

Our ref: Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill (SSD-78156221)

Mr Justin Epstein  
Director  
GEMI 168 Pty Ltd  
Level 6/4 Martin Pl,  
Sydney NSW 2000

16 March 2026

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**Subject: Amendment of mixed-use development with in-fill affordable housing – Cecil Avenue and Roger Avenue, Castle Hill**

Dear Mr Epstein

I refer to the Amendment Report which was submitted on 13 March 2026 in accordance with the Environmental Planning and Assessment Regulation 2021 (the Regulation) for the State significant development application for a mixed-use development with in-fill affordable housing at Cecil Avenue and Roger Avenue, Castle Hill (SSD-78156221).

The Amendment Report has requested the following changes:

- deletion of Buildings A and D
- amended massing to comprise four towers with reduced floorplates and increased height (new building heights of 26-35 storeys)
- deletion of below-ground commercial floor space
- reduction of number of apartments from 615 to 610
- refinement of the public realm, ground floor connectivity and alignment between the retail/commercial uses and the public domain
- basement reconfiguration
- provision of accessible rooftop communal areas to each tower
- increased provision of deep soil and tree canopy coverage
- refinement of landscape design, architectural expression and materiality.

The Department has reviewed the Amendment Report and is satisfied the revised proposal would constitute an amendment to the development described as part of the Environmental Impact Statement and would therefore not require lodgement of a new development application.

## Department of Planning and Environment



Accordingly, I as delegate of the Minister for Planning and Public Spaces approve the application for the amendment.

In accordance with section 38 of the Regulation, as the amendment is considered not to be minor the application is taken to be lodged on the day in which you applied for the amendment, being 13 March 2026.

If you have any questions, please contact Nathan Stringer on (02) 9995 5531 or via email at [nathan.stringer@planning.nsw.gov.au](mailto:nathan.stringer@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink that reads "AWatson".

Amy Watson  
Director  
Affordable Housing Assessments  
as delegate of the Minister for Planning and Public Spaces