

Community Engagement Report

Proposed Early Works and Mixed-Use Development

16-20 Old Castle Hill Road, Castle Hill

SSD - 86460458
SSD - 85238209

Prepared for:
UPG Castle Corner Pty Ltd

DECEMBER 2025

Sarah George Consulting
Social Planning Consultants

Table of Contents

<i>Executive Summary</i>	i
1.0 INTRODUCTION.....	1
1.1 Project Site Description	2
1.2 Proposed development	4
2.0 COMMUNITY AND STAKEHOLDER ENGAGEMENT	6
2.1 Consultation and Engagement Objectives	6
2.2 Engagement Guidelines for State Significant Projects	6
2.3 Stakeholder Identification	7
2.4 Consultation and Engagement Snapshot	8
3.0 CONSULTATION OUTCOMES	10
3.1 Letterbox Drop.....	10
3.2 Public Notice	11
3.3 Community Information Webinar	13
4.0 FEEDBACK AND OTHER MATTERS RAISED	14
4.1 Summary of Direct feedback.....	14
4.2 Statutory bodies and other Community groups.....	16
4.3 State Design Review Panel.....	18
4.4 The Hills Shire Council.....	26
5.0 PUBLIC INTEREST	28
6.0 OUTCOMES & NEXT STEPS	29

APPENDICES**Appendix A – Community Notice & Responses****Appendix B – Correspondence/Meeting minutes****Appendix C – Community Information Webinar Presentation**

Executive Summary

This report supports a State Significant Development Application and Concurrent Rezoning (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

State Environmental Planning Policy (Planning Systems) 2022 (Planning Systems SEPP) identifies development which is declared to be State Significant. The site was declared SSD pursuant to State Significant Declaration Order 2025 (No 7) (the Order) issued on 13 May 2025.

A separate 'Early Works' SSDA seeks approval for site establishment, tree removal, bulk excavation, infrastructure services augmentation and ancillary site works. This 'Main Works' SSDA and Concurrent Rezoning seeks approval for the built form aspects of the residential flat building.

The proposal aims to:

- Facilitate transport-oriented development within an area of high amenity, promoting increases to both market and affordable housing supply proximate to public transport, open space, and employment.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in an area of growth.
- Align with the NSW Government's strategic ambitions to deliver 23,300 homes in The Hills by 2029.
- Deliver affordable housing in accordance with the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.
- Deliver a built form that relates to the surrounding context and respects the character of its environs.

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 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 for the subject application, which included:

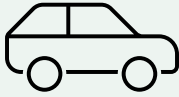
- letterbox drops to properties in the vicinity of the subject site inviting recipients to contact the report author for additional information and inviting initial comments
- a public notice in *The Daily Telegraph*
- a community information webinar
- phone and email communication with community members regarding the project.

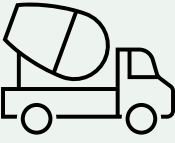
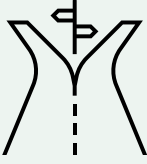
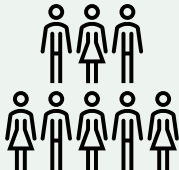
Engagement activities focused on the following groups:

- The surrounding community including residents and businesses
- The Hills Shire Council
- NSW Police
- Deerubbin Local Aboriginal Land Council
- Transport for NSW
- NSW Fire & Rescue
- Department of Communities and Justice (Housing)
- Castle Towers Management

The majority of interest and feedback was from the residents of properties in close proximity to the subject site and particularly from residents of Garthowen Crescent.

The most commonly raised themes related to:

Theme/Issue	Detail
Traffic 	• Traffic already problematic and will be exacerbated with proposal. • Construction related traffic • Cumulative traffic impacts with new, under construction, and proposed developments in proximity • Road safety • The need for local roads to be widened and upgraded to accommodate additional traffic
Parking 	• Demand for on-street parking during construction • Experiences with construction workers parking over driveway. • The need for sufficient parking provision within a development to minimise demand for on-street parking
Height 	• Not in keeping with existing character. • No transition between proposal and existing developments. • Overshadowing impacts • Not in line with Council's Policies
Construction related impacts	• Noise and vibration • Congestion on Garthowen Crescent • Cumulative impacts with multiple developments in close proximity

	Construction-related traffic and parking impacts
Impact on infrastructure 	Ability of public transport, schools, shopping centres, child care to accommodate additional demand.
Health Impacts 	Loss of sunlight to properties.
Cumulative impacts 	- Concerns regarding multiple construction projects occurring at the same time. - Cumulative impacts associated with multiple projects and the populations they will bring on completion. - Population density

The issues raised by the local community and other stakeholders and how they have been addressed, or plan to be addressed are addressed in the suite of reports that accompany the application, including:

- Environmental Impact Statement prepared by Colliers Urban Planning
- Traffic Impact Assessment prepared by Stantec
- Noise and Vibration Impact Assessment prepared by RWDI
- View and Visual Impact Assessment prepared by Urbaine

1.0 INTRODUCTION

This report supports a State Significant Development Application and Concurrent Rezoning (SSDA) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for site establishment works in preparation for a proposed a residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill (the site). The proponent for the SSDA is UPG Castle Corner Pty Ltd (UPG).

State Environmental Planning Policy (Planning Systems) 2022 (Planning Systems SEPP) identifies development which is declared to be State Significant. The site was declared SSD pursuant to State Significant Declaration Order 2025 (No 7) (the Order) issued on 13 May 2025.

A separate 'Early Works' SSDA seeks approval for site establishment, tree removal, bulk excavation, infrastructure services augmentation and ancillary site works. This 'Main Works' SSDA and Concurrent Rezoning seeks approval for the built form aspects of the residential flat building.

The proposal aims to:

- Facilitate transport-oriented development within an area of high amenity, promoting increases to both market and affordable housing supply proximate to public transport, open space, and employment.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in an area of growth.
- Align with the NSW Government's strategic ambitions to deliver 23,300 homes in The Hills by 2029.
- Deliver affordable housing in accordance with the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.
- Deliver a built form that relates to the surrounding context and respects the character of its environs.

This Engagement Report has been prepared by Sarah George Consulting to addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

Table 1 – Summary of Relevant SEARs and Response			
Early Works – SSD - 86460458			
SEAR	Requirement/Supporting information	Response	Report Section

4. Consultation	Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	This report has been prepared in accordance with the Guidelines.	This report
SSDA & Rezoning - SSD - 85238209			
SEAR	Requirement	Response	Report Section
4. Engagement	Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	This report has been prepared in accordance with the Guidelines.	This report.

1.1 Project Site Description

The site is situated at 16-20 Old Castle Hill Road, Castle Hill, within The Hills Local Government Area (LGA). It is well located, being approximately 250m from Castle Hill Metro Station which provides services to Rouse Hill, Macquarie Park, Chatswood and the Sydney CBD. It is equally proximate to Castle Towers shopping centre, a major regional retail hub. The site has ready access to public open space being less than 100m from Arthur Whitling Park and Eric Fenton Reserve.

The site is located at the corner of Old Castle Hill Road and McMullen Avenue comprising an area of 3,180.4m². It comprises 4 lots in an irregular configuration, legally described as:

- Lot 10 in DP 881332
- Lot 11 in DP 881332
- Lot 20 in DP 222257
- Lot 1 in DP 204335

The site currently contains development comprising two detached residential dwellings located on 18 and 20 Castle Hill Road. There is currently no development on 16 Castle Hill Road. The site as a whole is covered in dense vegetation and has a steep slope upwards from the north-west to the south-east.

Figure 1 – Subject site



Base map source: Colliers Urban Planning

Development around the site is predominantly residential to the north, north-east with commercial uses to the south and to the west, including the Castle Towers Shopping Centre directly to the west of the site.

The subject site is within walking distance to the Castle Hill Metro Station (400m), and buses from the Castle Hill Bus Interchange (approximately 400m).

The site is currently zoned R1 – General Residential under The Hills Shire LEP 2019.

1.2 Proposed development

A high-level summary of the proposed development is described below, with further details provided within the Environmental Impact Assessment and Rezoning Report (EIS).

The Early works seek approval for:

Early works including:

- Demolition and bulk excavation and activities;
- Infrastructure services coordination and deviation;
- Erosion and sediment control; and
- Removal of trees.

The SSDA seeks approval for:

- The construction and operation of a 40-storey residential flat building, comprising the following:
 - Market and affordable housing units;
 - Basement parking; and
 - Communal open space;
- Associated landscaping and public domain works.

A total of 42 affordable housing units are proposed (with a mix of one, two and three bedroom units). These units will be managed by a registered Community Housing Provider.

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 and written feedback received from the community, is included in Appendix A to this report. Meeting minutes from a pre-DA meeting held with The Hills Shire Council are included at Appendix B and responses from other statutory groups included at Appendix C.

2.0 COMMUNITY AND STAKEHOLDER ENGAGEMENT

2.1 Consultation and Engagement Objectives

The purpose of the consultation and engagement activities undertaken was to consult with the local community and other stakeholders 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.

2.2 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 (March 2024)*, through:

- identification of people or groups who are interested in or likely to be affected by the project
- use appropriate engagement techniques
- ensure the community are provided with safe, respectful and inclusive opportunities to express their views
- involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design
- be innovative in their engagement approach and tailor engagement activities to suit the:
 - context
 - scale and nature of the project and its impacts
 - level of interest in the project

- provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with
- clearly outline how and when the community can be involved in the project
- make it easy for the community to access information and provide feedback
- seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns
- provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions
- be able to demonstrate how the demography of the area affected has been considered and how and what engagement activities have been undertaken.

2.3 Stakeholder Identification

The following Stakeholders were identified:

Table 2: Stakeholder Matrix

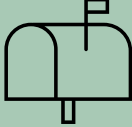
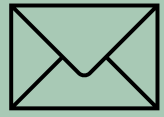
Stakeholder
Community
Neighbouring residents and businesses located in close proximity to the site: • All dwellings/ buildings on Garthowen Crescent • Dwellings and business premises fronting Old Castle Hill Road from north of Garthowen to Opposite Castle Towers • Buildings on McMillan Avenue
Wider/Broader Community- Public Notice in The Daily Telegraph
Government
The Hills Shire Council
Transport for NSW
NSW Fire & Rescue
NSW Police
Castle Towers Management
NSW Department of Communities & Justice (Housing)
State Design Review Panel/NSW Government Architect
First Nations

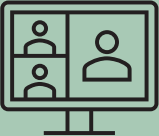
Deerubbin Local Aboriginal Land Council

2.4 Consultation and Engagement Snapshot

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

Table 3 – Engagement Strategies

Tool/Technique	Description
Letterbox drops 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, 369 notices were distributed. Those notified were requested to contact the report author within 21 days for additional information or to provide comment. A map illustrating the extent of the consultation area is included in Chapter 3.2.
Public Notice 	A public notice was placed in local newspaper <i>The Daily Telegraph</i> on 14 August 2025 to notify the broader community of the proposal.
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 Police- • Transport for NSW • Fire & Rescue NSW • Department of Communities and Justice (Housing) • Castle Towers Centre Management Responses were received from: • The Hills Shire Council

	• Transport for NSW • Castle Towers Management Consultation with DPHI has been undertaken through the scoping and SEARs process. No responses from other agencies or groups were received.
Community Information Webinar 	A Community Information Webinar was held on 26/11/25 to share more detailed information about the proposal, and to provide an opportunity for interested community members to ask questions of the project team. In total, 10 registrations were received for the webinar, and a total of 8 participants logged in.
Meeting with Council 	A pre-lodgement meeting to present the scheme was arranged with The Hills Shire Council on 29 November 2025. See Chapter 4.4 for detail.
Walk on Country 	As described in the Urban Design Report prepared by Studio SC, a Walk on Country with local community representatives was undertaken on 19 November 2025. An <i>Aboriginal Cultural Heritage Assessment</i> prepared by Regal Heritage accompanies the application and describes additional engagement with Registered Aboriginal Parties.
SDRP Meeting 	Two meetings were held with the State Design Review Panel to develop plans for the proposal on 18 September 2024 and 11 December 2024. See Chapter 4.3 for detail.

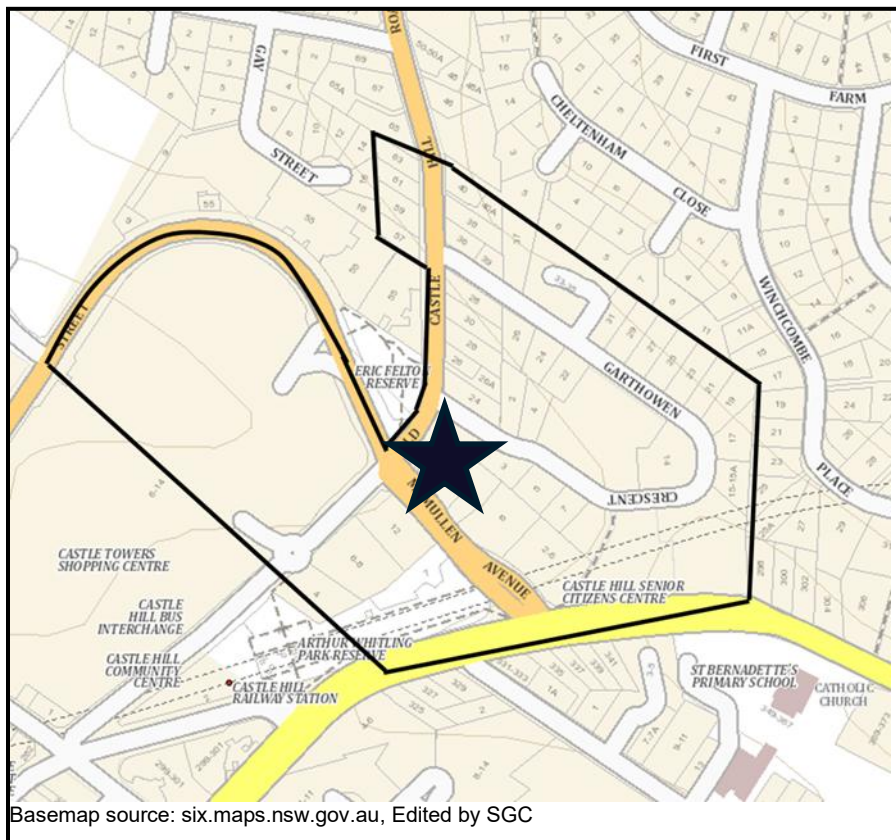
3.0 CONSULTATION OUTCOMES

The detail of each of the consultation strategies outlined in Chapter 2.2 is included in the following:

3.1 Letterbox Drop

To provide information about the proposal and invite the opportunity to discuss the proposal and provide feedback, 369 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



The properties notified were those most likely to experience direct impacts associated with the proposal including properties that might hear noise from the site, or experience increased traffic on local streets associated with events at the centre. Properties on the northern side of Old Northern Road were excluded due to the natural barrier created by Old Northern Road.

The currently under construction 'Toplace' development was also excluded as no mailboxes were available due to active construction.

A copy of the notice is included at Appendix A.

In response to the letterbox drop, a total of 30 individual phone calls and emails were received. Where follow up emails were received, they have also been included in the table of responses included at Appendix A. The matters raised by the local community in response to the letterbox drop are included and discussed in Chapter 4.1

3.2 Public Notice

A Public Notice was also placed in local newspaper, *The Daily Telegraph* newspaper on 14 August 2025 to advise the broader community of the proposal.

54 CLASSI

Welcome to Australia's le



Trade Service

Trades & Services

Financial Services

PRIVATE MORT

FREE ASSESS

No Up Front F

- First and Second Mortga
- Competitive Ra
- Interest Rates are Fair &
- NO Predatory Len
- NO Exorbitant Fees on E
- All Types of Real E
- Security Considered Na

Call Short Term Funding Gr
1300 634 634
24 Hours / 7 Days a

All of Short Term Funding Group's private
are only referred to lenders for loans the
NCCCPA (National Consumer Credit Pro
referred to lenders are for business loans
and must have a proven exit strategy. Get
available on our website: www.shortterm
*Conditions apply.

Guttering

ABC SEAMLESS GUTTERING

- ALL TYPES OF GUTTERING INSTALLED
- GUTTER GUARD
- METAL ROOFING
- WATER TANKS
- ROOF RESTORATION

9748 3022
www.abcseamless.com.au

20% OFF

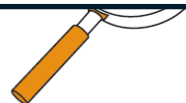
ABC SEAMLESS
EST. 40 YEARS

within 20 days of this notice.

Community Engagement

Urban Property Group is pleased to announce plans for a residential development at 16-20 Old Castle Hill Road, Castle Hill. The proposed development seeks consent for the development of the site for a 40 level residential building, including 5 podium levels, approximately 366 units including approximately 55 affordable housing units, 5-6 levels of basement car parking with approximately 400 spaces.

In the lead up to the lodgement of plans for this State Significant Development, via the Housing Delivery Authority (HDA) pathway, and as part of the Community Engagement activities and the preparation of a Social Impact Assessment to accompany the application, we invite you to comment on the proposed development. If you would like additional information, or to comment on the proposal please email sgeorgeconsulting@gmail.com by 22 August, 2025.



buy search sell
.com.au

Need casual staff?

Call 13 11 13

buy search sell
.com.au

The Daily Telegraph | Thursday August 14, 2025

rch sell
.com.au

To place business advertising
13 11 13 or buysearchsell.com.au

mytributes
.com.au

13 11 35

Tributes

Funerals

O'FLYNN

Patrick Michael

3.6.1941 - 10.8.2025

Late of Camden

The relatives and friends of Pat are kindly invited to attend his Funeral Mass to be held on Monday 18th August 2025 at St Paul's Catholic Church, Camden. There will be a 9:00am Rosary followed by a 10:00am Mass.

A livestream link is available from the funeral home, please contact them for details.

Following the service, the cortege will proceed to Pinegrove Memorial Park, Minchinbury to lay Pat to rest.

In lieu of flowers, donations can be made at the time of service or Online to the St Vincent De Paul Society.

Michelle Roffe
FUNERAL SERVICES
Camden's only locally family owned & managed Funeral home
5 Broughton Street
Camden NSW 2570
(02) 4655 2800

Find Support

Access articles, advice and grief support online.



mytributes
.com.au

Inform the community

Place a death or funeral notice online.

mytributes.com.au/GetStarted

13 11 35

mytributes
.com.au

Tired of the 9 to 5?

buy search sell
.com.au

Be a happy camper

Get everything you need for an outdoor adventure at Buy Search Sell.



buy search sell
.com.au

3.3 Community Information Webinar

A total of 10 community members were emailed a link to the TEAMS Meeting and details about the webinar on 17 November 2025 in preparation for the webinar on 26 November 2025 from 1.00pm – 2.00pm. A total of 8 participants logged in to the webinar.

The webinar ran for approximately 60 minutes. The webinar included a presentation providing more detailed information about the proposal at the current planning stage and addressed some of the key issues raised during feedback including traffic, parking, height, overshadowing, view impacts, construction related impacts.

Key matters raised in the Q & A session of the webinar:

- Traffic impacts on Garthowen from the proposal and in the context of existing and recently approved developments.
- Exacerbation of existing traffic congestion
- Demand for on-street car parking during construction and on completion
- Potential road conflicts associated with driveway for subject application and access driveway for approved hotel to the north
- Height of the proposal, including overshadowing and the lack of transition from 3-5 storey residential developments
- Impact on property values
- Visual impacts
- A lack of confidence about the application of Construction Traffic Management Plans based on recent experience
- A lack of confidence that community feedback will be considered

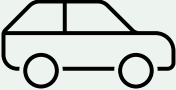
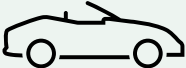
A copy of the webinar presentation and questions and comments from the webinar chat are included at Appendix D.

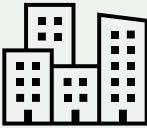
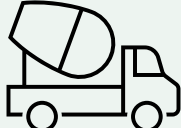
4.0 FEEDBACK AND OTHER MATTERS RAISED

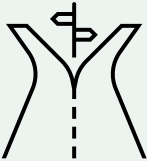
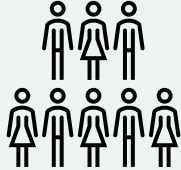
4.1 Summary of Direct feedback

There were a number of themes that emerged during the community engagement process:

Issues noted by local community members include:

Theme/Issue	Detail	
Traffic 	- Traffic already problematic and will be exacerbated with proposal. - Construction related traffic - Cumulative traffic impacts with new, under construction, and proposed developments in proximity - Road safety - The need for local roads to be widened and upgraded to accommodate additional traffic	- Traffic Impact Assessment (TIA) accompanies the application. - The TIA includes detail of the estimated traffic generation of the proposal and assesses the impacts on the surrounding road network. This is informed by traffic surveys and SIDRA (traffic modelling software) assessments that quantify existing and post-development conditions. - Cumulative impacts are also considered in the TIA.
Parking 	- Demand for on-street parking during construction - Experiences with construction workers parking over driveway. - The need for sufficient parking provision within a development to minimise demand for on-street parking	- Onsite car parking is provided in accordance with the SEPP Planning Provisions, TfNSW Guidelines and Council's controls. - Provision is made for on site for a loading zone for the retail space, waste removal and a truck turning area.
Height	- Not in keeping with existing character. - No transition between proposal and existing developments. - Overshadowing impacts - Not in line with Council's Policies	- Under the current planning controls, there is no maximum height limit. - The proposed height is generally in accordance with the

		surrounding high density character of the area, consistent with the additional capacity delivered by the Metro Station. • Overshadowing assessment studies will be undertaken as part of the preparation of the application to fully assess impacts and seek to minimise overshadowing of existing residences. • The proposal will be designed to comply with ADG to ensure compliance with required building separations and to minimise overlooking to adjoining properties.
Construction related impacts 	• Noise and vibration • Congestion on Garthowen Crescent • Cumulative impacts with multiple developments in close proximity • Scepticism around the application of management plans based on recent experience.	• A Construction and Demolition Waste Management Plan will be provided to manage construction waste, processes and disposal. • Construction-related traffic impacts are considered in the Traffic Impact Assessment accompanying the application. • A Construction Traffic Management Plan will be prepared. • The Acoustic Assessment includes recommendations to minimise construction noise impacts.
Impact on infrastructure	• Ability of public transport, schools, shopping centres, child care to accommodate additional demand.	• NSW Government policies prioritising housing are being considered in the context of existing and future infrastructure

		including schools and transport. Cumulative impacts associated with a proposal are required to be considered in the reports accompanying the application. Increased demand or public transport will provide support for increased services to the area.
Health impacts 	Loss of sunlight to properties.	Noted. The extent of the shadow cast by the proposal is illustrated on the plans accompanying the application.
Cumulative impacts 	- Concerns regarding multiple construction projects occurring at the same time. - Cumulative impacts associated with multiple projects and the populations they will bring on completion. - Population density	- Cumulative construction related impacts can be managed through coordination between sites. - The subject proposal will increase population density on the site and contribute to the growing population. - The NSW Government is pushing for additional housing in well located areas to address the current housing shortage.

4.2 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 Police
- Castle Towers Shopping Centre Management

- Department of Communities and Justice (Housing)
- Western Sydney Local Health District
- Transport for NSW
- State Design Review Panel

Transport for NSW responded by email on 18 August 2025 providing the following information:

TfNSW has considered the matter and offers the following comment:

- *Transport for NSW (Roads) has no proposal which currently requires any part of this property.*
- *The subject property is zoned SP2 Local Road Widening on Council's Planning Maps. The local road widening is to be administered by Council and they should be contacted for advice with respect to this matter.*
- *The site adjoins McMullen Avenue which is a classified road. TfNSW will not support access to the site from the classified road in this instance as access is available from the local road network.*
- *Access would be preferred from Garthowen Crescent as it will minimise impact upon the operation of the TCS at Old Castle Hill Road and McMullen Avenue.*
- *The proposal should have a traffic report prepared which addressed the likely impacts upon the surrounding road network.*
- *SIDRA analysis for adjacent intersections is to be proposed detailing the likely impact of the proposal.*

TfNSW will be required to comment on the SSD application in the future. Conditions relating to the following matters are likely:

- *Construction Traffic Management Plans*
- *Green Travel Plans*
- *Drainage details and discharge rates should discharge be proposed to the state road network*
- *Details of excavation adjacent to the state road network*

Should further plans be developed TfNSW will be happy to comment.

A copy of the correspondence from TfNSW is included at Appendix C.

Castle Towers Centre Management acknowledged receipt of the information provided but not further correspondence was provided.

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

4.3 State Design Review Panel

Two meetings were held with the State Design Review Panel at the early stages of the project planning, one in September 2024, and one in December 2024. Copies of the meeting minutes from those meetings are included in Appendix B. The meeting details are summarised in the following.

Matter discussed:	Response:
18 September 2024	
Supported elements: • Intent to engage with Aboriginal community via yarns, workshops, co-design and endorsement • Early landscape investigations into Country • Project vision for housing diversity, local character, access and connectivity and sustainability • The landscape vision and principles • The sustainability targets and initiatives, including full electrification • Intent to retain existing trees at street frontages. • A built form outcome that does not result in additional overshadowing of public open space between 11am-2pm on June 21 as per the DCP • Use of rooftop locations for communal open space • Locating the basement driveway on Garthowen Crescent.	• N/A
Advice & recommendations: Connecting with Country:	

Matter discussed:	Response:
• Prioritise engagement with local Aboriginal community to develop and refine a list of key opportunities that can be delivered and will be enduring and impactful for Country. • Demonstrate how these opportunities and initiatives manifest in design. • Refer to Connecting with Country framework (2023) Design Excellence: • Project to exhibit design excellence in accordance with The Hills Shire LEP including solar access controls and other relevant DCP requirements. • Address key urban strategies and metrics of the DCP including: ◦ setbacks to enable the DCP street character ◦ built form at the ground plane and podium levels to delivery good public domain outcomes ◦ minimising site coverage to enable generous landscaped areas ◦ floor plate sizes to enable slender tower forms of high amenity and minimum bulk and scale impacts. Site strategy and landscape: • Ensure the ground plane and setbacks deliver: ◦ minimum distances of the DCP, exclusive of any widening of the road reserve ◦ street character of the DCP, including active street frontages and deep soil landscape zones ◦ improve legibility of the built form and pedestrian movements as the ground plane transitions topography and the street frontages	• See Aboriginal Cultural Heritage Assessment, Urban Design Report, Landscaping Report & Plans, Engagement Report & EIS. • See Plans, Urban Design Report and EIS. • See Plans, Urban Design Report and EIS.

Matter discussed:	Response:
○ increased area of landscape and common open space through reduced building site coverage ○ increased deep soil area by reducing the basement footprint ○ greater commitment to tree retention along the site boundary, via Tree Protection Zones free from basement impacts ○ maximised activation and integration with the public domain, balanced with the need for privacy and security. • Revise the approach to McMullen Street to avoid barriers between public and private spaces as the primary street response. • Optimise winter sun to communal outdoor spaces, considering the overshadowing of future development from surrounding sites. • Ensure deep soil is contiguous at a minimum width of 6m as per the ADG and avoid isolated pockets • Provide drawings and details of all three street frontages and interfaces at the next SDRPP session to address above. Built form: • Provide options for a 2-3 storey podium. • Provide options for a revised tower form to deliver high amenity dwellings, including an option of smaller floorplates in separate towers and an option that provides greater distinction between forms of a singular floorplate. • Consider a further option that consolidates the existing site with the adjacent Council land to the east, focussing on the amenity benefits and improved outcomes that could be achieved if the proposed density was dispersed.	• See Plans, Urban Design Report and EIS.

[illegible]

Matter discussed:	Response:
○ reducing excessive circulation • Keep balconies consistent, simple and stacked. • Develop the materiality, architectural expression and facade articulation to respond to the vernacular and microclimate of The Hills Shire. Sustainability and climate change: • Investigate opportunities for stretching sustainability and Net Zero targets.	• See Plans, Urban Design Report and EIS.
11 December 2024	
Supported elements: • Engagement with the local Aboriginal knowledge-holders, with incorporation of these inputs into the landscape response. • A clearly defined street wall and public domain edge through the integration of a podium, which: ○ has a scale consistent with the local context ○ incorporates two storey 'terrace' units along McMullen Avenue with direct access to the street. • A revised tower form, which: ○ reduces floor plate sizes and presents a refined, slender form ○ increases distinction of the singular tower into two clearly defined forms ○ improves articulation of the height • Holistic consideration of family-friendly apartment living, with a changed apartment mix and layout to better provide for families, and increased provision and improved design of the communal spaces. • Intention to have equity for all tenants by distributing affordable dwellings throughout the building with equal access to amenities such as shared facilities and common areas. Connecting with Country:	The matters raised in the second SDRP meeting have been addressed in the architectural plans, Urban Design Report, EIS, landscaping plans accompanying the application.

Matter discussed:	Response:
• Further develop the use of geometric shapes within the design of the entry plaza. Ensure any use of symbolism has a clear sense of purpose and is reflective of Indigenous knowledge holders' input. • Continue to pursue opportunities for prioritising health of Country. Design excellence: • Provide thorough analysis of the overshadowing impacts of Arthur Whitling Park. • Demonstrate the proposed street setbacks and landscaping are sufficient to deliver the intended DCP street character. Further resolution is required for: ○ Garthowen Crescent – pursue opportunities to increase the setback and maximise opportunities for deep soil and landscape. ○ McMullen Avenue – provide further clarity for the landscape treatment before and after road widening. Demonstrate that the proposed treatment will be adequate to deliver sufficient amenity. Site strategy and landscape: • Pursue opportunities to increase deep soil, retain additional existing trees, and increase canopy cover by reducing basement extent and, where possible, adjusting the building footprint. • Per Item 16 from Advice Letter 1, provide bike storage at the ground floor that caters for families. • Demonstrate the proposed tree protection zone (TPZ) and root protection zones (RPZ) are sufficient to protect the health and wellbeing of existing trees. Consideration should also be given	

Matter discussed:	Response:
to minimising trimming of canopy to accommodate construction. • Ensure street tree planting is generous with a continuous canopy to allow for shade along all footpaths. Built form: • Demonstrate a coherent approach to the architectural expression of the project through: ○ selective use of materials and colour palettes ○ balanced mixture of window treatments, sizes and orientation ○ exploration of the podium and tower relationship across the two forms that is either juxtaposed or strongly related. • Develop the expression of the intersection between the two forms to create a clear delineation without relying too heavily on materials and colours. This could include increasing the depth and width of the recess, defining the recess at just one building to allow the other to take dominance, and so forth. • Ensure there is sufficient summer solar shading incorporated within the façades to optimise internal comfort and minimise the need for artificial cooling. Consider ways of reducing heat gain, through: ○ reduced window to wall ratios, particularly for bedrooms and offices ○ fixed and adjustable external shading devices, for windows, balconies and façades ○ materials and colours with low solar heat gain.	

Matter discussed:	Response:
- Interrogate the configuration of the awning over the residential entrance and ground floor tenancy. Consider how the design and layout of the awning/s can ensure a legible and welcoming arrival to the residential building, while maintaining weather protection for the tenancy and entry plaza. Architecture and family living: - Continue to develop the design of the outdoor spaces to cater to a variety of family needs, including children of all ages. - Develop the layout and functions within the Level 1 Communal Indoor Space to better meet the needs of families by providing for a range of gathering and common activities. Explore: - creating nooks and/or smaller rooms to allow different families to occupy the space comfortably - designing flexible spaces with acoustic separation to allow for music practice, working from home, break out spaces, etc. - integrating a small kitchen or kitchenette - providing accessible toilets with parent facilities (i.e., baby changing table). - Explore how the layout and location of dining rooms can be adjusted to comfortably accommodate family sized dining tables (e.g., a two-bedroom apartment would require a minimum six-person dining table). - Continue to test internal layouts and furniture configurations to ensure each apartment best meets the needs of future occupants. Consider: - avoiding bathrooms opening to kitchens and dining rooms - minimising circulation space	

Matter discussed:	Response:
- o ensuring generous living rooms that allow for high levels of flexibility - o providing ample storage. • Revisit the configuration of the internal spaces where the two forms meet. Consider: - o designing for cross-ventilation by introducing a breezeway through the building or introducing a plenum across the common hall to the adjacent unit/s - o reconfiguring the inner areas of the floorplate with low natural light to uses better suited to these conditions, such as additional storage space, services, non-habitable facilities, creating additional common amenities which could be illuminated from the hall window, and so forth. • Confirm the location of the affordable housing in consultation with the affordable housing provider.	

4.4 The Hills Shire Council

Members of the project team met with representatives of The Hills Shire Council on 29 November 2025 to discuss the proposal.

The following matters were discussed:

Matter discussed:	Response:
Forward Planning	
• Seeking clarification on rezoning pathway • Infrastructure provision, including consideration of existing infrastructure capacity. • Passive and active open spaces, community facilities	• Refer to EIS for detail
Traffic	
• Increased density likely to have an impact on traffic and transport.	• Refer to Transport Impact Assessment for detail on anticipated traffic impacts, swept path analysis.

• Current proposed population double that previously considered on the site – there is a need to demonstrate and justify the increase in units. • Swept path analysis required. • Some planned works on OCHR including a median strip and a roundabout at the northern intersection of Old Castle Hill Road and Garthowen Crescent	
Waste Management	
• Heavy Rigid Vehicle collection • Bulky waste room recommended • FOGO bin room required, proximate to lift core. • Waste room to fit 40-42 100 litre bins	• Refer to Waste Management Plan
Engineering	
• Road widening areas on Garthowen and Old Castle Hill Road need to be shown on the plans.	• See Architectural plans
Tree Canopy/Landscaping	
• Amenity provided in communal open spaces to be of a high standard • Consideration of the impact of shading on the park to the south of the site.	• See Architectural and Landscape Plans.
Environmental Health	
• Consideration of road noise intrusion to dwellings at night as well as noise from mechanical plant. • Consideration of construction noise. • Site contamination investigations • Asbestos removal	• See Acoustic Assessment & EIS
Planning	
• DCP provisions while not applicable, set out the desired future character of the area and provisions should be addressed. • ADG in particular as it relates to amenity and building separation • Shadow impacts to the park to be considered.	• See EIS

5.0 PUBLIC INTEREST

The proposed development, will provide a number of public interest benefits, including:

- Contribution to the housing targets for The Hills LGA as identified by Council and the NSW State Government.
- Facilitate transport-oriented development within an area of high amenity.
- Provision of affordable housing for those on very low, low to moderate incomes, including key workers.
- Employment generation in the planning, implementation, and construction of the proposed development, and management of affordable housing units.

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 early works, and the proposed mixed use development and concurrent on the site at 16-20 Old Castle Hill Road, Castle Hill.

In accordance with the requirements for engagement, a strategy to inform and engage with local residents, landowners, businesses and agencies about the proposal was applied. 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 majority of feedback provided expressed support for the proposal.

The concerns raised by the community largely related to:

- Proposed building height and associated impacts (overshadowing, view impacts)
- Traffic impacts and exacerbation of existing traffic congestion
- Parking impacts
- Population changes and density
- Construction related issues including dust, noise, contamination, traffic and cumulative impacts
- Infrastructure impacts
- Impact on property values.

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 & RESPONSES

Sarah George Consulting
Social Planning Consultants

7 August 2025

To Whom It May Concern,

**Community Engagement Activities and Social Impact Assessment of the Proposed
Residential Development 16-20 Old Castle Hill Road, Castle Hill**

Sarah George Consulting has been engaged by Urban Property Group to undertake Community Engagement activities and prepare a Community Engagement Outcomes Report and a Social Impact Assessment (SIA) to accompany a State Significant Development Application to be submitted to the Department of Planning, Housing and Infrastructure (the Department) via the Housing Delivery Authority (HDA) pathway for a proposed residential development at 16-20 Old Castle Hill Road, Castle Hill.

Subject site:



The proposal seeks approval for the demolition of existing structures on the site and the development of the site with the following characteristics:

- construction of a residential development including:
 - excavation to provide 5-6 levels of basement car parking with approximately 400 car parking spaces
 - a single building of 40 levels inclusive of a 5 level podium with approximately 366 units including approximately 55 affordable housing units
 - Communal open space
 - Vehicle access via a single driveway from Garthowen Crescent
 - Extensive 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 providing detailed information about the proposal and that addresses 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 21 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

Sarah George
Social Planning Consultant

Who	What	When
Adjoining properties	369 Notices distributed to letterboxes	7/08/25
The Hills Shire Council, PO Box 7064, Norwest NSW 2153	Via website	8/08/25
The Hills Area Command, 16-18 Pennant Street, Castle Hill	Post	8/08/25
Deerubbin Local Aboriginal Land Council, PO Box 2341, North Parramatta NSW 1750	Email	8/08/25
Western Sydney Local Health District Po Box 574 Wentworthville NSW 2145	Post	8/08/25
DCJ – Housing Locked Bag 5000 PARRAMATTA NSW 2124	Post	8/08/25
Transport for NSW PO BOX K659 HAYMARKETNSW 1204	By email	8/08/25
Castle Towers Centre Management	Via webpage to Castle Towers Centre Management Team	8/08/25 12/08/25 – email acknowledgement from Castle Towers– notice sent for additional information.
Daily Telegraph	14/08/25	

#	Who what when	Comments	Webinar	Details sent
1	Py phone 7/08/25	• Have just had 2 years of construction for Reve • Another 4 towers are proposed for Garthowen ST plus proposal • Cumulative impacts on access • Demand on on-street parking (construction and on completion) • Concern re vehicle access off Garthowen only and increased traffic on this road. • Need for OCHR to be widened • Cumulative impacts for residents associated with several years of building • Will there be sufficient parking for residents and visitors of proposed development		
2	7/08/25 - by email	• Proposal will add to the chaos in castle hill and will spoil the immediate precinct. • Oppose the thought of this slum development.		
3	7/08/25 – by email	• View and sunlight impacts to dwelling. • Traffic impacts on small road • overdevelopment		
4	8/08/25 – by email	• Traffic congestion – exacerbation of existing traffic issues. Construction traffic and future population traffic. The need for street upgrades to accommodate existing traffic. • Zoning and density concerns – overshadowing of existing low-density developments.	Yes	17/11/25

		• Reduction in natural light/overshadowing and impacts on living environment and property values. • Noise and parking. Construction related noise from machines and workers, construction related traffic.		
5	8/08/25 by email	• Traffic flow- OCHR and Garthowen streets narrow and already congested and increased chance of traffic accidents • More vehicle noise and pollution in the neighbourhood • Environmental and social impacts : ○ Visual impact 'eye sore' ○ Height out of keeping with existing development in the area ○ Impact on tranquillity and skyline. ○ Increased demand for school, public transport and health services ○ Size of proposal (height) intimidating and will block sunlight. ○ Glare from windows ○ Impact on castle towers in terms of increase demand for parking, shopping etc. ○ Impacts on the metro		

		○ Increased risk of fire. ○ Building separation ○		
6	11/08/25 by email	• Residents of Garthowen Crescent • Traffic impacts • Vehicle access from Garthowen problematic during construction and after. • Large trucks on the narrow street blocking access to car parking areas of existing dwellings. • Impacts on traffic flow for residents and child care centre. • Demand for on street car parking.		
7	12/08/25 – by phone	• Key issue is traffic on Garthowen – single entry/exit off this road is problematic due to narrowness. • Workers part out the street so on-street parking is an issue.	Yes	17/11/25
8	15/08/25 by email	• Not in keeping with Council's regulations for the site (height) • Out of keeping with castle towers village concept. • Overshadowing to properties on Garthowen cres. • Amenity impacts • Traffic impacts – the need for improvements to road required. • Access off Garthowen not acceptable due to traffic increases	Yes	17/11/25
9	22/08/25 By email	• Object to proposal. • Increased density will place more strain on existing infrastructure particularly		

		on local roads (Garthowen and Old Castle Hills Road. • Increased traffic congestion affecting daily communities. • Impact on safety and liveability of the area. • Impact of construction noise and future traffic on child care centre.		
10	22/08/25 by email –	• Thank you for the opportunity to comment on your proposed 40-storey development located at 16-20 Old Castle Hill Road in Castle Hill. • The Hills Shire Council recently circulated a petition in relation to the Hills District. It calls for, amongst other things, more open spaces, more schools, wider roads and more playing fields. Unfortunately, the petition didn't also mention the overcrowded Castle Hill library, shopping centre or very overcrowded Sydney Metro. Or the main cause of why the situation of Castle Hill, once the Garden Shire, has become so desperate. Castle Hill is full! • There are currently 9 high rise towers in the suburb. None of which are yet fully occupied. So many more residents yet to arrive. There is a DA with council (366/2025/JP) for a proposed 24-storey tower which will include a hotel right next door to your proposed 40-storey	Yes	17/11/25

		development and if approved, as I'm sure it will be, will exacerbate the overcrowding situation. • Where are all these residents going to go to socialise and where are the children going to play. Arthur Whiting Park (over the Metro station), the only green space near your proposed building, has become a defacto sports oval, mainly used at the moment by residents from the Atmosphere high rise. The CBD, a misnomer as Castle Hill is more of a dormitory suburb than a business district, is certainly very different to business districts such as Parramatta or Chatswood. • I appreciate that developers and builders want to make money but they rarely live anywhere near their overbearing high rise developments. My wife and I downsized from a large house in Castle Hill to an apartment in a 5 storey complex in Garthowen Crescent so I'm not against apartment living. But 40 storeys! You're helping to create the ghettos of the future! • In short • A 40-storey building is way out of character for Castle Hill		
--	--	--	--	--

		• Existing infrastructure is already stretched it can't cope with so many more residents. Castle Hill is already overcrowded • There are no open spaces in close proximity to your proposed development where residents can relax or socialise • Several hundred cars already exit into Garthowen Crescent with the need to access Old Castle Hill Road – adding another 400 cars is ludicrous • Garthowen Crescent and Old Castle Hill Road are virtually 1½ lanes wide in total (due to street parking) your proposed development has the potential for roads and intersections in a wide area to be gridlocked at certain times of the day.		
11	22/05/25	• Bigger than previous proposal • Too big for the area roads unable to cope with additional traffic • Increased congestion • Bottlenecks created with Towers traffic plus other nearby developments (toplace) • Garthowen road narrow and old Castle hill road also at capacity • Proposal represents an overdevelopment • May push us out of the area.	Yes	17/11/25

12	23/08/25 by email	• This letter serves as a formal objection to the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill, as outlined in the Community Engagement and Social Impact Assessment consultation letter dated 7 August 2025. We, the residents of Garthowen Crescent, have significant concerns regarding the severe impacts this development will have on our community. • Our primary and most pressing concern is the proposed vehicle access via a single driveway on Garthowen Crescent. The development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and we are concerned about the potential for increased noise, air pollution, and delays for emergency services.		
----	-------------------	---	--	--

		• Furthermore, we are deeply concerned about the profound shadow impacts of a 40-level building on the surrounding properties. This excessive height will result in significant overshadowing of neighbouring homes and private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes and gardens. • In conclusion, we strongly urge the Council to carefully consider the detrimental impacts this development will have on our neighbourhood. The traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area. We request that this proposal be rejected or, at a minimum, be subject to substantial modifications that address these critical concerns. • We trust that our objections will be given due consideration during the assessment process.		
--	--	--	--	--

13	23/08/25 – by email	• This letter serves as a formal objection to the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill, as outlined in the Community Engagement and Social Impact Assessment consultation letter dated 7 August 2025. We, the residents of Garthowen Crescent, have significant concerns regarding the severe impacts this development will have on our community. • Our primary and most pressing concern is the proposed vehicle access via a single driveway on Garthowen Crescent. The development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and we are concerned about the potential for increased noise, air pollution, and delays for emergency services.		
----	---------------------	---	--	--

		• Furthermore, we are deeply concerned about the profound shadow impacts of a 40-level building on the surrounding properties. This excessive height will result in significant overshadowing of neighbouring homes and private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes and gardens. • In conclusion, we strongly urge the Council to carefully consider the detrimental impacts this development will have on our neighbourhood. The traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area. We request that this proposal be rejected or, at a minimum, be subject to substantial modifications that address these critical concerns. • We trust that our objections will be given due consideration during the assessment process.		
--	--	--	--	--

14	24/08/25 – by email s	• Thank you for the advice of the proposed development. Prior to your letter, myself and other residents of Garthowen Crescent were unaware of the proposal. • I am Chairman of the Strata Committee for SP 93810, which is a unit complex located at 11-13 Garthowen Crescent Castle Hill. At this stage, I am writing on behalf of myself and my wife, but am aware that my concerns are shared by other residents in our unit complex. • Our major concerns are: • The height of the development, which is double the maximum height in the Hills Shire Council's current LEP; • The entry and exit points from the development into Garthowen Crescent via what is now lot 1 Garthowen; and • The cumulative effect, both during and after construction, of recently completed unit towers at 6-12 & 16-20 Garthowen (Grande Reve), the proposed construction of three more residential towers and a 19 storey hotel in the area bounded by Garthowen Crescent and Old Castle Hill Rd (Garth 2 – DA 366/2025/JP), and this 16-20 Old Castle Hill Road development.	Yes	17/11/25
----	-----------------------	--	-----	----------

		• Comments on each of these concerns are: • The LEP and related planning documents are the outcome of extensive research and consideration by Council which they claim is aimed at achieving a balance between community needs for housing close to public transport and the overall amenity of the area. Like many other residents, we remain concerned that, even at a maximum height of 20 storeys, the current LEP will lead to over development and unacceptable pressure on infrastructure and local traffic movement. The approval of a 40 storey building within the LEP area exacerbates these adverse outcomes; • Prior to completion of the two Grande Reve towers at the end of 2024, the residents of 70 medium rise units were entering and exiting Garthowen Crescent. The full occupation of Grande Reve will increase this to 266 units. If both the Garth 2 development and the proposed 16-20 Old Castle Hill Road development proceed, there will be residents from 849 units plus traffic associated with a 19 storey hotel. • Garthowen Crescent is relatively narrow with a near blind corner near to heritage- listed Garthowen House. We have already		
--	--	--	--	--

		experienced significant traffic and parking issues during the two year construction of Grande Reve, This has included driveways blocked by construction vehicles, illegal parking in a no-stopping zone, and several near misses with speeding trucks. It is unreasonable for us to be subjected to the same issues on an even larger scale for an unknown number of years. • Post completion, existing traffic congestion problems when exiting Garthowen Crescent at peak times will increase exponentially.		
15	24/08/25 by email Follow up ph call 29/08/25 reiterated traffic impacts, character and scale not in keeping	• Re: Community Engagement Activities and Social Impact Assessment of the Proposed Residential Development 16-20 Old Castle Hill Road, Castle Hill • My wife and I live in Northpoint Rise at XX-XX Garthowen Crescent. We strongly object to the proposed development at 16-20 Old Castle Hill Road, with regard to the following. • The Hills Shire Council Development Control Plan indicates a maximum building height of 20 storeys at 16-20 Old Castle Hill Road. The proposal is for a building twice the allowable height. • For the character of build in this area The Castle Hill North Precinct Plan	Yes	17/11/25

		suggests in part, "<i>Character should build from existing townhouse and Northpoint developments</i>". We do not believe the proposal reflects this Council, or indeed residents, desires. • For future developments in the Castle Hill Metro Precinct we believe there was a requirement for the "Metro Stations Precincts Traffic and Transport Analysis for Castle Hill, Showground and Norwest Business Park" traffic study to be completed. This was delayed due to Covid. Traffic is a major concern...do you know if this study has been completed, if so, are you aware of the results. Garthowen Crescent has a finite traffic capacity, adding a potential 400 vehicles to an already congested area would be chaotic. • We believe this to be a massive overdevelopment of the site and not consistent with The Hills Shire Council planning requirements. • I would be happy to discuss these and/or other potential issues with you.		
16	25/08/25 – by email	• This letter serves as a formal objection to the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill, as outlined in the Community Engagement and Social Impact		

		Assessment consultation letter dated 7 August 2025. We, the residents of Garthowen Crescent, have significant concerns regarding the severe impacts this development will have on our community. • Our primary and most pressing concern is the proposed vehicle access via a single driveway on Garthowen Crescent. The development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and we are concerned about the potential for increased noise, air pollution, and delays for emergency services. • Furthermore, we are deeply concerned about the profound shadow impacts of a 40-level building on the surrounding properties. This excessive height will result in significant overshadowing of neighbouring homes and		
--	--	---	--	--

		private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes and gardens. • In conclusion, we strongly urge the Council to carefully consider the detrimental impacts this development will have on our neighbourhood. The traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area. We request that this proposal be rejected or, at a minimum, be subject to substantial modifications that address these critical concerns. • We trust that our objections will be given due consideration during the assessment process.		
17	25/08/25 – by phone	• Shadow cast by the tall building • Traffic impacts – Garthowen a narrow road when recent construction was happening, b-doubles blocked the road • There are a lot of high rise in castle hill already, and some incomplete. There will be cumulative impacts in terms of population, traffic and impact on infrastructure		

		• Metro already congested • Shopping centre already congested and additional people will make it worse.		
18	25/08/25 – by email	• I am writing to you in response to your planned development on the corner of Old Castle Hill Rd and Garthowen Crescent Castle Hill. • The site is currently zoned high rise but with a maximum height of 20 stories. • We strongly oppose any additional height, when combined with the Reeve buildings and the proposed three residential towers and a 19 storey hotel on Old Castle Hill Road and Garthowen Crescent and the adjacent the 5 Top Place Towers it will, • cast major shadows • create a wind tunnel • entry and exit onto Garthowen Crescent (a very narrow road) it will increase the traffic congestion to an unreasonable level • Increase pedestrian traffic • In addition, the existing infrastructure i.e. roads, schools, hospitals and transport is at and exceeding capacity in Castle Hill and the surrounding Hills District. • I sincerely hope that that this proposal is not allowed to go ahead.		
19	25/08/25 by email	• This letter serves as a formal objection to the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill,		

		as outlined in the Community Engagement and Social Impact Assessment consultation letter dated 7 August 2025. I a residents of Garthowen Crescent, have significant concerns regarding the severe impacts this development will have on our community. • My primary and most pressing concern is the proposed vehicle access via a single driveway on Garthowen Crescent. The development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and I am concerned about the potential for increased noise, air pollution, and delays for emergency services. • Furthermore, I am deeply concerned about the profound shadow impacts of a 40-level building on the surrounding properties.		
--	--	---	--	--

		This excessive height will result in significant overshadowing of neighbouring homes and private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes and gardens. • In conclusion, I strongly urge the Council to carefully consider the detrimental impacts this development will have on our neighbourhood. • The traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area. I request that this proposal be rejected or, at a minimum, be subject to substantial modifications that address these critical concerns. • I trust that my objections will be given due consideration during the assessment process.		
20	26/08/25 – by email	• We are writing to record our objection to the proposed residential development as detailed in your letter of the 7th August 2025. • Our main concerns are :-		

		• 1) The severe impact that the proposed 40 level building, with 366 Units and 55 affordable housing units, serviced by 400 car spaces will have on traffic movements in the area, particularly in Garthowen Crescent due to a single vehicle access to the building, particularly in heavy traffic hours. This will lead to severe traffic congestion plus significant safety risks for pedestrians, cyclists and existing residents. • 2) The proposed height of 40 levels of the building is way too high and will create too much shadowing to existing properties and private open spaces, particularly during winter daylight hours. This will have a negative effect on access to natural light, reduce solar efficiency and reduce the quality of life and enjoyment of our home and outdoor areas. • We would strongly urge the council to consider the detrimental impacts that this development will have on our neighbourhood. The traffic and overshadowing concerns are fundamental issues that will severely affect the safety, amenity and liveability of Garthowen Crescent residents and the surrounding area. • We therefore request that the proposal be rejected,		
--	--	--	--	--

21	26/05/25 – by email	• I hereby provide the following feedback on the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill, focusing on traffic issues and shadowing. • Traffic issues • The proposal specifies approximately 400 car parking spaces, with vehicle access via a single driveway from Garthowen Crescent, a narrow local road. All traffic in Garthowen Crescent comes from and feeds into Old Castle Hill Road. At the southern end of Garthowen Crescent, the vehicle entry and exit point for the proposed development, vehicles are restricted to left turn only onto Old Castle Hill Road. Within a short distance, Old Castle Hill Road intersects at traffic lights with Pennant Street and McMullen Avenue. • In April 2024, the Hills Shire Council published the Traffic Study for Intersections in Castle Hill V2. This study analysed traffic volumes and impacts for six Castle Hill intersections, including the intersection of Old Castle Hill Road and Pennant Street/McMullen Avenue. Based on a traffic growth rate of 5% per annum, it provided forecasts of intersection traffic volumes for the year 2036 and assessed the impact on		
----	---------------------	---	--	--

		existing and proposed intersection layouts. • The results showed that the Old Castle Hill Road, Pennant Street and McMullen Avenue intersection, even with a proposed changed layout, will not be operating with an acceptable Level of Service in the afternoon peak times (page 36). • Since the Study's release, we have had the completion of the Grand Reve complex (196 apartments) in Garthowen Crescent, along with a current proposal to construct 4 buildings on the western side of Grand Reve comprising 143 hotel rooms and 264 apartments. Each of these involves significant additional traffic in Garthowen Crescent and in turn Old Castle Hill Road. We are also approaching completion of the Skyview project Buildings C, D and E (532 apartments) to the west of the proposed development, with Old Castle Hill Road being its main entry and exit road via Gilham Avenue and Gay Street. To these traffic flows there is now the potential addition posed by the proposed development with its approximately 400 car parking spaces. The cumulative effect of all of these post-traffic study developments suggests a much higher traffic growth rate than 5% per annum,		
--	--	---	--	--

		thereby worsening the negative impact on the Old Castle Hill Road, Pennant Street and McMullen Avenue intersection already projected by the Traffic Study. • There are already times in peak hours when south bound traffic on Old Castle Hill Road is banked way back from the traffic lights at the intersection with McMullen Avenue/Pennant Street, preventing timely exit for vehicles at the southern end of Garthowen Crescent. This can only be expected to worsen with the anticipated additional traffic flows generated by the proposed development. The additional flows will also add to air and noise pollution as well as creating delays for ambulances and other emergency services required by residents in Garthowen Crescent and its surrounds. • A basic issue underlying all of the above is the lack of appropriate road infrastructure to support the proposed development. The current infrastructure, even with the Shire Council's plans for minor changes in road layout, is totally insufficient to deal with significantly increasing traffic flows. • Shadowing • The proposed development includes a building of 40 levels. This will have a		
--	--	---	--	--

		major shadowing effect on adjoining properties in Garthowen Crescent, particularly in afternoon hours. Residents of these properties will experience reduced access to sunlight and natural warmth, negative effects on gardens built to benefit from daylong sun and reduced solar power generation potential. • In conclusion, there is certainly merit in building additional housing in areas close to transport hubs, and especially so if it includes affordable housing units. Care must be taken however to ensure that the positive outcomes are not outweighed by negative impacts affecting the local community, as well as the incoming residents. The size and extent of the proposed development are quite overwhelming in light of the social and infrastructure contexts in which it is suggested it be placed. Without major adjustments to the scope of the development and to the local infrastructure, the overall impact must be of major concern, creating extensive ongoing issues for the local community, including future residents in the proposed housing structure.		
22	25/08/25 – By email	• I am writing to express serious concerns regarding the proposed development of a 40-storey residential tower with parking for		

		approximately 400 vehicles, which is planned for 16 - 20 Old Castle Hill Road with access via Garthowen Crescent. • This development is part of a broader precinct proposal that includes a development application between Grand Reve and Old Castle Hill Road : • Four additional towers comprising 264 residential units • A hotel with 143 rooms • A retail precinct • All of these are expected to rely on Garthowen Crescent for traffic access. • • Garthowen Crescent is a narrow residential street and the cumulative impact of these new developments would dramatically exceed the street's capacity and pose serious risks to residents and infrastructure. • Key Concerns: • Traffic Overload: The combined influx of vehicles from the residential towers, hotel guests, staff, and retail visitors could result in gridlock conditions, especially during peak hours and weekends. • Safety Risks: The narrow street is ill-equipped to handle such volume, increasing the risk of accidents and		
--	--	--	--	--

		endangering pedestrians, particularly children and elderly residents. • Loss of Amenity: Noise, pollution, and congestion will significantly diminish the quality of life for current residents and may impact property values. • Infrastructure Strain: Garthowen Crescent lacks the road width, turning radius, and traffic management systems necessary to support this scale of development.		
23	25/08/25 – by email	This letter serves as a formal objection to the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill, as outlined in the Community Engagement and Social Impact Assessment consultation letter dated 7 August 2025. We, the residents of Garthowen Crescent, have significant concerns regarding the severe impacts this development will have on our community. My primary and most pressing concern is the proposed vehicle access via a single driveway on Garthowen Crescent. The development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase		

		in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and we are concerned about the potential for increased noise, air pollution, and delays for emergency services. Furthermore, I am deeply concerned about the profound shadow impacts of a 40-level building on the surrounding properties. This excessive height will result in significant overshadowing of neighbouring homes and private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes and gardens. In conclusion, I strongly urge the Council to carefully consider the detrimental impacts this development will have on our neighbourhood. The		
--	--	--	--	--

		traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area. We request that this proposal be rejected or, at a minimum, be subject to substantial modifications that address these critical concerns. We trust that our objections will be given due consideration during the assessment process. •		
24	26/08/25 – by email	This document is a formal objection to the proposed 40 Level tower residential development at 16-20 Old Castle Hill Road, Castle Hill, as outlined in your Community Engagement and Social Impact Assessment consultation letter dated 7 August 2025. It is not a rejection of the concept, only the ridiculous height. We reside at Northpoint Apartments, Apt XX/XX Garthowen Crescent, Castle Hill, and the shadow line of this ridiculously high complex of 40 Levels will severely restrict the westerly sun our community presently receives in the afternoons. It is bad enough that the 12 & 16 Level towers opposite us in Garthowen Cres, already restrict the daylight sun to the front Apartments of our building. Also, there is the movement of the residential vehicles on and off Garthowen Crescent as well as accessing Old Northern Rd, via a single driveway on Garthowen Crescent. The		

		development of a 40-level building containing approximately 366 residential units and 55 affordable housing units will generate a substantial and unsustainable increase in traffic. The addition of hundreds of daily vehicle movements onto our quiet residential street, which is already a high-traffic area, will inevitably lead to severe traffic congestion, gridlock, and a significant safety risk for pedestrians, cyclists, and existing residents. The current road infrastructure is simply not equipped to handle such a massive influx of vehicles, and we are concerned about the potential for increased noise, air pollution, and delays for emergency services. Add onto this increased mobility the additional movement of service / utility trucks and vans, and it is frightening to even envisage. Perhaps an exit may be incorporated onto McMullen Avenue for traffic wishing to go that way instead of having to undertake the whole roundabout way of Garthowen Crescent / Old Castle Hill Rd / McMullen Avenue. However, our main concern is about the profound shadow impacts of a 40-level building on the surrounding properties. This excessive height will result in significant overshadowing of neighbouring homes and private open spaces, particularly during critical hours of the day, including in the winter months. This will negatively affect the residents' access to natural light, reduce solar efficiency, and diminish the overall quality of life and enjoyment of our homes. We strongly urge the Minister responsible for the State Environmental Planning Policy, to carefully consider the		
--	--	--	--	--

		detrimental impacts this development will have on our neighbourhood. The traffic and overshadowing concerns are fundamental issues that would severely compromise the safety, amenity, and liveability of Garthowen Crescent and the surrounding area and were not foreseen when we purchased here in 2011 to enjoy the amenity of the area. We do not request that this proposal be rejected, but a sensible reduction of height to accommodate our critical concerns. We trust that our objections will be given due consideration during the assessment process. •		
25	27/08/25 – by email	Webinar registration Emailed letter noting traffic impacts, social cohesion, road safety, community (letter included below)	Yes	17/11/25
26	28/08/25 – by phone	Resident of Garthowen Object to proposal: • Concerns re height and overshadowing • Traffic is the key concern as roads are already congested, Garthowen narrow and OCHR unable to cope with additional traffic • There are already unfinished towers opposite the site, and three more Reve towers (including a hotel) proposed for Garthowen, cumulative traffic impacts would be worse.		

		• Parking impacts – demand for on street parking • Already difficult to leave the towers • Not everyone gets public transport and Metro is at capacity. •		
27	28/08/25 – by Phone	Resident of Garthowen Object: • Too tall and not in keeping with Council's regulations • Insufficient parking proposed • Additional developments already underway which will increase demand • Querying what will happen to sites in between subject site and 11 Garthowen. • Query round about proposed as part of Reve development • Traffic impacts • Garthowen narrow and unable to cope with demand	26/11/25 – emailed requesting link	26/11/25
28	28/08/25 – by email	Register for webinar	Yes	
29	28/08/25 –by email	I write in response to the invitation for community feedback on the above State Significant Development proposal. My submission relates specifically to the impact upon the residential character and amenity of Garthowen Crescent, which is directly affected given that the proposed site incorporates 1 Garthowen Crescent, not only the stated Old Castle Hill Road addresses.		

		While the site is already zoned for high-rise residential use, the current planning controls limit the height to 20 storeys. The developer's request to double this to 40 storeys represents a significant departure from the existing strategic planning framework and will have very real consequences for neighbouring properties and the surrounding community. My concerns are as follows: 1. Traffic and Access Impacts on Garthowen Crescent • Locating the sole vehicular entry and exit on Garthowen Crescent will funnel traffic into what is currently a quiet local street. • When considered alongside other approved developments (Reve), additional residential towers, and the proposed 19-storey hotel in the vicinity, this will result in traffic congestion generated by hundreds of new and existing		
--	--	--	--	--

		dwellings plus hotel and visitor traffic within a very constrained road network. • Emergency vehicle access is also a potential concern if Garthowen Crescent becomes a high-volume thoroughfare. 2. Loss of Residential Amenity and Tranquillity • Garthowen Crescent is currently a relatively quiet residential area, and its character will be fundamentally altered by the proposed intensification. • Noise, vehicle congestion, and overshadowing effects will greatly diminish the liveability for current residents. 3. Precedent for Excessive Scale		
--	--	--	--	--

		• Approval of a 40-storey building in this location would set a precedent that undermines the integrity of existing Council and State planning controls. • While the inclusion of some affordable housing units is acknowledged, using this to justify doubling the permissible height raises community concerns about proper adherence to planning limits and the fairness of negotiated outcomes. 4. Cumulative Development Impacts • On its own, the proposal is excessive, but the cumulative impacts of multiple major projects in this small pocket of Castle Hill must be considered. • The combined effect on traffic,		
--	--	---	--	--

		overshadowing, wind, local infrastructure demand (schools, transport, open space), and community cohesion will be significant and adverse. In summary, I strongly believe the scale and intensity of the proposed development is inappropriate for this location. While additional housing is needed, a more reasonable and sustainable outcome would be a development consistent with the existing 20-storey height cap, with traffic treatments ensuring that Garthowen Crescent is not burdened as the sole access point. I therefore respectfully request that: • The proposal be revised to comply with the 20-storey limit; • Vehicle access be reconsidered so that Garthowen Crescent is not the main entry/exit for hundreds of vehicles; and • Cumulative impacts of surrounding developments are fully assessed before determination. Thank you for considering this submission as part of the Community Engagement		
--	--	--	--	--

		Outcomes Report and the Social Impact Assessment.		
30	28/08/25 – by email	My concern for such a large unit block. 1 The blocking of the sun from residents which we enjoy now. Since the Grand Reve 16 story complex no sun in winter to quite a lot of units 40 story building is unbelievable for this site. 2 This is a narrow crescent parking on one side only. Since Grand Reve the traffic has increased hard to exit the crescent in both peak hours morning and afternoon. The traffic coming down Old Castle Hill Road is another problem why we have trouble exit the street. WE need a traffic survey taken of our situation I can't imagine what will happen with another 400 cars exiting the street it's Hard enough now. 3 I can imagine the traffic build up car trying to turn into the crescent with only single drive way into such large building that the entry is just around the corner as you turn into the crescent.		

		THIS REALLY NEEDS TO BE CAREFULLY CONSIDERED AS 40 STORIES WILL MAKE SUCH AN IMPACT ON A LOT OF PEOPLES LIVES. CASTLE HILL IS LOOKING VERY OVER CROWDED WITH ALL THE UNITS AROUND THE TOWERS BEEN SO HIGH AND THE STATION.		
--	--	--	--	--

Letter received 22/08/25:

Subject: Objection to Proposed Residential Development at 16-20 Old Castle Hill Road, Castle Hill

Dear Sarah George,
Urban Property Group

I am writing to express my concern regarding the proposed residential development at 16-20 Old Castle Hill Road, Castle Hill.

This development is likely to have a significant social impact on the area. The neighbourhood already includes multiple unit blocks, along with additional approved developments set to take place in the near future. Further high-density housing will place even more strain on the existing infrastructure.

In particular, Old Castle Hill Road and Garthowen Crescent are already struggling to accommodate current traffic volumes. Increased congestion will not only affect daily commutes but also compromise the safety and liveability of the area. Additionally, the presence of a nearby preschool raises further concerns, as both construction noise and future traffic could disrupt the learning environment and endanger the wellbeing of young children.

I urge you to carefully consider the long-term implications of this proposal and to prioritise developments that preserve the character and functionality of our community.

Thank you for your attention to this matter.

Letter received 17/08/25:

Sarah George
Social Planning Consultant
Sarah George Consulting

27 August 2025

Re: 16-20 Old Castle Hill Road, Castle Hill

I am writing to express my concern regarding the proposed residential development at 16–20 Old Castle Hill Road, Castle Hill, and its potential social impacts on our community.

Castle Hill is already experiencing significant urban consolidation, with several unit blocks built and more developments recently approved. While growth is an important part of planning for the future, further high-density housing at this site risks undermining both the liveability and social cohesion of the neighbourhood. Our infrastructure is already under pressure, and additional strain will compromise both safety and quality of life for residents.

Traffic along McMullen Avenue, Old Castle Hill Road and Garthowen Crescent is already at or beyond capacity. Increased congestion will not only make daily commutes longer and more stressful, but it will also reduce accessibility and road safety for children, families, and older residents. From a planning perspective, this is inconsistent with principles of sustainable and balanced growth; from a community perspective, it diminishes the liveability and character that residents value.

This proposal is about more than buildings; it is about people. Development should support community wellbeing, cohesion, and safety—not undermine them.

I urge you to consider the long-term social implications of this proposal and to prioritise projects that preserve both the character and the functionality of Castle Hill, in line with planning objectives and the needs of current and future residents.

Kind regards,

APPENDIX B

CORRESPONDENCE/MEETING MINUTES

GOVERNMENT ARCHITECT NEW SOUTH WALES

27 September 2024

Chris Ferreira
Head of Planning
Urban Property Group
c.ferreira@urbanpropertygroup.com.au

PROJECT: 16-20 Old Castle Hill Road, Castle Hill
RE: State Design Review Panel – 18th September 2024 – Review 1

Dear Chris,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 18 September 2024.

The prominent site at Old Castle Hill Road, McMullen Avenue and Garthowen Crescent is an opportunity to lead development at the northern fringe of the Metro precinct by providing good urban design outcomes alongside housing diversity.

The project is pursuing FSR bonuses relating to unit mix and size, maximum car parking numbers, and the provision of in-fill affordable housing, and must exhibit design excellence in accordance with The Hills LEP 2019.

The project as presented requires significant improvement. This can be achieved through improved urban strategies for the public domain, ground plane, streetscape, built form and landscape design that clearly respond to the intent of the Castle Hill North Precinct DCP and the Castle Hill North Precinct Plan.

The following elements of the proposal are supported:

- The intent to engage with the Aboriginal community via yarns, workshops, co-design and endorsement.
- The early landscape investigations into Country, e.g. healing Country via ecology and biodiversity, and spaces that celebrate Bidjigal land.
- The project vision for housing diversity, local character, access and connectivity, and sustainability.
- The landscape vision and principles.
- The sustainability targets and initiatives, including full electrification.
- Intent to retain existing trees at street frontages.
- A built form outcome that does not result in additional overshadowing of public open space between 11am-2pm on 21 June as per the DCP.
- Use of rooftop locations for communal open space.
- Locating the basement driveway on Garthowen Crescent.

The following commentary provides advice and recommendations for the project:

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



Connecting with Country

1. Prioritise engagement with the local Aboriginal community to develop and refine a list of key opportunities that can be delivered and will be enduring and impactful for Country, e.g. initiatives with an environmental or sustainability focus.
2. Demonstrate how these opportunities and initiatives are manifest in the design.
3. The project team is encouraged to refer to the recently finalised [Connecting with Country framework \(2023\)](#) and case studies available on the [GANSW website](#).

Design Excellence

The project must exhibit design excellence in accordance with The Hills Shire LEP, including solar access controls and other relevant requirements of the DCP as per clause 7.7 (4) (d) and 7.7 (4) (e).

4. Address key urban strategies and metrics of the DCP including:
 - a. setbacks to enable the DCP street character
 - b. built form at the ground plane and podium levels to deliver good public domain outcomes
 - c. minimising site coverage to enable generous landscaped areas
 - d. floor plate sizes to enable slender tower forms of high amenity and minimal bulk and scale impacts.

Site strategy and landscape

Revisit the site planning to address the above strategies and requirements. Focus on the quality and spatial logic of the ground plane, public domain and building interfaces, and the landscaped outdoor spaces.

5. Ensure the ground plane and setbacks deliver:
 - a. minimum distances of the DCP, exclusive of any widening of the road reserve
 - b. street character of the DCP, including active street frontages and deep soil landscape zones
 - c. improved legibility of the built form and pedestrian movements as the ground plane transitions topography and the street frontages
 - d. increased area of landscape and common open space through reduced building site coverage
 - e. increased deep soil area by reducing the basement footprint

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- f. greater commitment to tree retention along the site boundary, via Tree Protection Zones (for roots and canopy) free from basement impacts
 - g. maximised activation and integration with the public domain, balanced with the need for privacy and security.
6. Revise the approach to McMullen Street to avoid barriers between public and private spaces as the primary street response, e.g. minimising retaining or eliminating walls and avoiding excessive height differences.
 7. Optimise winter sun to communal outdoor spaces, considering the overshadowing of future development from surrounding sites.
 8. Ensure deep soil is contiguous at a minimum width of 6m as per the ADG and avoid isolated pockets.

No detail was provided on the Garthowen Crescent public domain and building elevation, as such, advice was not provided at the session.

9. Provide drawings and details of all three street frontages and interfaces at the next SDRP session to address issues outlined in this letter.

Built form

The lack of a demonstrable podium presents a range of negative urban design impacts, including definition of the street wall and public domain edge, clarity of pedestrian movements, wind, and capacity for a variety of uses that could provide activation and contribute to family friendly apartment living. Acknowledging the challenges of the typography, an alternative built form response is required.

10. Provide options for a 2 to 3 storey podium. The preferred option should:
 - a. mediate the scale between the tower form and public domain
 - b. strengthen the corner
 - c. provide capacity for a variety of uses
 - d. manage ground level changes along all street frontages
 - e. clearly define building entrances
 - f. ensure legible delineation between public and private areas
 - g. mitigate against wind impacts
 - h. enable a safe, comfortable and accessible pedestrian environment.
11. Provide options for a revised tower form to deliver high amenity dwellings, including an option of smaller floorplates in separate towers and an option that provides greater distinction between forms of a singular floorplate. The preferred option should:
 - a. maintain solar access to public open spaces as per the DCP

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- b. offset any ADG variances with amenity improvements such that the permissible FSR can be achieved without adverse impacts.
- 12. Consider a further option that consolidates the existing site with the adjacent Council land to the east, focussing on the amenity benefits and improved outcomes that could be achieved if the proposed density was dispersed.

Housing diversity and family living

Acknowledging the project is pursuing FSR bonuses for housing diversity, ensure the approach to family-friendly apartment living is not limited to dwelling mix and size only. Instead, adopt this concept in a wholistic manner across the entire project.

- 13. The quality of the outdoor space is critical for families. Ensure sufficient area for various uses and user groups, good sightlines for child supervision, co-location with shared indoor spaces, and access to landscape amenity, winter sun and summer shade.
- 14. Provide building and lift lobbies, corridors, and common areas that are generous for family groups (with strollers and young children) and promote incidental socialising.
- 15. Optimise dwelling layouts for family use (refer to items under Architecture below).
- 16. Provide bike storage at the ground floor that caters for families.
- 17. Ensure equity for all tenants by distributing affordable dwellings throughout the building with equal access to amenities such as shared facilities and common areas.
- 18. Benchmark against precedents and refer to [Healthy Higher Density Living for Families with Children](#) (Western Sydney Local Health District, 2024).

Architecture

- 19. Explore two storey maisonette apartments at the podium.
- 20. Locate communal indoor spaces at the street frontage to activate the street.
- 21. Improve dwelling layouts by:
 - a. increasing the size of the typical living and dining
 - b. decreasing the size of the master bedroom
 - c. reducing excessive circulation.
- 22. Keep balconies consistent, simple and stacked.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



23. Develop the materiality, architectural expression and facade articulation to respond to the vernacular and microclimate of The Hills Shire.

Sustainability and climate change

24. Investigate opportunities for stretching sustainability and Net Zero targets to respond to design excellence requirements and present them at the next SDRP session. This includes:
 - a. ensuring sustainability drives the architecture, e.g. building facades responsive to passive design and sun-shading relative to orientation
 - b. developing WSUD options in response to the local hydrology
 - c. testing rooftop capacity for PV cells
 - d. connecting sustainability outcomes to Country-led opportunities.
25. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

Requests for the next SDRP

It is recommended the project return to the SDRP. In addition to addressing the advice and recommendations above, the following information is to be provided at the next SDRP session:

26. An overview of any discussions with Council and the Community Housing Provider.
27. Wind analysis, including mitigation measures.
28. The strategy for affordable dwelling mix and distribution.
29. General arrangement drawings including landscape plans, cross-sections and site sections to communicate:
 - a. the key interfaces for the building and landscape
 - b. the relationship with topography and the street.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



Please contact GANSW Design Advisor, Angus Bell
(Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Emma Kirkman
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel Members	Tony Caro, Anna Chauvel, Emma Kirkman (Chair), Nicole Leuning, Peter St Clair
GANSW Design Advisor	Angus Bell
DPHI observer	Kevin Kim
Hills Shire Council representative	Marika Hahn
Studio SC	Nicholas Bandounas, Janette Chow, Andrew Nicholas
Urban Property Group	Richard Boulus, Flinders Brogden, Patrick Elias, Tony Jreige, George Massoud
Ethos Urban	Ella Coleman, Andrew Duggan, Matthew Thrum.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT
ARCHITECT
NEW SOUTH WALES

19 December 2024

Chris Ferreira
Head of Planning
Urban Property Group
c.ferreira@urbanproperty
group.com.au

PROJECT: 16-20 Old Castle Hill Road, Castle Hill
RE: State Design Review Panel – 11th December 2024 – Review 2

Dear Chris,

Thank you for the opportunity for ongoing review of the above project. Please find below a summary of advice and recommendations arising from the design review session held on 11th December 2024.

The design team are commended for undertaking substantial work incorporating the previous advice, including a peer review of the scheme and significant adjustments to the overall form. These changes have resolved a number of concerns and resulted in an improved outcome for both the Castle Hill area and future occupants.

As the scheme develops, greater consideration is required to refine the internal planning, increase the climate responsiveness and maximise opportunities for landscape to ensure design excellence is achieved.

In addition to items noted in the previous letter, the following elements of the proposal are supported:

- Engagement with the local Aboriginal knowledge-holders, with incorporation of these inputs into the landscape response.
- A clearly defined street wall and public domain edge through the integration of a podium, which:
 - has a scale consistent with the local context
 - incorporates two storey ‘terrace’ units along McMullen Avenue with direct access to the street.
- A revised tower form, which:
 - reduces floor plate sizes and presents a refined, slender form
 - increases distinction of the singular tower into two clearly defined forms

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

- improves articulation of the height.
- Holistic consideration of family-friendly apartment living, with a changed apartment mix and layout to better provide for families, and increased provision and improved design of the communal spaces.
- Intention to have equity for all tenants by distributing affordable dwellings throughout the building with equal access to amenities such as shared facilities and common areas.

In addition to the advice provided in the previous letter, the following commentary provides advice and recommendations for the project:

Connecting with Country

The engagement of WSP to support the connecting with Country response has begun to inform the design outcome. Continued engagement is needed to ensure these emerging responses are enduring and impactful for Country.

1. Further develop the use of geometric shapes within the design of the entry plaza. Ensure any use of symbolism has a clear sense of purpose and is reflective of Indigenous knowledge holders' input.
2. Continue to pursue opportunities for prioritising the health of Country. Consider how the project can help heal Country through both the landscape and built form, e.g., exclusively locally endemic species, sustainable materials, minimising excavation, reuse of excavated stone on site, harvesting seeds and woody debris from removed vegetation for reuse in the landscape, etc.

Design excellence

There have been some key refinements to demonstrate how the scheme exhibits design excellence in accordance with The Hills Shire LEP and other relevant requirements of the DCP as per clause 7.7 (4) (d) and 7.7 (4) (e). Of these, the streetscape interfaces and solar access controls for Arthur Whitling Park require further consideration to demonstrate how these impacts can be appropriately balanced with the form and height of the scheme.

3. Provide thorough analysis of the overshadowing impacts of Arthur Whitling Park. Include calculations of the existing and proposed cumulative hours of sunlight received between 11:00 – 14:00 for the open space to inform the design response.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

4. Demonstrate the proposed street setbacks and landscaping are sufficient to deliver the intended DCP street character. Further resolution is required for:
 - a. Garthowen Crescent – pursue opportunities to increase the setback and maximise opportunities for deep soil and landscape.
 - b. McMullen Avenue – provide further clarity for the landscape treatment before and after road widening. Demonstrate that the proposed treatment will be adequate to deliver sufficient amenity.

Site strategy and landscape

Per previous advice, the significant size of the basement results in minimal areas of deep soil, requires the removal of established trees and may have impacts on trees intended to be retained. The proximity to the Castle Hill Metro Station and reduced number of apartments, provide opportunity to reduce car parking and revise the intended basement layout. Additionally, there is further scope to increase canopy and areas of dense landscape throughout the communal open spaces and streetscape.

5. Pursue opportunities to increase deep soil, retain additional existing trees, and increase canopy cover by reducing basement extent and, where possible, adjusting the building footprint.
6. Per Item 16 from Advice Letter 1, provide bike storage at the ground floor that caters for families.
7. Demonstrate the proposed tree protection zone (TPZ) and root protection zones (RPZ) are sufficient to protect the health and wellbeing of existing trees. Consideration should also be given to minimising trimming of canopy to accommodate construction.
8. Ensure street tree planting is generous with a continuous canopy to allow for shade along all footpaths.

Built form

The shift to a tower with two separate vertical forms and a clearly defined podium has greatly improved the design response. Further work is needed to refine the design language and develop a clear distinction between the two forms, without creating a visually busy response.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

9. Demonstrate a coherent approach to the architectural expression of the project through:
 - a. selective use of materials and colour palettes
 - b. balanced mixture of window treatments, sizes and orientation
 - c. exploration of the podium and tower relationship across the two forms that is either juxtaposed or strongly related.
10. Develop the expression of the intersection between the two forms to create a clear delineation without relying too heavily on materials and colours. This could include increasing the depth and width of the recess, defining the recess at just one building to allow the other to take dominance, and so forth.
11. Ensure there is sufficient summer solar shading incorporated within the façades to optimise internal comfort and minimise the need for artificial cooling. Consider ways of reducing heat gain, through:
 - a. reduced window to wall ratios, particularly for bedrooms and offices
 - b. fixed and adjustable external shading devices, for windows, balconies and façades
 - c. materials and colours with low solar heat gain.
12. Interrogate the configuration of the awning over the residential entrance and ground floor tenancy. Consider how the design and layout of the awning/s can ensure a legible and welcoming arrival to the residential building, while maintaining weather protection for the tenancy and entry plaza.

Architecture and family living

The incorporation of family-friendly design has begun to improve the amenity of apartments and communal spaces for families and young children. There is further potential to deliver outdoor spaces that cater to children of all ages, while the design of apartments can be tweaked to better suit the needs of families.

13. Continue to develop the design of the outdoor spaces to cater to a variety of family needs, including children of all ages.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

14. Develop the layout and functions within the Level 1 Communal Indoor Space to better meet the needs of families by providing for a range of gathering and common activities. Explore:
 - a. creating nooks and/or smaller rooms to allow different families to occupy the space comfortably
 - b. designing flexible spaces with acoustic separation to allow for music practice, working from home, break out spaces, etc.
 - c. integrating a small kitchen or kitchenette
 - d. providing accessible toilets with parent facilities (i.e., baby changing table).
15. Explore how the layout and location of dining rooms can be adjusted to comfortably accommodate family sized dining tables (e.g., a two-bedroom apartment would require a minimum six-person dining table).
16. Continue to test internal layouts and furniture configurations to ensure each apartment best meets the needs of future occupants. Consider:
 - a. avoiding bathrooms opening to kitchens and dining rooms
 - b. minimising circulation space
 - c. ensuring generous living rooms that allow for high levels of flexibility
 - d. providing ample storage.
17. Revisit the configuration of the internal spaces where the two forms meet. Consider:
 - a. designing for cross-ventilation by introducing a breezeway through the building or introducing a plenum across the common hall to the adjacent unit/s
 - b. reconfiguring the inner areas of the floorplate with low natural light to uses better suited to these conditions, such as additional storage space, services, non-habitable facilities, creating additional common amenities which could be illuminated from the hall window, and so forth.
18. Confirm the location of the affordable housing in consultation with the affordable housing provider.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT
ARCHITECT
NEW SOUTH WALES

After the session, the following advice was provided:

19. Develop the design of the landscaping and balustrade treatment for the ground floor dwellings to ensure privacy. Consider how the sloped earthworks and building interface can provide for a high amenity streetscape, while still ensuring a clearly defined separation between private and public spaces.

Sustainability and climate change

20. Commit to a fully electrified and fossil fuel free building by:
 - a. having no gas connection to the site
 - b. providing EV charging facilities within the basement.
21. Demonstrate how the internal and external spaces will perform under the projected future climate for Castle Hill (refer to NSW Government's latest [NARCLiM](#) climate projection data and associated information). Consider how the design of these spaces can maximise comfort for residents.

The advice provided is to be addressed as part of the EIS submission.

Please contact GANSW Design Advisor, Tyson Ryan,
(tyson.ryan@dpie.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Emma Kirkman
Principal Design Advisor
Chair, SDRP

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

[government.architect
@planning.nsw.gov.au](mailto:government.architect@planning.nsw.gov.au)
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

Distribution:

NSW SDRP Panel Members

GANSW Design Advisor

DPHI observer

Hills Shire Council representative

Studio SC

Arcadia

Urban Property Group

Ethos Urban

Tony Caro, Anna Chauvel, Nicole

Leuning, Peter St Clair, Emma Kirkman

(Chair)

Tyson Ryan

Kevin Kim

Megan Munari

Nicholas Bandounas, Janette Chow,

Andrew Nicholas

Nicole Wilson

Richard Boulus, Flinders Brogden, Patrick

Elias, Tony Jreige, Amy Kiely, George

Massoud

Ella Coleman, Andrew Duggan, Matthew

Thrum

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



SYD24-01046/03 -RE: 02476217 - Customer Feedback Request [ref:!00D280HSVA.!500RE0Up0j3:ref] Inbox

Simon Turner <Simon.Turner2@transport.nsw.gov.au>
to me, Customer@rms.nsw.gov.au

Mon 18 Aug, 12:17

Good afternoon,

I refer to your enquiry below and community engagement letter dated 8 August 2025 for a proposed development at 16-20 Old Castle Hill Road Castle Hill.

TNSW has considered the matter and offers the following comment:

- Transport for NSW (Roads) has no proposal which currently requires any part of this property.
- The subject property is zoned SP2 Local Road Widening on Council's Planning Maps. The local road widening is to be administered by Council and they should be contacted for advice with respect to this matter.
- The site adjoins McMullen Avenue which is a classified road. TNSW will not support access to the site from the classified road in this instance as access is available from the local road network.
- Access would be preferred from Garthoven Crescent as it will minimise impact upon the operation of the TCS at Old Castle Hill Road and McMullen Avenue.
- The proposal should have a traffic report prepared which addressed the likely impacts upon the surrounding road network.
- SIDRA analysis for adjacent intersections is to be proposed detailing the likely impact of the proposal.

TNSW will be required to comment on the SSD application in the future. Conditions relating to the following matters are likely:

- Construction Traffic Management Plans
- Green Travel Plans
- Drainage details and discharge rates should discharge be proposed to the state road network
- Details of excavation adjacent to the state road network

Should further plans be developed TNSW will be happy to comment.

Note: It is emphasised that the comments provided above are informal and of a Pre-DA nature, they are not to be interpreted as binding upon TNSW and may change following formal assessment of a submitted development application from the appropriate consent authority.

Please direct any response to development_sydney@transport.nsw.gov.au

Regards,

Simon Turner
Land Use Planner
Transport Planning
Planning, Integration and Passenger Division

APPENDIX C

COMMUNITY INFORMATION WEBINAR PRESENTATION

Community Information Webinar

Proposed Mixed-Use Development, 16-20 Old Castle Hill Road, Castle Hill

26 November 2025



Acknowledgement of Country

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.

Webinar Etiquette

Please respect other people's time and contributions.

Please type questions into the Chat while the information is being presented – all questions will be addressed in the Q&A section at the end of the presentation.

Agenda:

Purpose of the webinar

Introductions

Planning Context

Project overview

Specific Issues

Q&A

Timeline & Next Steps

Purpose of the webinar:

01

Provide information about the planning process for the site

02

Share key information on the draft proposal

03

Provide an opportunity to ask questions and provide feedback

Webinar Presenters

Town Planner – Colliers Urban Planning

Architect – Studio SC

Traffic Engineer – Stantec

Sarah George – Engagement and Social Planning



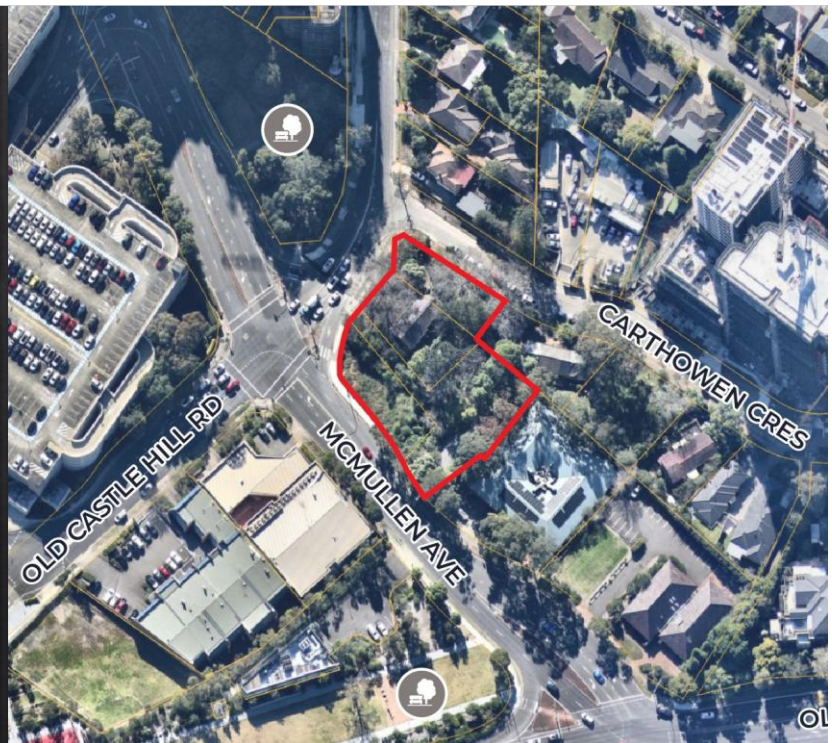
Applicant:

Urban Property Group (UPG) are an Australian construction and development company who have been operating since 1987.

UPG are involved in each step of a proposal including planning, design, construction & property management.

Subject site and context

- The surrounding site context is characterised by predominantly medium and high density residential, with some remaining low density residential dwellings.
- The site is located diagonally to Castle Towers and is within walking distance to the Metro.





Key Planning Controls:

- Zoned R1 General Residential
- Base FSR of 1.1:1, bonus FSR of 4.8:1 where minimum apartment sizes and carparking rates are not exceeded
- No maximum height control under the Castle Hill LEP.
- No heritage on the site or in the vicinity.
- This application will seek a concurrent rezoning to increase the FSR available support the development.

Planning Pathway

The proposed development on the site will be a State Significant Development Application (SSDA) via the Housing Delivery Authority (HDA) pathway.

The HDA allows for a streamlined SSDA pathway with a concurrent rezoning process in relation to the height and FSR of the site to accelerate the delivery of homes to meet Castle Hill and wider Sydney regional housing targets.

The proposal will provide 15% affordable housing (approximately 55 apartments). Affordable housing provides housing for key workers and those on low-moderate incomes.

Proposed Development

- Demolition of existing structures on the site and site excavation.
- Construction of a mixed-use development of part 40 levels and part 30 levels with a 6-level podium over 6 basement levels.
- A total of 371 apartments with a mix of one, two, three and four-bedroom units.
- Ground floor retail space
- Onsite loading zone and truck turning zone.
- Communal open spaces are provided on Level 1 which include sensory playground, BBQ facilities and green space and Level 30 which will include a wellness / fitness centre and pool/ spa.



Ground Level:





Proposed characteristics:

- Building height: 130.7m (including lift overrun)
- GFA: 36,772m²
- FSR: 11.71:1
- Affordable Housing: 55 apartments

Design considerations:

- The development has been designed with consideration of existing topography and neighbouring buildings.
- The vision of the design is based on 5 key principles; access & connectivity, identity & scale, local character, sustainability & housing diversity.
- The general massing and site layout has been carefully designed to sit within the overall context of the Castle Hill precinct by creating two interlocking forms at two varying heights.
- The design of the proposal has evolved based on engagement with the Government Architect NSW.



Themes from community feedback

Traffic impacts

Height
(overshadowing/view
impacts)

Population density

Cumulative impacts
with other
developments on
Garthowen Street

Infrastructure
impacts

Construction impacts
(noise, trucks, worker
parking)

Traffic

A Traffic Impact Assessment (TIA) is being prepared to accompany the application.

The TIA will determine the traffic generation of the proposal and assess the impacts on the surrounding road network. This will be supported by traffic surveys and SIDRA (traffic modelling software) assessments which will be carried out to quantify existing and post-development conditions

Onsite car parking is provided in accordance with the SEPP Planning Provisions, TfNSW Guidelines and Council's controls

Provision is made on site for a loading zone for the retail space, waste removal and a truck turning area.

Height

- Under the current planning controls, there is no maximum height limit.
- The proposed height is a generally in accordance with the surrounding high density character of the area, consistent with the additional capacity delivered by the Metro Station.
- Overshadowing assessment studies will be undertaken as part of the preparation of the application to fully assess impacts and seek to minimise overshadowing of existing residences.
- The proposal will be designed to comply with the Apartment Design Guidelines to ensure compliance with required building separations and to minimise overlooking to adjoining properties.

View impacts:

- A View and Visual Impact Assessment (VVIA) is being undertaken to accompany the SSDA application.
- The VVIA will assess visual impacts of the proposal from key points identified within the public realm and view impacts from key surrounding residences.

Infrastructure

- Existing infrastructure and its capacity to accommodate additional demand will be assessed in the reports accompanying the application (Environmental Impact Statement, Traffic Impact Assessment, Social Impact Assessment).
- NSW Government policies prioritising housing are being considered in the context of existing and future infrastructure including schools and transport.

Construction impacts

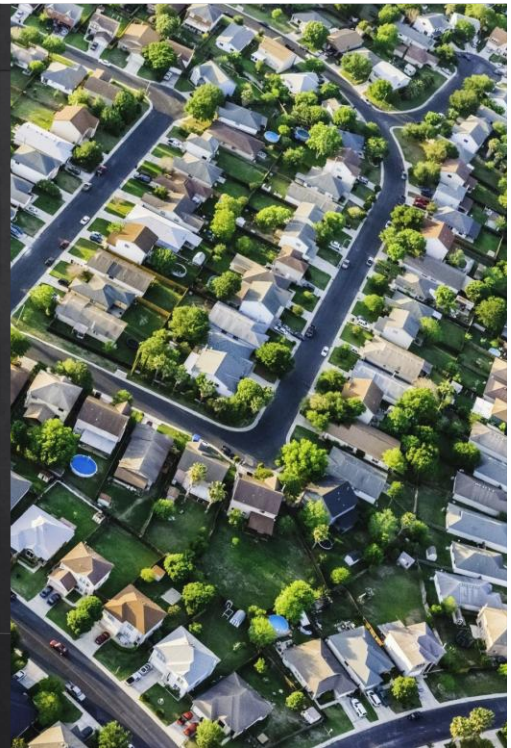
- A *Noise and Vibration Assessment* will be prepared to accompany the application and will provide recommendations on measures to minimise construction-related noise and vibration.
- A Construction Management Plan and Construction Traffic Management Plan will be developed prior to any works commencing.
- A Construction and Demolition Waste Management Plan will also be developed.

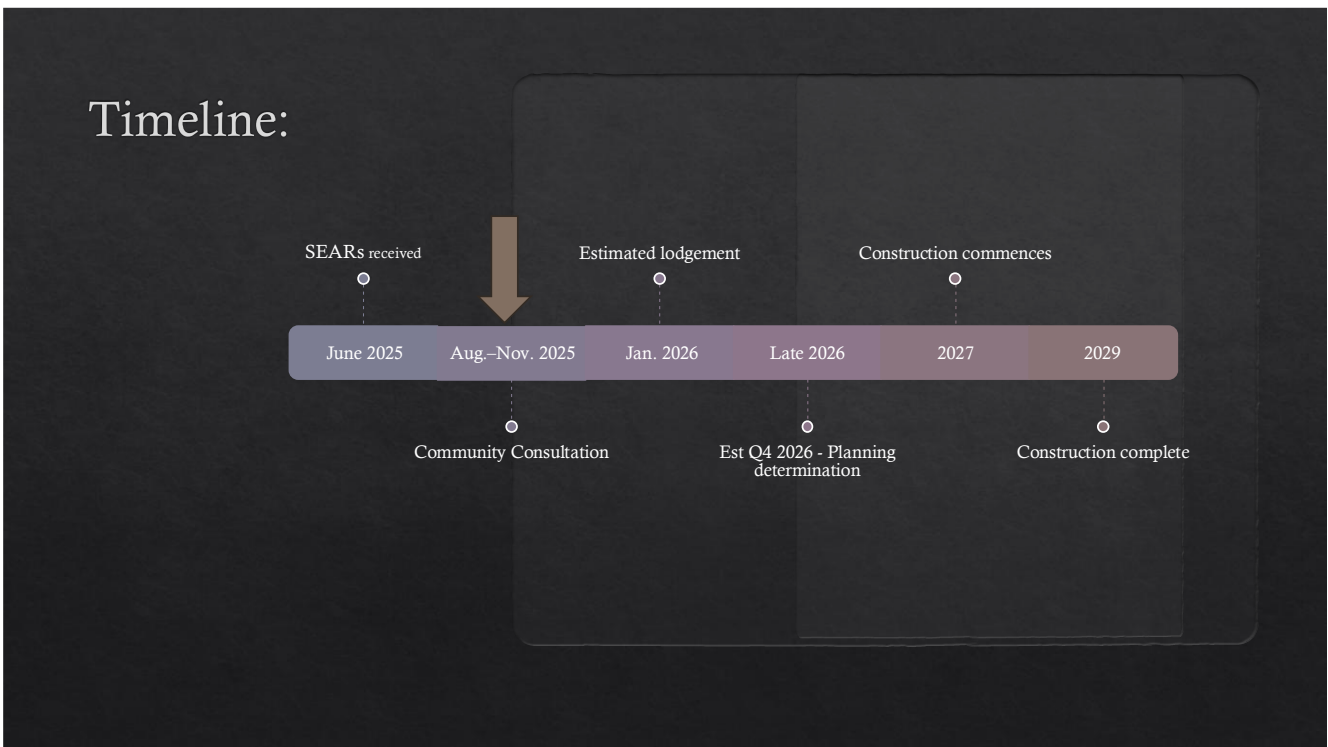
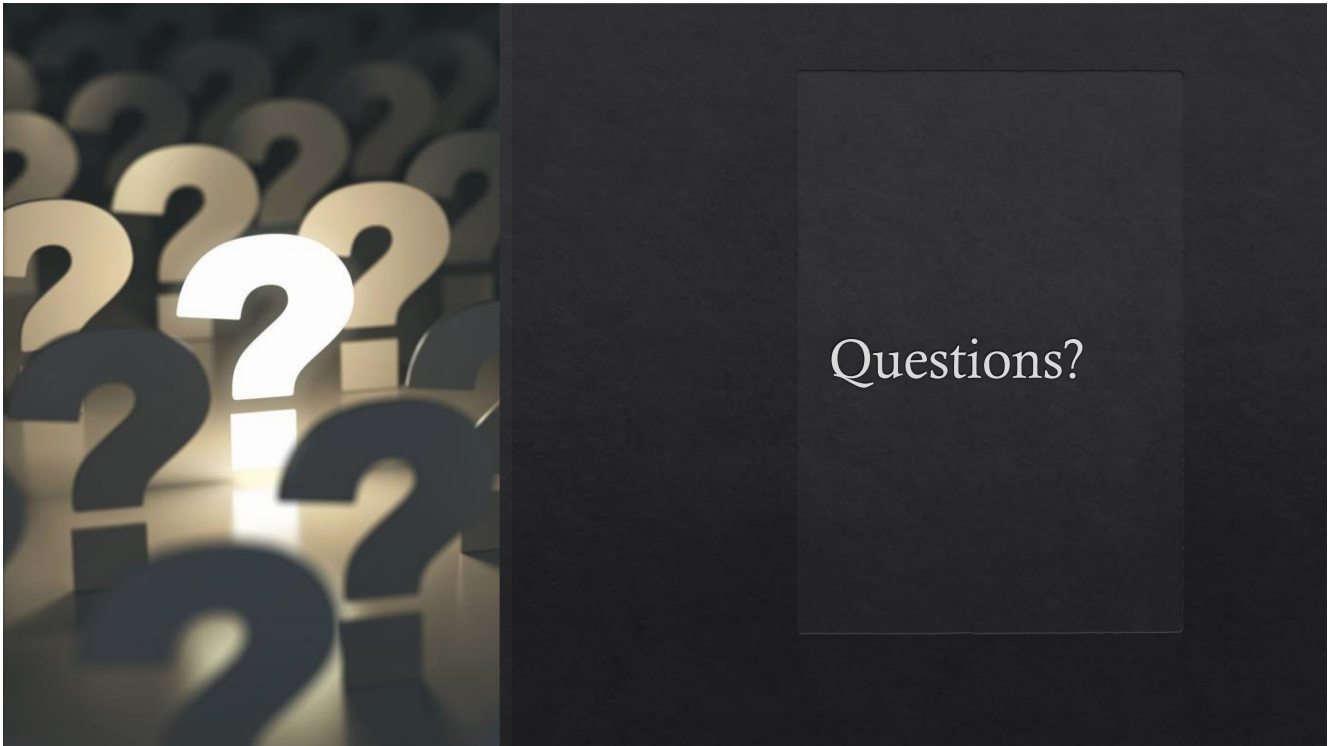


Population density

The proposal will increase the population on the site.

The NSW Government is pushing for additional housing in well located areas to address the current housing shortage.





Next Steps

Reports being prepared to accompany the application will be finalised.



Application will be lodged with the Department of Planning, Housing and Infrastructure. Once accepted, the application will be placed on exhibition with all supporting documentation available on the NSW Planning Portal Major Projects Website.



Submissions on the proposal can be made via the NSW Planning Portal
<https://www.planningportal.nsw.gov.au/majorprojects>

Thank you!

sgeorgeconsulting@gmail.com