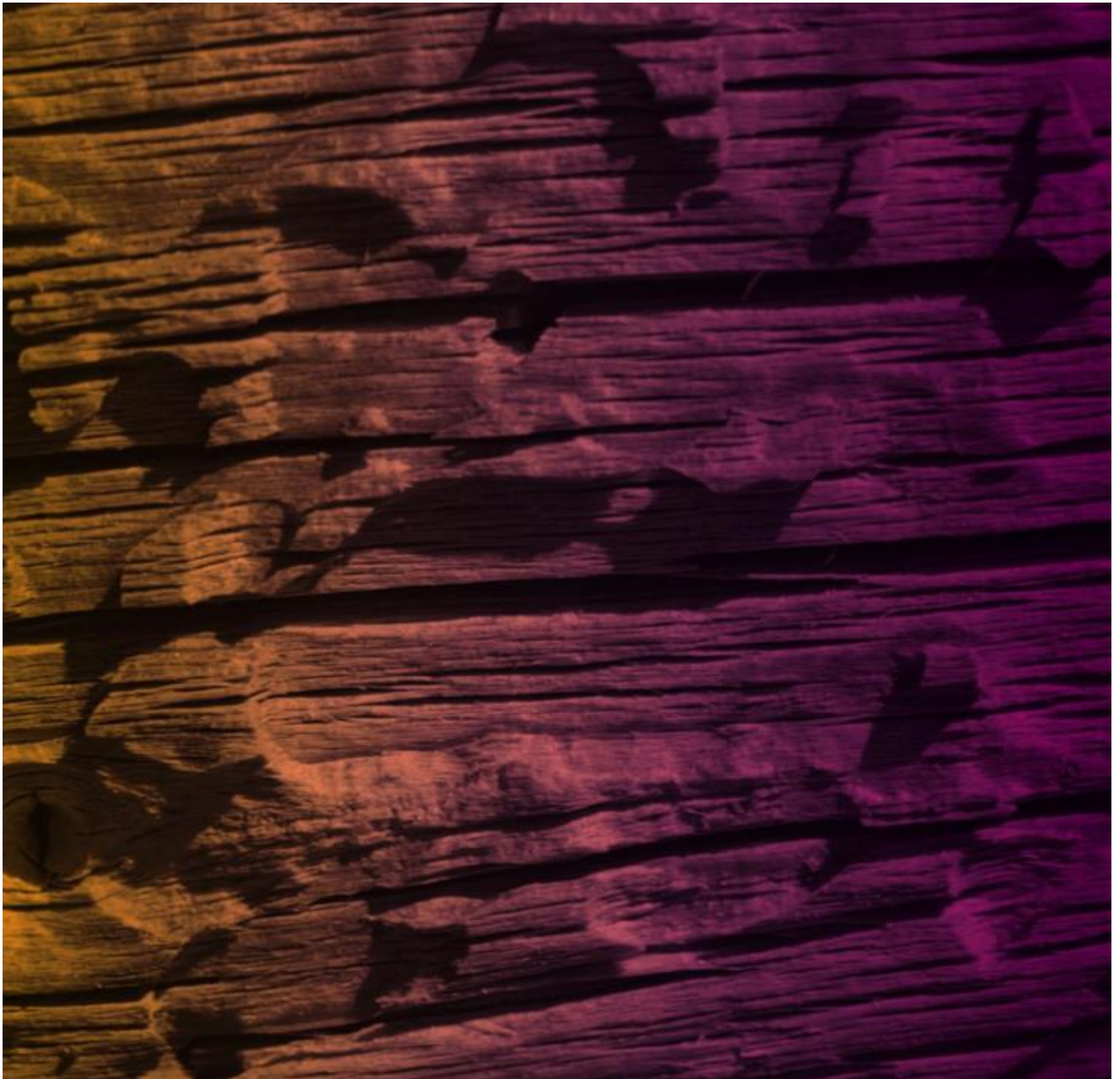


Civil and Public Domain Report

Proposed Mixed Use State Significant Development Application
93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill



Civil and Public Domain Report

Proposed Residential State Significant Development Application
93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill

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Executive Summary

The purpose of this report is to outline the philosophy and process for the design of the public domain and civil components of the proposed mixed use development at 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill. The purpose of the design itself is to prove technical feasibility for the project for the civil and stormwater aspects.

The design considered a wide range of constraints and factors;

- The two staged approach and optimising land disturbance.
- Preserving as much of the existing levels as possible, thereby minimising impact on street frontages and existing drainage.
- Access to site without impacting existing trees.
- Staged erosion and sediment control plan, considering temporary access.
- Obtained information on existing services and, as best as possible, minimised the need to relocate or divert utilities.
- Design of access and crossover on longitudinally sloping road to ensure vehicle clearances for all inward and outward movements.
- Integrated public footpath design levels into new crossover and access road.
- Calculated and optimised cut and fill.
- Integrated stormwater treatment with bioretention basins.
- Removed existing vehicle crossings and reinstated the kerb.

Overall, the design goes beyond the identification of a feasible solution. It documents, in some detail, how the development optimises its impact on the site and the surrounding neighbourhood and natural environment. The civil design, combined with the integrated water management, is an efficient solution for each stage of the project.

1.0 Introduction

The purpose of this report is to outline the philosophy and process for the design of the public domain and civil components of the proposed mixed use development at 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill. It covers:

- General site civil earthworks and grading design, including consideration of existing and proposed utilities
- Interface with and upgrade of the public road interfaces at Cecil Avenue and Roger Avenue
- Public domain levels and details including footpaths and nature strips
- Erosion and sediment control during the construction phase
- Vertical geometric design of the main access road, including crossover

2.0 Information Relied Upon

The civil and public domain design relies on the following inputs:

- Google Earth and SIX Maps aerial imagery
- The Hills Shire Development Control Plan Part D Section 21
- The Hills Shire Local Environment Plan 2019
- Site specific survey information by SDG Land Development Solutions (REF: 6864, REV C)
- Architectural Drawings by A+ Design Group 19 December 2025
- Landscape Drawings by Site Image January 2026
- DEM with a resolution of 1m obtained from ELVIS by Geoscience Australia
- Site Map Showing Tree Locations, Removals and Retentions by Plateau Trees & Xylem TreeCare
- Services locations from Dial Before You Dig, accessed 4/11/24

To give context, this report should be read in conjunction with the following.

- Stellen Consulting civil and stormwater design drawings (January 2026)
- Overland Flow Assessment by Stellen Consulting (P171426-LT-FL-001-00)

3.0 Design Criteria

- Carpark layout driveways and aisles are to be designed according to the relevant Australian Standards. AS/NZS 2890.1:2004, AS 2890.2:2002 and AS/NZS 2890.6:2009.
- The driveway width must be designed to facilitate expected longest vehicle type and a B99 car pass each other simultaneously (i.e. maintaining two-way traffic flow).
- Traffic, parking and vehicular access is to follow the site specific DCP Part D Section 21.
- The Hills Shire Council *Design Guideline for Subdivision and Developments*.

4.0 Site Context

The subject site, located at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, is irregular in shape and consists of 18 residential lots, covering a total area of approximately 17,610m². It has a primary frontage along Cecil Avenue, with a secondary frontage along Roger Avenue, which serves two lots and is a cul-de-sac connecting to Francis Street. The southwestern boundary of the site borders a church and St. Paul's Cemetery. Figure 1 displays the subject site (yellow boundary) and location plan.

The site falls from the north-west to the south-east by approximately 14 metres.

The development proposal involves the demolition of existing buildings, and replacing them with a mixed use, multi-storey development comprised of three stages with four buildings.



Figure 1 - Aerial view of the site and surrounding locality

5.0 Design considerations

Public Domain

- The existing footpath and landscaping levels have been preserved as much as possible, thereby minimising impact on street frontages, services and existing drainage.
- The road widening and roundabout design in Roger Avenue outlined in the site specific DCP Part D Section 21 was omitted because access is now solely from Cecil Avenue and no additional vehicle traffic will be generated by the development in Roger Avenue.
- Existing services information was obtained from Dial Before You Dig and the design, as best as possible, minimised the need to relocate or divert utilities.
- Existing vehicle crossings will be expunged and reinstated the kerb and gutter in their place.
- The stormwater pipe extension is integrated into the civil and public domain works.

Driveway and Access

- The access and crossover connects to a longitudinally sloping road with a significant crossfall. The crossover and crest have been designed with a 'roll' to smoothly transition from the sloped road to a

ramp without crossfall to ensure vehicle clearances and no scraping for all inward and outward movements.

- Modifications to the public footpath design levels has been integrated to match the new crossover.

Erosion and Sediment Control Plan for Construction

- The staged erosion and sediment control plan considers temporary access from both Cecil Avenue and Rogers Avenue.
- The proposed access points have been chosen such that they do not impact existing trees.

Cut and fill

- A volumetric cut and fill calculation has been prepared and documented for each stage of development.

6.0 Conclusion

The proposed public domain and civil components of the proposed mixed use development at 93-107 Cecil Ave & 9-10 Roger Ave, Castle Hill has been designed in accordance with the relevant codes and standards and in consultation with The Hills Shire Council. The design itself demonstrates technical feasibility for the project for the civil and public domain components.