

68-80 O'Connell Street Caddens

Consultation outcomes summary

August 2025

Prepared by



Community Insights Consulting

Listen, connect, respect

Acknowledgement of Country

We acknowledge the Traditional Custodians, the First Peoples of Australia. We acknowledge their many Countries, knowledges and cultures.

First Peoples across all lands have long understood the importance of living in balance with the natural world. From the Traditional Lands of the Wangal Clan where Community Insights Consulting conducts our business, to the Traditional Lands of the Dharug and Gundungarra, where the suburb of Caddens within the Penrith City Council is located, we pay our respect to all Elders past, present and emerging.

We extend that respect to all Aboriginal and Torres Strait Islander peoples.



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Executive Summary

This Engagement Outcomes Report has been prepared by Community Insights Consulting Pty Ltd, for Caddens Estate Pty Ltd to accompany a State Significant Development Application (SSDA) for a mixed-use development (including in-fill affordable housing) at 68-80 O'Connell Street, Caddens, within the Penrith Local Government Area (LGA).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-80875966) on 14 March 2025.

Community Insights Consulting Pty Ltd has been engaged by Caddens Estate Pty Ltd to engage with local communities and key stakeholders and produce an Engagement Outcomes Report to detail interactions held and feedback received.

This report concludes that the proposed mixed-use development is suitable and meets the consultation and engagement requirements set out by the NSW Government.

1. Introduction

The SSDA seeks development consent for a mixed-use development (including in-fill affordable housing) comprising a combination of shop-top housing, residential flat buildings and a commercial premises (shop) at 68-80 O'Connell Street, Caddens. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of an existing at grade car park
- construction of 4 x 4 - 5 storey shop top housing buildings at 68 O'Connell Street, Caddens, comprising:
 - 177 residential dwellings
 - ground floor commercial, retail and medical uses
- construction of a single storey commercial premises (shop) located at the south-western corner of 68 O'Connell Street
- construction of basement carparking to service the shop top housing, ground floor commercial and commercial premises at the southwestern corner
- construction of 11 x 4 - 7 storey residential flat buildings at 80 O'Connell Street, including:
 - 305 residential dwellings
 - basement carparking
- internal roads
- associated infrastructure and services
- landscaping and communal open spaces including a 'public square'

The proposal also incorporates 15% affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 18 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height.

This SSDA also seeks to modify DA17/0995 (pursuant to Clause 4.17(5) of the Environmental Planning and Assessment Act 1979 (EP&A Act) by amending the description of works and removing reference to the Concept DA and Stage 2 works to avoid inconsistency of the proposed works on the existing at-grade car park and southwestern corner of the site with that approval.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 14 March 2025 (SSD-80875966). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement	Section reference (this report)
4. Engagement	<p>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</p> <ul style="list-style-type: none"> If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. 	Sections 2, 3 and 4 of this report

Table 1: SEARs Requirements

1.1 Scope of this report

Community Insights Consulting Pty Ltd has been engaged by Caddens Estate Pty Ltd to develop an Engagement Outcomes Report for this project, which is Informed by the in-person and online feedback received from members of the community and other key stakeholders. The information shared has been used to inform planning for the project.

1.2 Authorship and acknowledgements

This report has been prepared by Rhana Fleming, Director, Community Insights Consulting Pty Ltd (B.Comm (Media), Adv.Dip Community Sector Mgmt.), with input from Jacqueline Fleming, Engagement Coordinator, Community Insights Consulting Pty Ltd.

1.3 Subject Site

The site is located at 68-80 O’Connell Street, Caddens, within the Penrith LGA. It is legally described as Lot 1 and 2 in DP 1268507. The site has an area of 54,032m² and is generally rectangular in shape.

The western portion of the site (68 O’Connell Street) currently comprises an approved commercial shopping centre development and associated carpark, commonly known as ‘Caddens Corner’. It is zoned E1 Local Centre pursuant to the Penrith Local Environmental Plan 2010 (PLEP 2010). This portion of the site is subject to a Concept DA (DA17/0995). A portion of 68 O’Connell Street, that is currently used for at-grade carparking, is subject to this SSDA.

The eastern portion of the site (80 O’Connell Street) is a cleared vacant lot, historically occupied by rural residential land uses. It is zoned R4 High Density Residential pursuant to the PLEP 2010. The site itself is not identified as a heritage item; however, it is located to the east of the ‘Teacher’s residence (former)’ (Item 670), a local heritage item which is identified under Schedule 5 of the PLEP 2010.

High biodiversity value land is present at the site at its north-eastern corner, pursuant to the Biodiversity Conservation Act 2016.



Figure 1: The site (Base source: Group GSA)

The site is located within the Caddens Release Area within the *Penrith Development Control Plan 2014* (PDCP 2014), and, under the Caddens Release Area Structure Plan, is strategically identified as the precinct centre with adjoining residential areas.

The site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station. It is also well serviced by local buses with stops in proximity to the site along O’Connell Street in both directions.

1.4 Surrounding Context

The site is surrounded by established and newly developed low density residential areas of Caddens, Claremont Meadows, Werrington and Kingswood, as envisioned by the Caddens Release Area plan within the PDCP 2014.

A staged residential subdivision for 119 residential lots is located immediately to the north of the site at 46-66 O’Connell Street.

The area is interspersed with a variety of uses, including Western Sydney University (WSU), TAFE NSW and sporting fields.

The site is located 5.5km east of Penrith City Centre and 30km west from Parramatta CBD.

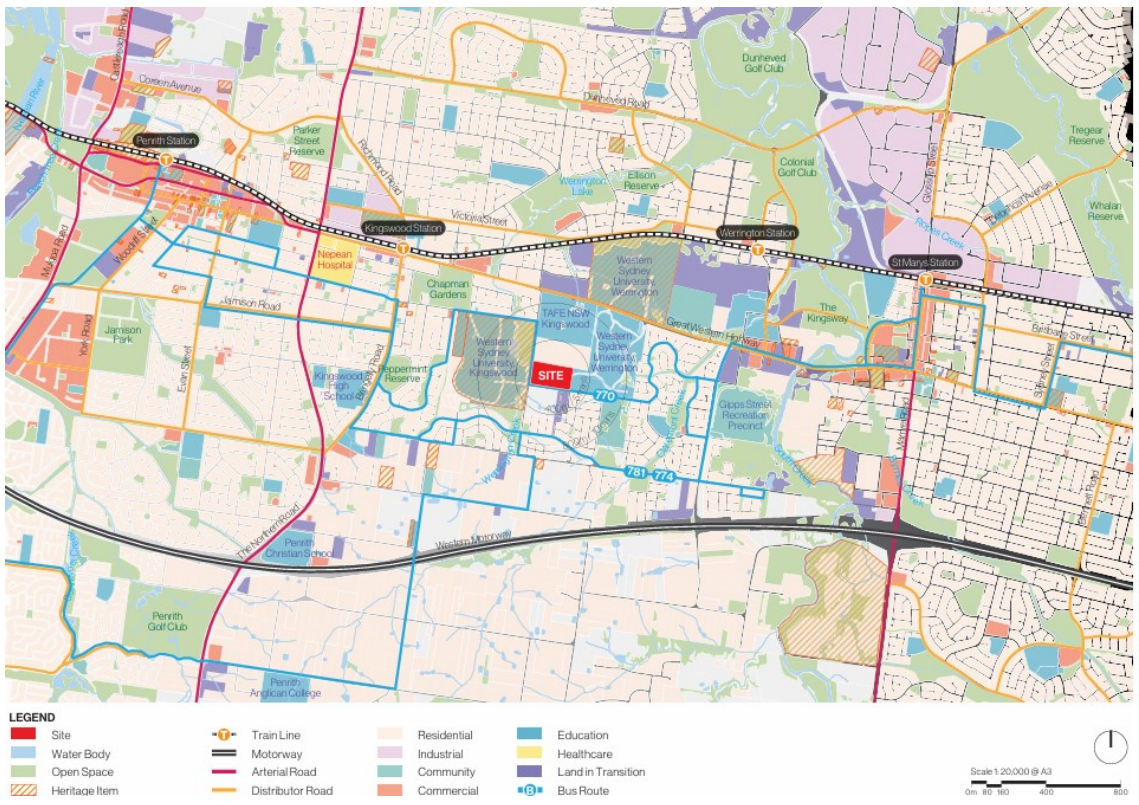


Figure 2: Site context (Base source: Group GSA)

2. Engagement Methodology

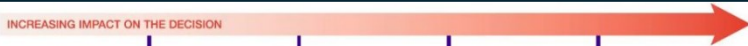
The 68-80 O’Connell Street, Caddens engagement program was designed to comply with IAP2 Spectrum of Public Participation and with the NSW Government’s ‘Undertaking Engagement Guidelines for State Significant Projects’. It embeds the importance of connecting with communities and other interested and impacted stakeholders to inform better planning outcomes.

2.1 IAP2 Spectrum of Public Participation

The International Association for Public Participation (IAP2), now known as the Engagement Institute, developed the Spectrum of Public Participation in 1999 to establish a consistent language around public participation and sets a common understanding of the role and expectation of influence within each of the key pillars of engagement.

Engagement for the 68-80 O’Connell Street, Caddens State Significant Development was aligned with the Consult pillar of the Spectrum.

This report satisfies the promise to the public to provide feedback on how public input influenced the decision.

		INCREASING IMPACT ON THE DECISION 				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

© IAP2 International Federation 2016. All rights reserved. 20161112_v1

Figure 3: IAP2 Spectrum for participation (Source: Engagement Institute)

2.2 Undertaking Engagement Guidelines for State Significant Projects

The NSW Government is committed to engaging appropriately with communities impacted by State Significant Projects. The *Undertaking Engagement Guidelines for State Significant Projects* document provides guidance on:

- Planning the approach to engagement
- Undertaking engagement to inform the development of the proposal to contribute to better planning outcomes
- reporting back to the public on how engagement carried out informed planning.

It recommends engagement that is:

- open and inclusive
- easy to access
- relevant
- timely
- meaningful



Throughout the document, there is an expectation of compliance with SEARs issued for the project and alignment with IAP2's Core Values. Importantly, it sets the expectation that engagement carried out will seek to understand what concerns, issues and impacts a project may have for those living close to a development and will consider appropriate mitigations to resolve or minimise concerns.

Engagement carried out during the EIS phase of this proposal complies with the expectations of the Undertaking Engagement Guidelines for State Significant Projects through direct outreach to people living close to the proposed development and to those with strong cultural connections to Country. Early consultation enabled the consideration of perceived concerns, issues and impacts by technical experts, allowing opportunities for mitigation and resolution of these prior to final planning for the project.

Consultation objectives included:

- sharing relevant information in a timely and accessible way
- engaging with a wide cross-section of community members and other stakeholders with diverse opportunities and channels for engagement
- managing stakeholder and community expectations and providing clear information about the focus of the engagement
- demonstrating accountability in project decision-making by identifying how stakeholder and community feedback has been considered in the State Significant Development Application
- understanding community stakeholder issues and concerns in relation to the State Significant Development Application
- ensure community and stakeholder voice is represented in the State Significant Development Application
- meet the SEARs study requirements for each the State Significant Development Application.

2.3 Previous consultation and reports

Penrith City Council Local Environmental Plan 2010

Penrith City Council placed Planning Proposal: Phase 1 Review of the DRAFT Penrith Local Environment Plan (PLEP) 2010 on exhibition from 1-29 May 2010. At its Policy Review Committee Meeting of 10 August 2020, Council considered a report on submissions received in response to the exhibition and public authority consultation and resolved to endorse the Planning Proposal.

Concept Development Application

Development Application (DA) (DA17/0995) was approved for the western portion of the site (68 68 O'Connell Street, Caddens) by Penrith City Council (Council). In summary, the Concept DA approved the following at the site:

- Stage 1 works for the construction of a commercial shopping centre development, shop top housing and associated bulk earthworks, road works, car parking, landscaping, drainage works and advertising signage
- Stage 2 concept development for future commercial / retail tenancies.

DA 23/0281

A revised proposal for the subject site was submitted to Penrith City Council on 23 April 2023 under DA 23/0281. The proposal sought approval for staged construction of a mixed-use redevelopment at Caddens Corner, involving the construction of 18 buildings, 469 residential apartments, five commercial premises, basement carparking and associated demolition, tree removal, construction of roads, earthworks, landscaping and stormwater drainage works.

The application was notified to occupiers and owners of surrounding properties, advertised in the local newspaper and publicly exhibited between 15 May 2023 and 29 May 2023.

A total of 22 submissions were received in response to the public exhibition process.

Key matters raised in the submissions included

- the increase in density in the locality
- adequacy of the local and State infrastructure to cater for the increased density including roads, schools, childcare centre, medical centre
- building height
- environmental impacts
- amenity impacts
- construction impacts.

2.4 Engagement Approach

Engagement included targeted and opt-in activities, ensuring opportunities through a direct approach were offered for those most likely to be impacted by the proposed development, while also collecting feedback from interested stakeholders.

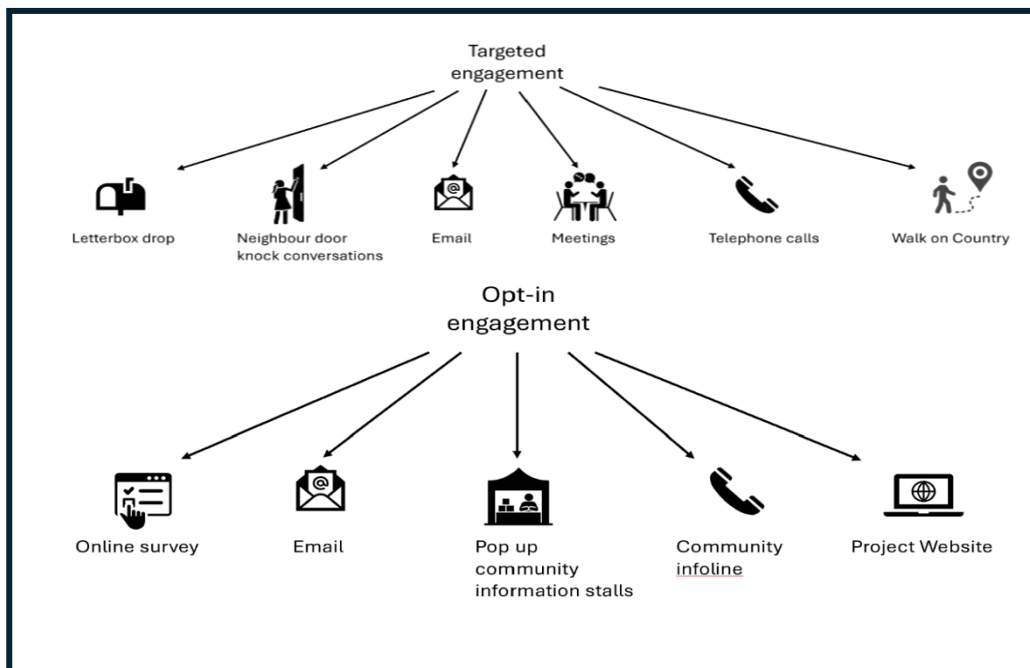
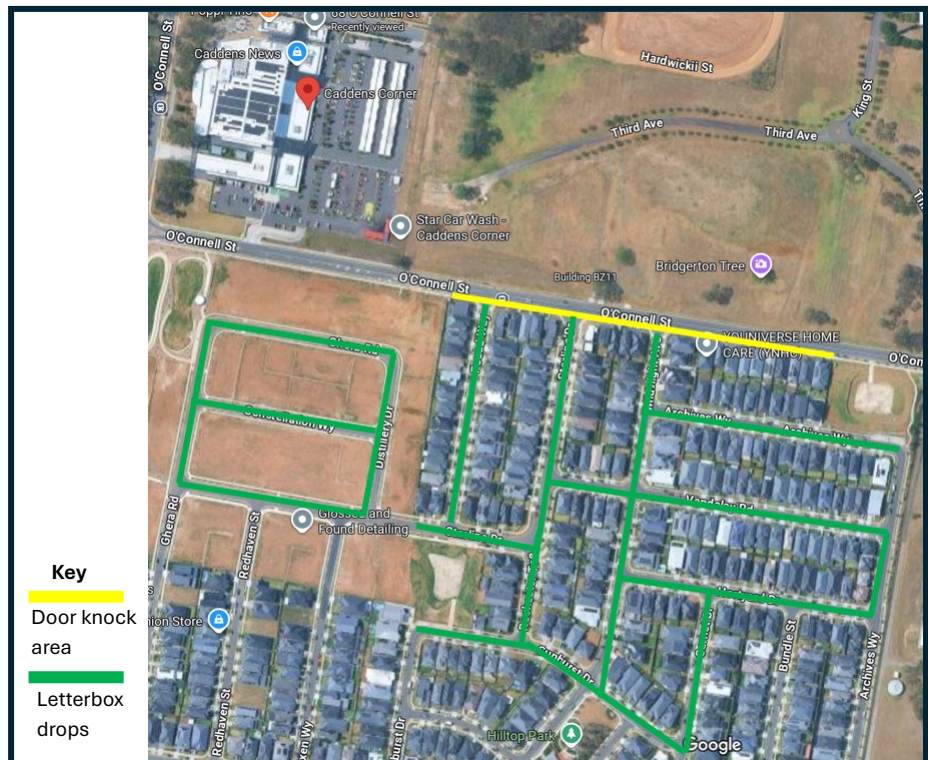


Figure 4: Breakdown of engagement activities (Source: Community Insights Consulting)

Community engagement outreach included:

- a community information line and a project email address, established to enable community members to seek information
- a project webpage, established on the Proponent’s existing website to share information about the proposed development
- a community door knock and letterbox drop of 320 flyers, advising the pop-up consultation dates, providing details of the website URL and advising the community information line number and email address, carried out on 23 and 24 May 2025 (Figure 5)
- a community survey, deployed between 23 May and 15 June 2025
- two community pop-up information stalls held on 5 and 7 June 2025 outside Woolworths in Caddens Corner.

Figure 5: Door knock and letterbox delivery area



Collateral supporting the pop ups is included in Appendix 1 of this report and comprised:

- A5 flyers to advertise the events
- A project newsletter
- A0 size posters depicting proposed site layouts and explaining the Proponent’s consultation approach and commitment.

3. Assessment and findings

3.1 Community feedback and mitigation measures

Engagement through opt-in activities was moderate, with only 48 interactions recorded across both pop-up events and 38 responses through surveys (Appendix 2).

Door knocking activities resulted in two interactions with nearby residential and commercial neighbours. Information about the project was left in letterboxes of homes where there was no response to the door knock. The two spoken with were generally accepting of the development and understood the area was growing.

There were no emails received through the project email and no phone calls received through the project community information line.

Several common themes were raised by community members during the consultation period. These were:

- some acceptance of the project noting local residents' acknowledgement that the area is growing
- concerns around local parking and traffic-flows through local streets
- concerns about reduction in open green space and potential impact on kangaroo population health as a result of reduced habitat
- concern over parking availability for the Caddens Corner shopping centre
- interest in new retail shops and restaurants
- concern over appropriateness of housing typology and perceived demographic shift brought about by apartments dwellers
- concern over impact of increased population density on local social infrastructure.

3.3.1 Interest and acceptance

Community feedback	Some acceptance of the project noting local residents' acknowledgement that the area is growing
Response	Noted. Australian Bureau of Statistics data for 2016 and 2021 indicates a general population increase of 2012 people, including 590 families.

3.3.2 Local parking and traffic

Community feedback	Concern over increased traffic and parking in the local streets
Response	Addressed in detail in the Traffic Impact Assessment and Construction T included in the suite of documents submitted as part of this State Significant Development Application, impacts to local parking will be managed by residential, commercial and retail basement parking within the development in compliance with Penrith Council parking requirements, on-street parking within the internal road structure, an increase in parking at the existing Caddens Corner shopping site,

	<p>and improved active transport network combined with ready access to bus services to improve uptake of sustainable travel methods.</p> <p>Traffic assessment notes no significant immediate changes will required to local roads, and potential for limited impacts into the future as a result of cumulative impacts from other developments in the area. The proponent will continue to work with Council on mitigating potential cumulative impacts to the local road network.</p>
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3.3.2 Kangaroo Habitat

Community feedback	Concerns about potential impact on kangaroo population health as a result of reduced habitat
Response	<p>Addressed in the Fauna Management Plan and Vegetation Management Plan included in the suite of documents submitted as part of this State Significant Development Application, monitoring of the kangaroo population reveals that the population moves between a larger area which includes several land holders including the proposed development site. Mitigation measures have been included in the Fauna Management Plan, including the best method to exclude kangaroos from the subject site during construction, preparation of adjacent sites to provide sheltering and foraging habitat for kangaroos and ongoing monitoring of the health and population of the kangaroos. The Fauna Management Plan also includes pre-clearance surveys including the supervision of tree removal to protect arboreal species.</p> <p>The Vegetation Management Plan provides guidance on introduction of supplementary habitat into the patch of Cumberland Plain Woodland to the north.</p>

3.3.3 Social infrastructure

Community feedback	Concern over infrastructure in the area being able to support the development
Response	The provision of local infrastructure is subject to ongoing discussion with Council. It is noted the existing childcare centre and medical centre within Caddens Corner is proposed to be retained.

3.3.4 Open space

Community feedback	Concern over losing open/green space in the area
Response	<p>Addressed in detail in the Biodiversity Development Assessment Report included in the suite of documents submitted as part of this State Significant Development Application, the site includes the current asphalt car park area adjacent to Caddens Corner shopping centre. The proposed development will transform this area into additional retail spaces and shop top housing, connected through open green public space and a network of tree lined pathways. Beyond this space, the proposed plans protect the existing Cumberland Woodland Forest on the northern boundary of the proposed development site and include multiple publicly accessible green spaces, the retention of a high number of existing trees on site, and the introduction of new trees across the proposed development.</p>

3.3.5 Retail Space

Community feedback	Excitement for and interest in new retail and restaurants
Response	Noted. The proposed development includes approximately 3,000sqm of retail space enabling a diverse mix of specialty retail and hospitality offers for the proposed site.

3.3.6 Housing Typology

Community feedback	Concerns raised around housing typology
Response	<p>The proposal is located on land which is subject to the Penrith Local Environmental Plan (PLEP) 2010. The site is zoned part E1 Local Centre and part R4 High Density Residential, and the proposal features compliance with the PLEP in these zones:</p> <ul style="list-style-type: none"> • shop top housing is permissible with consent in the E1 zone pursuant to PLEP 2010 <ul style="list-style-type: none"> ○ all residential dwellings will be located above the ground floor, consistent with the definition of shop top housing. • Commercial, retail, medical centres are permissible with consent in the E1 zone pursuant to PLEP 2010. • Residential accommodation (to which residential flat buildings are a type) is permissible with consent in the R4 zone pursuant to PLEP 2010 and will include a mix of 1, 2 and 3 bed units and townhouses facing O'Connell St.

3.2 Traditional Owner engagement

Consultation with Aboriginal community representatives was conducted in a Walk on Country on 7 March 2025, an in-person workshop on 10 March 2025 and a subsequent meeting held online on 5 May 2025.

The following Registered Aboriginal Parties (RAPs) were invited to take part in all activities and provide recommendations regarding cultural heritage values of the 68-80 O'Connell Street, Caddens project.

- Aunty Vicky Slater, Aboriginal Stakeholder, Dharug custodian and descendant of Black Kitty
- Aunty Zona, Aboriginal Stakeholder, Kamilaroi Elder, connection to Dharug & Dharawal land
- Kayelene Slater, Aboriginal Stakeholder, Kamilaroi, Bariyan Cultural Connections, connection to Dharug and Dharawal land
- Aunty Helen Slater, Proud Kamilaroi woman with connections to Dharawal and Dharug land
- Aunty Karen Owens, Proud Kamilaroi woman lives on Dharug land with family born and raised on Dharug land
- Kym Slater, Proud Kamilaroi Woman
- Jandamarra Bryant, Proud Kamilaroi man, living on Dharug Country with connections to Dharawal Country

- Arika Jalomaki, Proud Kamilaroi Woman, living on Dharug Country with connections to Dharawal Country
- Pearl Depoma, Aboriginal and Torres Strait Islander, proud Kamilaroi Woman
- Tahlai Saliba, Proud Aboriginal and Torres Strait Islander
- Taleisha Slater, Proud Kamilaroi woman
- Jacob Whebel, Proud Wiradjuri and Kamilaroi man
- Chance Armstrong-Mackey
- David Matagia.

Key themes raised across consultation included:

- Desire to maintain views through the site through a green line and the introduction of native trees
- Acknowledging natural waterways through the site to assist with drainage and maintain ecological health
- Opportunities for oral histories to be incorporated in the architecture
- Maintaining artefact sites within the site
- Ensuring opportunities for meeting and gathering spaces
- Re-build and maintain opportunities for native animals to return and/or thrive
- Use of colours of Country.

Recommendations mitigations and actions are included in the Connecting with Country Report, included in the suite of documents submitted as part of this State Significant Development Application.

3.3 Government engagement

The Proponent has engaged with a range of government stakeholders, briefing them on the proposal and technical assessments, and addressing their feedback in the submitted SSDA’s

Stakeholders engaged, as required by the study requirements, include:

- Department of Planning, Housing and Infrastructure (DPHI)
- Penrith City Council
- State Design Review Panel (SDRP).

The Proponent sought to establish collaborative working arrangements with key stakeholders to guide the planning investigations for 68-80 O’Connell Street Caddens.

Feedback from each interaction was provided to technical specialist consultants for review, consideration and, where appropriate, mitigation. The outcomes of these considerations are included in the relevant technical reports included in the suite of documents submitted as part of this State Significant Development Application.

3.3.1 NSW Department of Planning, Housing and Infrastructure (DPHI)

Date of meeting/correspondence	Topline summary of communication shared/sought/received
7 February 2025 Scoping Meeting	In accordance with DPHI’s <i>Scoping meeting requirements for applicants</i> , a meeting was held with DPHI officers and Government Architect

(online)	<p>representatives on the 7 February 2025. Key matters raised during this meeting related to:</p> <ul style="list-style-type: none"> • Planning pathway for amendment to DA17/0995 • Ground floor use of the shop top housing component • Clarification on the accessible area location • Proposed height variations • Carparking rates • Requirement of a BDAR <p>Following meeting and feedback received from DPHI, the scoping report (request for SEARs) was updated to provide additional information.</p>
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3.3.2 Penrith City Council

Date of meeting/correspondence	Topline summary of communication shared/sought/received
29 January 2024 Preliminary Meeting (In person)	Discussion with Council's Strategic Planning and Development Assessment team to gain preliminary feedback on the proposal and key changes made since previous DA's.
20 May 2025 Pre-lodgement Meeting (online)	Discussion with Council to gain feedback on the proposal (following feedback above and SDRP advice).
17 June 2025 Contribution Planning (online)	Discussion with Council's contribution team to gain feedback on the proposed development contributions (in-kind), land dedication and associated works.

3.3.3 State Design Review Panel (SDRP)

As part of the SEARs, a requirement for advice by a State Design Review Panel (SDRP) was required. The SDRP included representatives from Group GSA, Site Image, Artefact, Keylan Consulting and the Proponent.

The role of the SDRP is to provide independent, expert and consistent design advice on the design quality of the proposal. The focus of design review is on design quality, amenity and public benefit impacts, and outcomes.

There were two (2) SDRP sessions undertaken, as follows:

Date of meeting/correspondence	Topline summary of communication shared/sought/received
2 April 2025 SDRP-01 (In person)	Discussion of the proposed scheme including connecting to country, TEC biodiversity area, boundary treatment, traffic and access, heights and built form, existing and proposed retail and open space.
22 May 2025 SDRP-02 (in-person)	Based on the SDRP-01 and council feedback, the design was revised to improve open space provision and landscaping, height distribution, connecting to country, traffic and built form.

Feedback following each SDRP session was issued to the team, and each iteration of the design took the feedback into consideration to present at the next SDRP session. The final SDRP session's feedback was taken on board and fed into the SSDA design for the site.

4. Conclusion and next steps

The Proponent has completed comprehensive engagement to inform the SSDA's for 68-80 O'Connell Street, Caddens. A wide cross-section of community members and other key stakeholders were consulted on the proposal.

Engagement carried out meets the requirements of the issued SEARs having been undertaken in accordance with '*Undertaking Engagement Guidelines for State Significant Projects*'. Further, engagement and consultation carried out complied with principles and practice for public participation as recommended in the *IAP2 Spectrum of Participation*.

4.1 Next steps

Further community and key stakeholder consultation during the public exhibition of the SSDA, and in subsequent stages of the planning process will ensure feedback is considered in the ongoing planning for the proposed 68-80 O'Connell Street, Caddens development.

Appendices



Appendix 1. Collateral prepared for community pop ups

A0 size project information boards

HOLDMARK

We're planning for a vibrant precinct, immersed in landscape with a new civic heart at Caddens.

Holdmark is proposing the development of 68-80 O'Connell Street, Caddens to deliver a landmark mixed-use development at the site.

TAKE THE SURVEY



CONCEPTUAL ARCHITECTURE: HOLDMARK ARCHITECTURE
 ARCHITECT: HOLDMARK ARCHITECTURE
 LANDSCAPE ARCHITECT: HOLDMARK ARCHITECTURE
 HOLDMARK ARCHITECTURE
holdmark.com.au/projects/caddens




Project Timeline

SUBMISSION	ISEARS ISSUED	PREPARATION	ASSESSMENT
2024	MAR 2025	MAR-AUG 2025	EARLY 2026
<ul style="list-style-type: none"> • Pre-prospecting report submitted • ISEARS requested 	<ul style="list-style-type: none"> • ISEARS issued 	<ul style="list-style-type: none"> • EIS preparation commenced • Public exhibition of SDA 	<ul style="list-style-type: none"> • Final assessment and approval

HOLDMARK

A new precinct will provide an extension of the existing Caddens Centre, creating a new gathering place for the community, breathing life into the existing town and precinct. With a mix of housing under a canopy of green the new Village Green will create a park, school, outdoor theatre and meeting area. The central building provides opportunities for mixed-use community events such as night markets, public art displays.

The new Village Quarter provides for a truly mixed-use urban space. It will provide for a mix of residential, commercial and community uses.

The proposed development on the site includes new, new fine planning that is a landmark building. It will provide for a mix of residential, commercial and community uses.

Residential buildings of 4-6 storeys are proposed in the development. There is potential for additional commercial space for building materials, including open-plan areas for large-scale architectural and community uses.

The mixed housing along O'Connell Street will offer a mix of housing types, including townhouses, along the street.

Fast Facts

477	72
proposed apartments including one-level and three-bedroom options	affordable housing apartments
9,996sqm	14,558sqm
proposed retail/commercial space	proposed community open space

Residential Apartments: 5-6 storeys
 Shop Top: 5-7 storeys
 Townhouses: 2-3 storeys
 proposed heights



What is a Transport Oriented Development (TOD) Accelerated Precinct?

Transport Oriented Developments use a land use planning approach that encourages accessible and mixed-use development around transport and aims to create vibrant and walkable communities.

The NSW Government has committed to delivering more well-located and affordable homes near transport, amenities and jobs and the Transport Oriented Development (TOD) Accelerated Precincts play a significant role in boosting housing supply near major transport hubs while promoting walkable, vibrant areas. The delivery of new open space and parks to support growth in Mosquito Park is an important component of this rearing.

Mosquito Park was identified as an accelerated precinct due to its close proximity to metro stations and key public transport interchanges, promoting walking and cycling opportunities.

This will provide the opportunity for growth and change over the next 10-15 years and beyond.

Who uses affordable housing?

Developments in Transport Oriented Development (TOD) locations, with total gross floor area equal to or greater than 2,000sqm are required to contribute affordable housing on the site.

Affordable housing is reserved for people coming very low to moderate incomes, helping them to pay rent while also meeting other basic living costs such as food, clothing, transport, energy, medical care and education.

People eligible for affordable housing can include people working full-time in an essential service such as a police officer, a nurse, teacher or a childcare worker, particularly if they are starting out in their career or supporting a family on only one income, people working in retail or manufacturing, or those who are on an aged or disability pension or other government benefit.

Affordable housing demographic



CONTACT US
 email: info@holdmark.com.au
 1800 051 771
 M-F 17:00am - 5:00pm
 S 17:00am - 5:00pm
 Location: holdmark.com.au/project/gfnocavenue





HOLDMARK

Community Insights Consulting

68-80 O'Connell Street, Caddens – Engagement Outcomes Report


17

Planning for a vibrant precinct immersed in landscape, with a new civic heart at Caddens.

Holdmark is planning for a new mixed-use precinct that will bring vibrancy and improved connection to the existing retail centre and emerging community at Caddens, and we want to hear your thoughts.

TAKE THE SURVEY
 Can't make it to a pop-up site?
 Take the survey to share your thoughts.




CHAT WITH US
 Caddens Corner (outside Woolworths)
 Thursday 6 June, 4:50pm-7:00pm
 Saturday 7 June, 10:00am-1:00pm

CALL OUR COMMUNITY INFORMATION LINE
 1800 051 777
 M-F 9:00am-5:00pm
 S 9:00am-3:00pm

VISIT OUR WEBSITE
holdmark.com.au/project/caddenscornerstage2

We are progressing our plans for the development of 68-80 O'Connell Street, undertaking technical studies to inform our Environmental Impact Statement and planning outcomes.

To update community and hear your feedback, we are holding two pop-up information sites, where you can meet the team and learn about this exciting project.

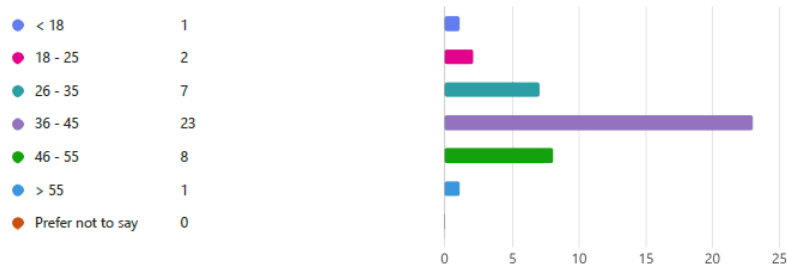


Appendix 2. Survey Responses

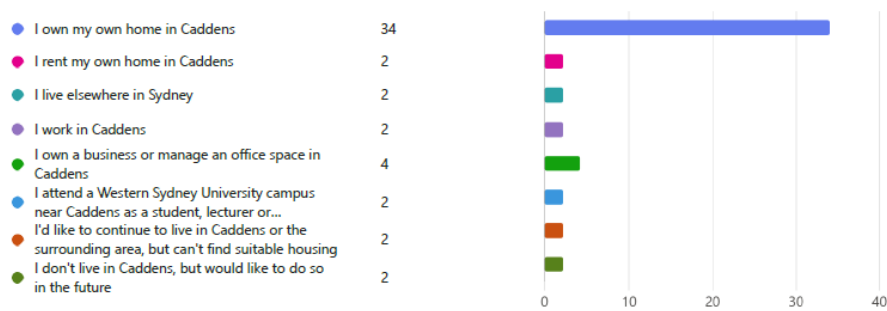
Responses Overview Closed

Responses 42	Average Time 05:36	Duration 23 Days
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1. What is your age group?



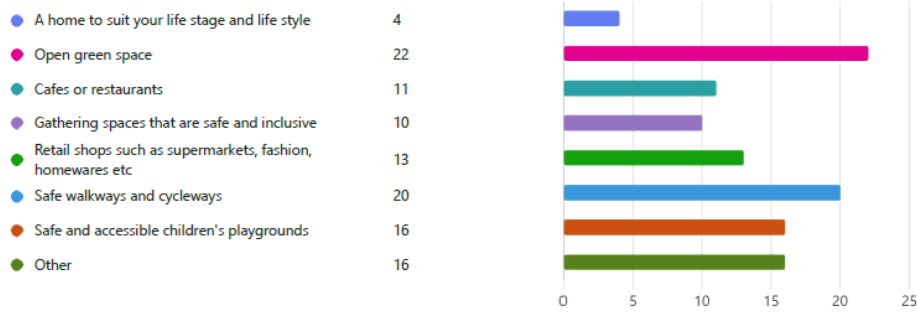
2. Please tell us which of the following responses most reflect your current housing situation (tick all that apply to you)



3. What do you value most about Caddens? (select up to three options)



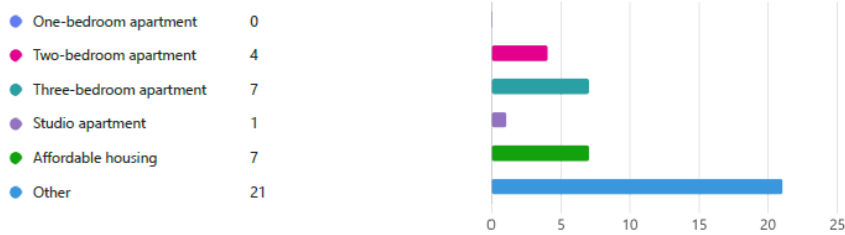
4. Thinking about your current and future needs, what would you like to see most included in the proposed development at 68-80 O'Connell Street, Caddens?



5. Please rate your experience in finding housing to meet your needs in Caddens



6. What type of housing would you be interested in purchasing or renting in Caddens?



7. Are there any specific elements of the proposed development you'd like to share further thoughts on?

33 Responses

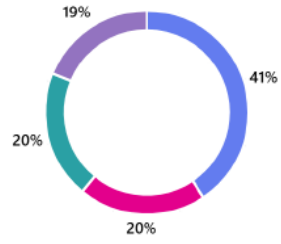
Latest Responses
"When the construction starts?"
...

12 respondents (36%) answered area for this question.



8. How can we best keep you up to date with the proposed development at 68-80 O'Connell Street, Caddens?

● Project website	26
● E-news (Please enter your email address in the 'other' section below)	13
● Pop up community information stalls	13
● Other	12



ID	Start time	Completion time	Email	Name	What is your age group?	Please tell us which of the following responses most reflect your current housing situation (tick all that apply to you)	What do you value most about Caddens? (select up to three options)	Thinking about your current and future needs, what would you like to see most included in the proposed development at 68-80 O'Connell Street, Caddens?	Please rate your experience in finding housing to meet your needs in Caddens	What type of housing would you be interested in purchasing or renting in Caddens?	Are there any specific elements of the proposed development you'd like to share further thoughts on?	How can we best keep you up to date with the proposed development at 68-80 O'Connell Street, Caddens?
2	5/23/25 22:59:55	5/23/25 23:04:03	anonymous		36 - 45	I own my own home in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Access to parks, sporting fields and other open space;	easy car parking;Cafes or restaurants;	Very easy	None	You are removing hundreds of car parking spots with no sign of these being replaced elsewhere, making it very inconvenient to complete supermarket shopping through out the week.	Project website;
3	5/24/25 9:13:42	5/24/25 9:17:20	anonymous		36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	Easy	None!	I am against the proposal. I want to have open green space where the kangaroos can roam around and lots of trees. No cutting of trees!	Pop up community information stalls;
4	5/24/25 10:53:22	5/24/25 10:55:18	anonymous		26 - 35	I rent my own home in Caddens;	Places to walk and cycle;	Open green space;	Easy	None	Developing on this land will ruin the homes of the nature life and take away a beautiful space to enjoy	Do not build ;
5	5/24/25 12:48:25	5/24/25 12:50:34	anonymous		36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;	Open green space;	Very easy	Affordable housing	For this proposed plan to be rejected	N/a;
6	5/24/25 13:09:35	5/24/25 13:22:45	anonymous		36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Access to university;	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	Easy	Detached home	Let us be clear: the rapid rate of development approvals by this council is unsustainable and deeply irresponsible. There is a glaring absence of foresight regarding the critical infrastructure deficits being created across education, healthcare, and transport networks. Our emergency services, notably the police, are already operating beyond capacity, directly impacting public safety. We require an immediate and comprehensive plan. Where is the commitment to green spaces? What are the quantifiable standards for public amenity provision that are supposedly guiding these approvals? The current trajectory disproportionately benefits developers and utterly fails to address the dire need for affordable housing. This is not a viable future for our community, and we emphatically and wholeheartedly reject it.	Pop up community information stalls;E-news (Please enter your email address in the 'other' section below);Project website;

7	5/24/25 18:25:14	5/24/25 18:27:14	anonymous	26 - 35	I own my own home in Caddens;	Places to walk and cycle;Access to parks, sporting fields and other open space;Access to university;	Not [redacted] rfb;	Easy	Residential dwelling	Project website;E-news (Please enter your email address in the 'other' section below);Pop up community information stalls;
8	5/24/25 20:52:02	5/24/25 20:53:02	anonymous	36 - 45	I own my own home in Caddens;I own a business or manage an office space in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Retail shops such as supermarkets, fashion, homewares etc;	Very easy	Three-bedroom apartment	Project website;
9	5/25/25 13:57:53	5/25/25 14:01:45	anonymous	36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Places to walk and cycle;	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	I haven't tried to find housing in Caddens in the past two years	Affordable housing	Pop up community information stalls;
10	5/25/25 14:14:46	5/25/25 14:17:14	anonymous	46 - 55	I live elsewhere in Sydney;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Places to walk and cycle;Access to parks, sporting fields and other open space;	No development. We can hardly get out of Claremont Meadows as it is to get around!;	I haven't tried to find housing in Caddens in the past two years	None	There is no infrastructures, no schools, poor bus routes, too many people here already on one area!
11	5/25/25 14:25:32	5/25/25 14:27:52	anonymous	26 - 35	I own my own home in Caddens;	Range of cafes and/or restaurants;Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Cafes or restaurants;Gathering spaces that are safe and inclusive;Retail shops such as supermarkets, fashion, homewares etc;Open green space;Safe walkways and cycleways;	I haven't tried to find housing in Caddens in the past two years	No apartments - the area already has poor infrastructure for the amount of residents in the area. Do not touch the car park at Caddens Corner. Focus on improving the amount and quality of stores in Caddens Corner first.	E-news (Please enter your email address in the 'other' section below);Pop up community information stalls;
12	5/25/25 14:33:20	5/25/25 14:38:05	anonymous	26 - 35	I own my own home in Caddens;	Places to walk and cycle;Range of cafes and/or restaurants;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	A home to suit your life stage and life style;Safe walkways and cycleways;Retail shops such as supermarkets, fashion, homewares etc;Cafes or restaurants;Open green space;	Difficult	Three-bedroom apartment	Project website;E-news (Please enter your email address in the 'other' section below);
13	5/25/25 14:49:57	5/25/25 14:53:43	anonymous	46 - 55	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	Easy	Don't need to find a home in Caddens as I already live in the area.	Too many high rise buildings aren't welcome in this area. It's already get populated and streets won't cope.

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14	5/25/25 16:47:55	5/25/25 16:52:56	anonymous	26 - 35	I own my own home in Caddens;	Places to walk and cycle;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Access to parks, sporting fields and other open space;	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	I haven't tried to find housing in Caddens in the past two years	not looking to purchase	Strongly against any more housing to go into the proposed development. The suburb is already dense enough particularly with Caddens Quarter, Westwood Estate, settlers on the other side of the highway and also Orchard Hills North. What we need is more parks and open spaces for the families that already live here not more people.	Project website;
15	5/25/25 17:55:24	5/25/25 17:58:23	anonymous	36 - 45	I own a business or manage an office space in Caddens;I don't live in Caddens, but would like to do so in the future;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Cafes or restaurants;Retail shops such as supermarkets, fashion, homewares etc;Gathering spaces that are safe and inclusive;	Very difficult	Two-bedroom apartment	The shopping centre needs better shops, shops closing everywhere, not seating that is under shelter, when it rains, it's impossible to sit there.	Pop up community information stalls;Project website;
16	5/25/25 18:41:11	5/25/25 18:47:23	anonymous	36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Access to university;Range of cafes and/or restaurants;	Open green space;Less congestion and better roads in and out of the area and not a overwhelming amount of unnecessary apartment ;	Very easy	I free standing house	Yes if your looking to propose an apartment site do it closes to the train/ underground network setting up out the back of orchard hills	Don't do it ;
17	5/25/25 19:03:51	5/25/25 19:09:24	anonymous	36 - 45	I own my own home in Caddens;	Range of cafes and/or restaurants;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Places to walk and cycle;	Open green space;Cafes or restaurants;Retail shops such as supermarkets, fashion, homewares etc;Safe walkways and cycleways;	I haven't tried to find housing in Caddens in the past two years	Affordable housing	The area is built up enough as it is. The schools and hospitals can barely support the current and upcoming residents let alone more people coming to the area.	E-news (Please enter your email address in the 'other' section below);jojo_ridge@hotmail.com;
18	5/25/25 22:42:04	5/25/25 22:46:03	anonymous	46 - 55	I own my own home in Caddens;	Places to walk and cycle;Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Safe walkways and cycleways;Open green space;Cafes or restaurants;Gathering spaces that are safe and inclusive;	I haven't tried to find housing in Caddens in the past two years	None- hay already	How about providing efficient infrastructure before enabling more residents into the area.	E-news (Please enter your email address in the 'other' section Redacted (personal data))
19	5/26/25 10:40:30	5/26/25 10:47:02	anonymous	46 - 55	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Access to university;	Open green space;Gathering spaces that are safe and inclusive;Safe walkways and cycleways;Safe and accessible children's playgrounds;	Easy	Three-bedroom apartment	Seeing you won't build adequate parking for the homes you build, you need to build streets that are wide enough to have cars parked on both sides and leave enough space for a garbage truck to drive through. Of course it would be better if you have at least 2 parking spaces plus a visitor spot for every unit, but you won't do that, so the least you can do is provide off-street parking. One parking space per unit is 1960's thinking. It doesn't matter how close a unit is to public transport, this city is car-dependent and so are most people's commutes.	E-news (Please enter your email address in the 'other' section Redacted (personal data))

20	5/26/25 14:43:16	5/26/25 15:10:00	anonymous	> 55	I own my own home in Caddens;	Range of cafes and/or restaurants;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Access to parks, sporting fields and other open space;	Relevant traffic infrastructure to cope for possible increase in 1600 new residents!;	I haven't tried to find housing in Caddens in the past two years	Not interested in future Caddens housing purchase.	I do not believe that the development is in the true interest of the community or the current infrastructure is able to cope with increase in residents or traffic.	Project website;
21	5/26/25 19:18:12	5/26/25 19:22:50	anonymous	26 - 35	I own my own home in Caddens;	Range of cafes and/or restaurants;Access to parks, sporting fields and other open space;Places to walk and cycle;	This development to not occur.;	Very easy	House	Apartments don't belong in Caddens. There is no rail way or major bus routes. This would only congest Caddens which will benefit no one.	Project website;
22	5/26/25 21:35:24	5/26/25 21:37:28	anonymous	36 - 45	I own my own home in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Access to parks, sporting fields and other open space;Access to university;	Open green space;Retail shops such as supermarkets, fashion, homewares etc;Safe and accessible children's playgrounds;Gathering spaces that are safe and inclusive;Cafes or restaurants;A home to suit your life stage and life style;Safe walkways and cycleways;	Very easy	Affordable housing		E-news (Please enter your email address in the 'other' section below);
23	5/26/25 22:28:04	5/26/25 22:31:08	anonymous	36 - 45	I live elsewhere in Sydney;I don't live in Caddens, but would like to do so in the future;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Places to walk and cycle;	Gathering spaces that are safe and inclusive;Retail shops such as supermarkets, fashion, homewares etc;Safe and accessible children's playgrounds;	Very easy	4-5 Bedroom Houses on larger blocks	Develop the shopping centre and the community spaces, but do not build apartments due to a lack of infrastructure to handle the number of people. Make it a boutique, upscale development with a range of terraces, townhouses, and larger blocks of land for growing families.	Project website;
24	5/27/25 12:36:38	5/27/25 12:47:18	anonymous	36 - 45	I'd like to continue to live in Caddens or the surrounding area, but can't find suitable housing;	Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Range of cafes and/or restaurants;	Open green space;Safe and accessible children's playgrounds;No new housing developments more green space. ;	Very difficult	Affordable housing	We don't want multi storey apartments in an area that doesn't have the infrastructure to cope at the moment let alone bring more people into the area. Build another school or leave the university land as open green space for the community to use.	Pop up community information stalls;Pamphlets or news letters ;
25	5/27/25 16:01:00	5/27/25 16:04:29	anonymous	36 - 45	I own my own home in Caddens;	Places to walk and cycle;	Safe walkways and cycleways;Safe and accessible children's playgrounds;	I haven't tried to find housing in Caddens in the past two years	House	Apartment is not suitable for our community	Project website;
26	5/27/25 20:46:51	5/27/25 20:47:57	anonymous	< 18	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Cafes or restaurants;Open green space;Safe walkways and cycleways;	I haven't tried to find housing in Caddens in the past two years			Project website;

27	5/28/25 21:36:09	5/28/25 21:38:19	anonymous	26 - 35	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Range of cafes and/or restaurants;	Open green space;Safe walkways and cycleways;Safe and accessible children's playgrounds;	Very easy	No apartments	Appartments are to close to the shopping centre that will destroy the aesthetics of the area	Project website;
28	6/2/25 16:17:06	6/2/25 16:20:21	anonymous	36 - 45	I own my own home in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Range of cafes and/or restaurants;Access to parks, sporting fields and other open space;	Retail shops such as supermarkets, fashion, homewares etc;easy Parking is what makes this place attractive;	Easy	Two-bedroom apartment	I think the attraction of this centre is its ease of parking, i only use the woolies, cafe and the Pharmacy nothing else. If the parking goes its much easier to go to St Marys Village.	Project website;Pop up community information stalls;
29	6/4/25 13:48:12	6/4/25 14:12:06	anonymous	46 - 55	I work in Caddens;! attend a Western Sydney University campus near Caddens as a student, lecturer or supporting staff member;	Access to parks, sporting fields and other open space;	safety of local wildlife - especially the local kangaroos;	I haven't tried to find housing in Caddens in the past two years	zero - there is already enough high density housing in the area!!	I have grave fears for the local wildlife and ecosystem in the area who are already severely impacted and compromised by the ever growing high density housing. The kangaroos in particular have not been worthy of consideration and their habitat is constantly shrinking. This shrinking habitat and the scary noisy housing developments are forcing the local kangaroos on to the busy roads resulting in a large number of injuries and fatalities. THIS IS NO WAY TO TREAT OUR NATIONAL WILDLIFE - OUR NATIONAL ICON OF AUSTRALIA! Consult with Aboriginal elders, wildlife carers and animal welfare groups as a mandatory minimum baseline whenever considering more high density housing - in fact - ANY housing development anywhere in Australia! This should absolutely NOT go ahead! If it is - then comprehensive holistic environmental strategies must be implemented to ensure the safety and survival of the cherished local kangaroos and wildlife. Either ensure that the local kangaroos are kept safe in their habitat OR facilitate a	E-news (Please enter your email address in the 'other' section below);Project website;Pop up community information
30	6/5/25 18:41:04	6/5/25 18:48:49	anonymous	46 - 55	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Places to walk and cycle;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Open ground as it is, no further development needed there.;	Very easy	None of them	Yes, I am totally opposes this development as we can lost open ground, green space, wild life etc. this is a really beautiful suburb, keep as it is.	Pop up community information stalls;

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31	6/6/25 22:58:54	6/6/25 23:05:17	anonymous	18 - 25	I own my own home in Caddens;	Access to parks, sporting fields and other open space;Range of cafes and/or restaurants;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	i want a good anytime fitness please big not like plus;	Easy	Two-bedroom apartment	i want a good anytime fitness please big and new, plus fitness is very bad small yuck	Project website;
32	6/7/25 11:50:35	6/7/25 11:55:14	anonymous	36 - 45	I own my own home in Caddens;	Range of cafes and/or restaurants;Access to parks, sporting fields and other open space;Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Cafes or restaurants;Safe and accessible children's playgrounds;A home to suit your life stage and life style;Gathering spaces that are safe and inclusive;Retail shops such as supermarkets, fashion, homewares etc;Safe walkways and cycleways;Open green space;	Very difficult	Studio apartment	Om looking only commercial property to start pizza or retail shop	E-news (Please enter your email address in the 'other' section Redacted (personal data))
33	6/7/25 11:59:58	6/7/25 12:05:03	anonymous	46 - 55	I own my own home in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Range of cafes and/or restaurants;Access to parks, sporting fields and other open space;	Cafes or restaurants;Retail shops such as supermarkets, fashion, homewares etc;Safe walkways and cycleways;Gathering spaces that are safe and inclusive;	Easy	Two-bedroom apartment	There are way too many units for such a small area. That amount of people and extra vehicles that comes with it will put way too much strain on already overcrowded infrastructure in the area.	Project website;
34	6/7/25 12:11:37	6/7/25 12:17:26	anonymous	36 - 45	I own my own home in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);Places to walk and cycle;Access to parks, sporting fields and other open space;	Cafes or restaurants;Gathering spaces that are safe and inclusive;Safe and accessible children's playgrounds;Retail shops such as supermarkets, fashion, homewares etc;Safe walkways and cycleways;Open green space;Lot more parking and access into the mall.;	I haven't tried to find housing in Caddens in the past two years	Three-bedroom apartment	Road expansion to avoid congestion due to increase in people and vehicles	Pop up community information stalls;Project website;
35	6/7/25 13:34:01	6/7/25 13:40:15	anonymous	36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space;	Safe and accessible children's playgrounds;Safe walkways and cycleways;Open green space;Rush free roads and family friendly neighbourhood;	I haven't tried to find housing in Caddens in the past two years	Standlone houses	While I am excited about new developements in this area, concerned about roads saftey, traffic and already strained school infra.	Project website;Pop up community information stalls;


36	6/7/25 14:20:09	6/7/25 14:24:07	anonymous	36 - 45	I rent my own home in Caddens; I'd like to continue to live in Caddens or the surrounding area, but can't find suitable housing; I own my own home in Caddens;	Access to parks, sporting fields and other open space; Places to walk and cycle; Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	A home to suit your life stage and life style;	Very easy	Affordable housing		E-news (Please enter your email address in the 'other' section below);
37	6/7/25 18:54:27	6/7/25 18:57:24	anonymous	36 - 45	I own my own home in Caddens;	Places to walk and cycle; Access to parks, sporting fields and other open space;	Fast food;	Difficult	Affordable housing	Fast food	Project website;
38	6/8/25 12:08:38	6/8/25 12:29:01	anonymous	46 - 55	I own my own home in Caddens;	Access to parks, sporting fields and other open space; Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc); Places to walk and cycle;	I'd like to see no apartment blocks;	Easy	None. We have a stand alone home in a nice neighbourhood and don't see any need for apartments in this suburb	The community and Council have spoken previously on this development - we do not want apartment blocks in our suburb. What you are planning to put on 2 single lane streets - when there are two other brand new developments either side of it with hundreds of new residents already - is preposterous, especially considering they are thoroughfare streets. Traffic and the integrity of the road is already a nightmare. Not to mention that we will lose the convenience of being able to park near the shops and run in once the carpark is moved underground. Part of the reason that people move to this area is the green space and the Kangaroos that live here, and this proposed development desecrates both. The Kangaroos call that area home and they have already lost enough of it to developments. We saw a huge increase of wildlife fatalities when Westwood Estate was being developed as Kangaroos were being	E-news (Please enter your email address in the 'other' section below); Project Redacted (personal data)
39	6/8/25 21:04:46	6/8/25 21:12:49	anonymous	18 - 25	I attend a Western Sydney University campus near Caddens as a student, lecturer or supporting staff member;	Access to parks, sporting fields and other open space;	I do not want this to go ahead as the kangaroos are already so compromised with all the housing development in the area. This would be catastrophic. I object this proposal. ;	I haven't tried to find housing in Caddens in the past two years	The high density housing in the area is so unappealing. I only go to uni in the area. I could never live in an area like Caddens where every but if nature is completely disregarded & decimated.	The main concern is the kangaroos. This will be the nail in the coffin. The other concern is the traffic in the area. This is NOT a good idea.	Project website; E-news (Please enter your email address in the 'other' section below); Pop up community information stalls;

41	6/11/25 18:40:46	6/11/25 18:41:30	anonymous	36 - 45	I own my own home in Caddens; I work in Caddens; I own a business or manage an office space in Caddens;	Range of cafes and/or restaurants; Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Retail shops such as supermarkets, fashion, homewares etc;	Very easy	Three-bedroom apartment		Project website;
42	6/11/25 21:48:02	6/11/25 21:48:57	anonymous	36 - 45	I own a business or manage an office space in Caddens;	Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc);	Retail shops such as supermarkets, fashion, homewares etc;	Very easy	Three-bedroom apartment	When the construction starts?	Project website;
43	6/12/25 22:16:33	6/12/25 22:18:03	anonymous	36 - 45	I own my own home in Caddens;	Access to parks, sporting fields and other open space; Access to local shops (supermarket, butcher, bakery, fashion, lifestyle etc); Range of cafes and/or restaurants;	Open green space; Gathering spaces that are safe and inclusive; Safe walkways and cycleways; Safe and accessible children's playgrounds;	Easy	Three-bedroom apartment		Project website;



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