large scale developments to occur on the fringes of the Castle Hill Business District when there is a massive amount of space within the Business District area owned by QIC and/ Or Council which are much closer to the Castle Hill Metro Station. These areas are less open	

	Who/How/When	Comments	Webinar
		to Residential areas and are more suitable to high rise developments being considered. • I am not opposed to the development of this site, but what is being considered is too large and the social impact, traffic, environmental impacts on local residents are not being appr • • I look forward to your feedback.	
16	14/11/24 – by email	• How is the height permissible in the R3 zone? • Local roads would not cope with additional traffic generated • Impact on property values	
17	18/11/24 – by email	• Concerns re overshadowing/sunlight to backyard • Seeking additional information (emailed same on 18/11/24 and included webinar invite)	• Yes – emailed 18/11/24
18	22/11/24 – by email	• Traffic impacts • Impacts on property values • Infrastructure impacts (e.g. schools) • Construction related impacts, mitigation measures and compensation	

APPENDIX B

COMMUNITY INFORMATION WEBINAR PRESENTATION

Community Information Webinar – 18 November 2024

93-107 Cecil Avenue & 9-10 Roger Avenue Castle Hill

Acknowledgement of Country



Image Source: Sarah George – Mount Grenfell NSW

We would like to acknowledge the Traditional Custodians of the lands on which we work, play and gather. We acknowledge the Elders past, present and emerging and pay our respects to any Aboriginal and/or Torres Strait Islander peoples joining us today.

Purpose of Webinar:

The purpose of this webinar is to:

- Provide information about the planning process for the site
- Share key information on the proposal
- Provide an opportunity for questions and feedback

Webinar etiquette:



Please respect other people's time and contributions



Please type in questions in the chat so we can keep an accurate record. Questions will be addressed in Q&A at the end.

Agenda:

- Introductions
- Project history and overview
- Planning pathway
- Specific issues
- Timeline & next steps
- Q & A

Webinar presenters

- Facilitator: Sarah George – Social Planning Consultant
- Town Planner – Aaron Sutherland – Sutherland & Associates
- Traffic Engineers – Chris Palmer - CJP Consulting Engineers
- Project Architect – Kaichi Leung

Project History

- Gateway determination in November 2016 to proceed with a planning proposal (12/2016/PLP) for the site which enabled the use of the site as a mixed use, multi-storey development with 460 dwellings.
- As part of that proposal, the site was rezoned from part R3 (Medium Density Residential) and Part R1 General Residential to B4 – Mixed Use (now MU1 – Mixed Use)
- The maximum building height applicable to the site was removed.

Proposed development

- Proposed development takes advantage of the changes to State Environmental Planning Policy (Housing) 2023 (Housing SEPP), which permits uplifts in height and floor area if a proposal includes dedicated affordable rental housing for a minimum of 15 years.
- The subject proposal is generally the same as envisaged in the site-specific DCP, with the addition of the permitted height and floor area bonus.

Proposed development

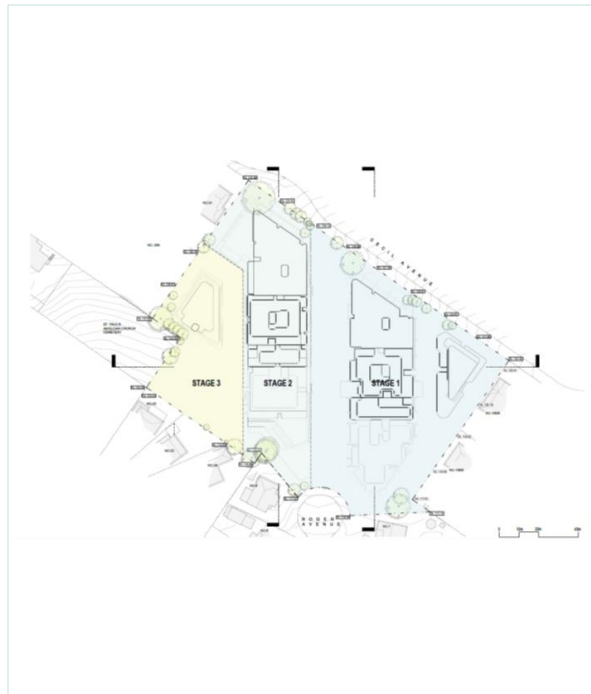
- The additional height has been added predominantly to Buildings B & C.
- The proposal seeks consent for:
 - 4 buildings ranging in height from 6 - 25 storeys, stepping down with the topography
 - 616 apartments with a total of 15% gross floor area as dedicated affordable rental accommodation
 - 3 levels of basement car parking for 1053 vehicles.
 - Commercial uses on the ground, upper ground, and Levels 1 & 2
 - Site landscaping

A site plan diagram illustrating the proposed development. It shows four buildings labeled A, B, C, and D, arranged in a row, sloping downwards from left to right. Building A is the shortest, followed by B, C, and D is the tallest. Two pink circles representing 'Café' are located near buildings B and C. Green areas represent 'Public Open Space'. The plan includes surrounding streets like 'Glenview Road', 'Pembroke', 'Dunmore Estate', and 'Dunmore Park'. A legend at the bottom left identifies the symbols for Café and Public Open Space.



Proposed development

- The site will be developed in three stages:
- Stage 1 – the eastern part of the site
- Stage 2 – Central part of the site
- Stage 3 – western part of the site.



Planning Pathway

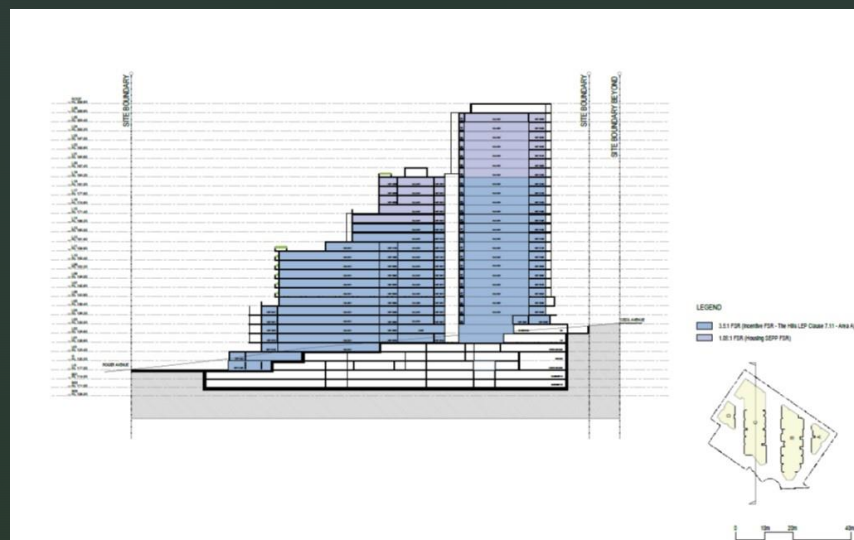
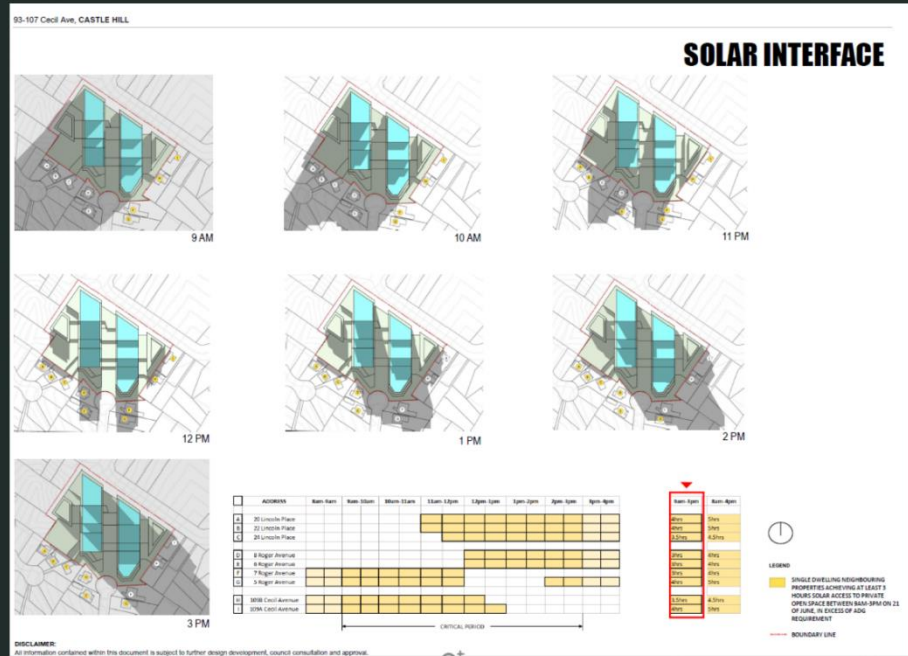
- State Significant Development Application (SSDA) – application is assessed by the Department of Planning, Housing and Infrastructure.
- Council have been involved in the planning process to date, and will continue to be involved as the project progresses.

Matters raised during consultation

- Key matters noted by the community:
 - Increased traffic on local roads
 - Overshadowing/Overlooking
 - Height of proposal
 - Affordable Housing

Traffic

- A Traffic Impact Assessment will accompany the application.
- Key traffic considerations:
 - Vehicle access:
 - All residential and commercial vehicles including service vehicles and loading via Cecil Avenue





Questions/Comments



Next steps

- Application will be lodged with the Department of Planning, Housing and Infrastructure within the next month.
- Once accepted, the application will be exhibited and notified, with all supporting documentation available on the NSW Planning Portal.
- Submissions on the proposal can be made via the Portal.



Thank you!

Feel free to get in touch post -webinar:

Sarah George

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