

16-20 OLD CASTLE HILL ROAD, CASTLE HILL LANDSCAPE DESIGN REPORT

Urban Property Group

Status	SSDA
Issue	B
Date	December 2025
Prepared By	JS / SS / NW
Approved By	NW

ARCADIA

We wish to acknowledge the Bidjigal people and their custodianship of the land on which our project is located on.

We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country.

We acknowledge the connection to this land and the significance of undertaking this project on Country.

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Executive Summary

Introduction:

This landscape design report has been prepared by Arcadia on behalf of UPG Castle Corner Pty Ltd (UPG) for the residential development including affordable housing at 16-20 Old Castle Hill Road, Castle Hill.

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:

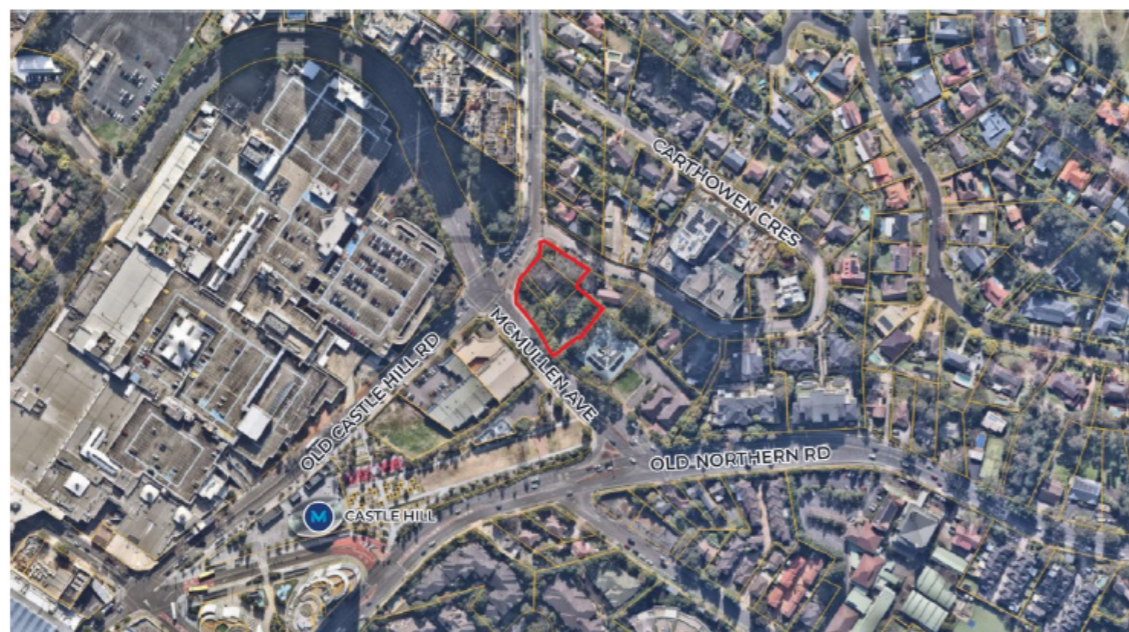
- Facilitate transport-oriented development within an area of high amenity, promoting increases to both market and affordable housing supply proximate to public transport, open space, and employment.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in an area of 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.

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

NOT TO SCALE

Figure 1 Site Aerial Map

Source: Nearmap, edits by Colliers Urban Planning

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.

Overview of 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 SSDA seeks approval for:

- The construction and operation of an 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.

Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) for SSD-85238209 has been issued. This report has been prepared to respond to the issued SEARs, as set out in table below.

Issue and Assessment Requirement	Relevant Section of the Report
14. Tree and Landscaping	
Provide a landscape plan, that: <ul style="list-style-type: none"> + details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). + provides evidence that opportunities to retain significant trees have been explored and /or inform the plan. 	Refer Landscape SSDA Report: <ul style="list-style-type: none"> + Tree Canopy Plan p.27 + Tree Management Plan p.24 Refer Landscape SSDA Documentation Set: <ul style="list-style-type: none"> + L400 Series Refer Arborist Report
If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: <ul style="list-style-type: none"> + any existing canopy coverage to be retained on-site. + tree root mapping, if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant 	Refer Landscape SSDA Report: <ul style="list-style-type: none"> + Tree Management Plan p.24 Refer Arborist Report

Background Documents

The following landscape design report to accompany the development application has been prepared with reference to the following documents:

Government Architect NSW, Hills Shire Council and Castle Hill

The landscape design process of Castle Hill has been greatly informed by a vast array of planning documentation and reports.

For this reason, within our Landscape Development Application we make reference to various government and council documentation.

Our landscape design response pays particular attention to the design objectives detailed in those documents.



02 SITE APPRECIATION



Contextual Analysis Precinct

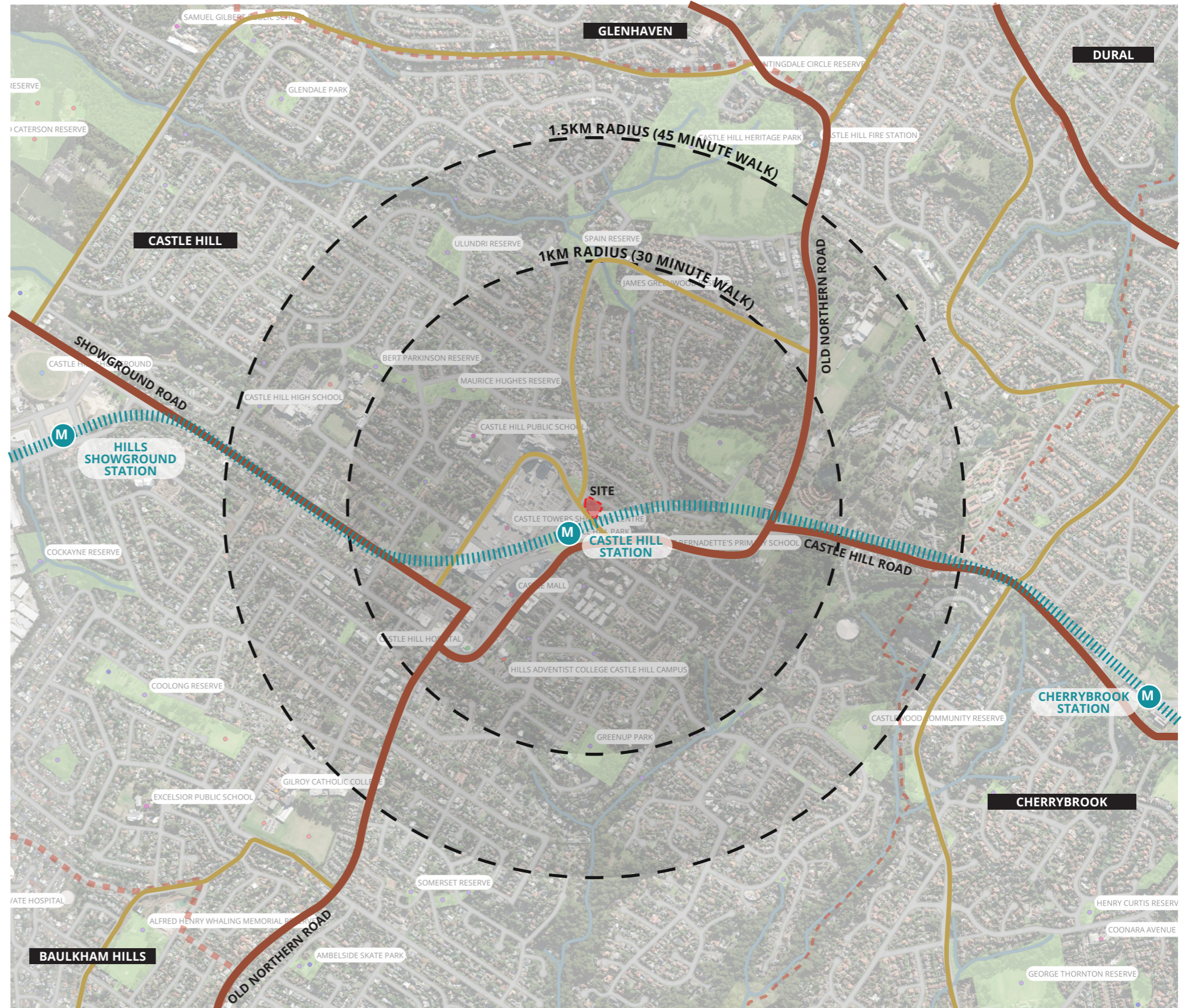
The site is located in the suburb of Castle Hill, on Old Castle Hill Road, McMullen Ave and Garthowen Crescent.

Castle Hill is a major suburban centre in Sydney's north-west, approximately 30km from Sydney's CBD and located within The Hills Shire Council.

The suburb is well connected with main roads including Old Northern Road, Showground Road & Castle Hill Road providing links to the M2, M7 and M1 motorways.

The site is located opposite Castle Towers, a major shopping precinct, as well as the Castle Hill Metro Station. From this station, residents are able to access Sydney CBD in under 35 minutes on the Sydney Metro Northwest.

Castle Hill also retains pockets of bushland and heritage landscapes; significant sites include Castle Hill Heritage Park Reserve, Eric Mobbs Memorial Park & Reserve & Rogans Hill & Oakhill Estate.



Contextual Analysis

Vegetation Communities

The site once sat on the transition zone of two threatened ecological communities: the Sydney Turpentine Ironbark Forest (PCT: 3262) and the Blue Gum High Forest (PCT: 3136). Creeklines were once lined with the Sydney Enriched Sandstone Moist Forest (PCT: 3176). Today, these ecological communities have been largely cleared and only exist as remnant patches in local reserves and parklands.

Sydney Turpentine Ironbark Forest (PCT: 3262):

A tall sclerophyll open forest found on shale-sandstone soils of the northern suburbs of Sydney. There is a layered mid-stratum of small trees shrubs & lower shrubs; and a dense ground layer of grasses and forbs. Found on shale caps with deep clay, fertile soils.

Blue Gum High Forest (PCT: 3136):

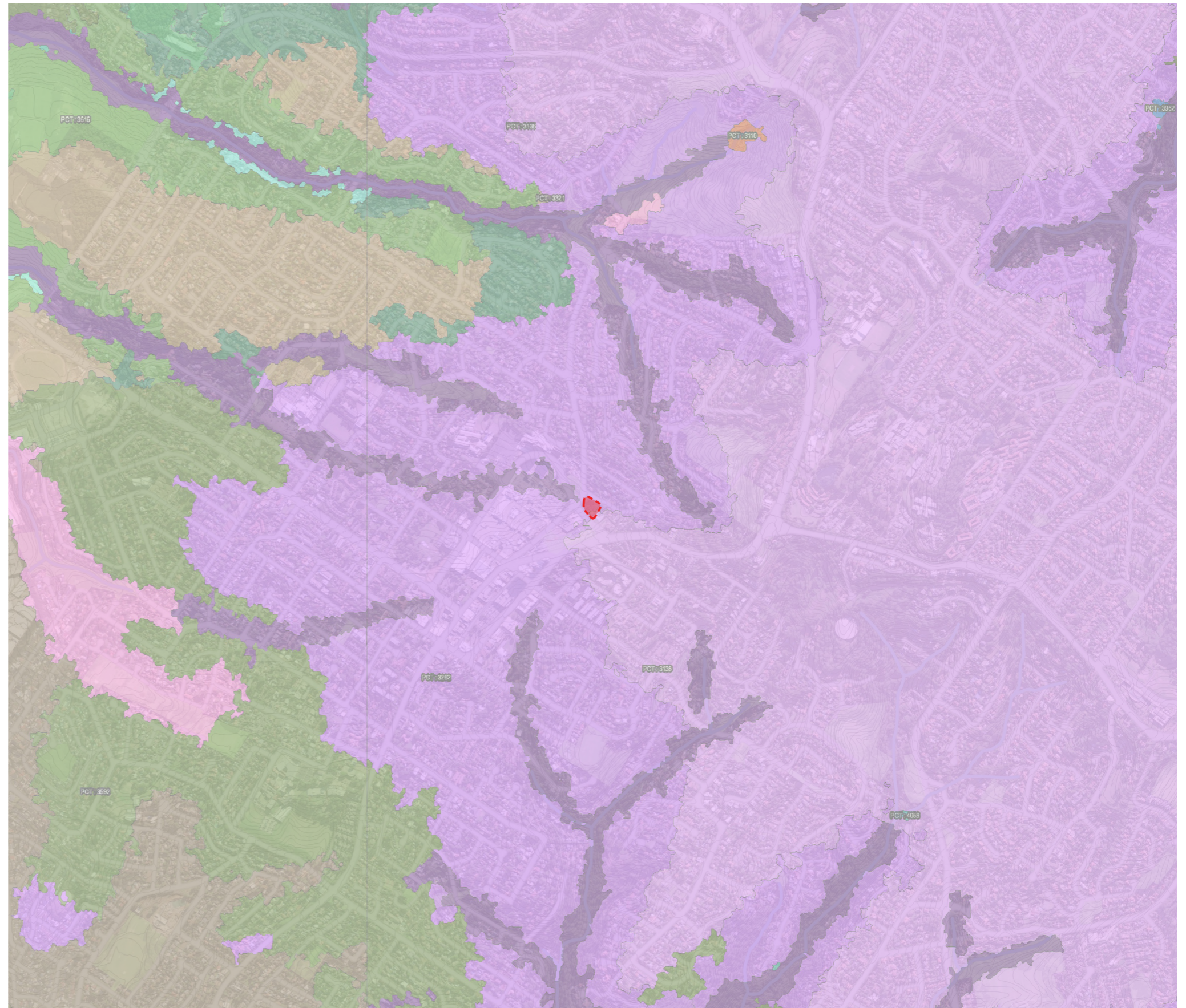
A very tall sclerophyll open forest found on clay-rich shale soils of high rainfall areas of Sydney's north shore. The mid-stratum is layered with a sparse covering of small trees & shrubs. The ground layer is varied in composition and cover, but grassy, ferny or herbaceous. Found on shale caps with deep clay, fertile soils.

Sydney Enriched Sandstone Moist Forest (PCT: 3176):

A very tall moist open forest found on enriched sandstone gullies of the Sydney sandstone plateaus. There is commonly a tall mid-stratum and smaller shrub layer; the ground cover is ferny. Found in transitional areas of sandstone which are enriched by nearby shale influence.

KEY

- PCT: 3262 SYDNEY TURPENTINE IRONBARK FOREST
- PCT: 3176 SYDNEY ENRICHED SANDSTONE MOIST FOREST
- PCT: 3136 BLUE GUM HIGH FOREST
- PCT: 3615 SYDNEY HINTERLAND APPLE-BLACKBUTT GULLY FOREST
- PCT: 3321 CUMBERLAND SHALE-SANDSTONE IRONBARK FOREST
- PCT: 3616 SYDNEY HINTERLAND GREY GUM TRANSITION FOREST
- PCT: 3250 NORTHERN FOOTHILLS BLACKBUTT GRASSY FOREST
- PCT: 4025 CUMBERLAND RED GUM RIVERFLAT FOREST
- PCT: 3320 CUMBERLAND SHALE PLAINS WOODLAND
- SITE



Geology

The site is located on Ashfield Shale on the edge of the Dural Dome. The Dural Dome is a broad, gentle dome (anticline) formed by the warping and uplift of sedimentary rock layers of the Sydney Basin. The dome is at its highest point around Dural and gradually falls towards Castle Hill. The dome has caused erosion to expose older layers of geology at the surface, i.e. Ashfield Shale and Hawkesbury Sandstone. This interplay between shale and sandstone explains the transitional vegetation communities found in Castle Hill.

Ashfield Shale (Twia):

Part of the Wianamatta Group, a black to light grey shale and laminate from the Middle Triassic Era approximately 247.2 to 237 million years ago. Typically occurs on the uplifted top of the Dural Dome in Dural and around Castle Hill, forming a fertile

Bringelly Shale (Twib):

Part of the Wianamatta Group, a shale, carbonaceous claystone, laminite, lithic sandstone and rare coal from the Middle Triassic Era, 247.2 to 237 million years ago.

Minchinbury Shale (Twim):

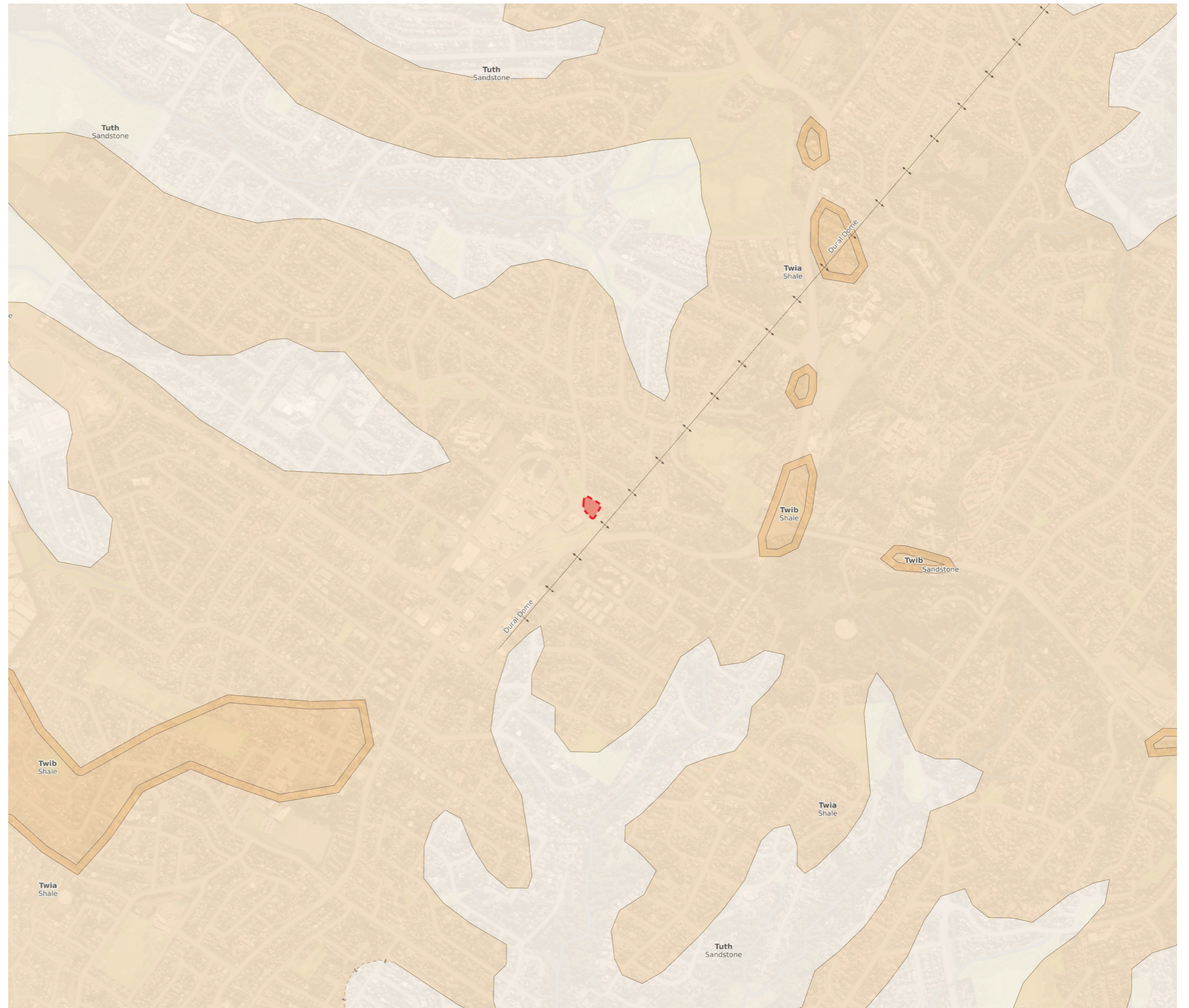
Part of the Wianamatta Group, a fine to medium grained lithic sandstone from the Middle Triassic Era, 247.2 to 237 million years ago.

Hawkesbury Sandstone (Tuth):

A medium to coarse grained quartz sandstone with minor shale and laminite lenses from the Middle Triassic Era approximately 247.2 to 242 million years ago. Typically found around the edges of the Dural Dome, forming ridges and cliffs.

KEY

- ASHFIELD SHALE (TWIA)
- HAWKESBURY SANDSTONE (TUTH)
- BRINGELLY SHALE (TWIB)
- MINCHINBURY SHALE (TWIM)
- SITE



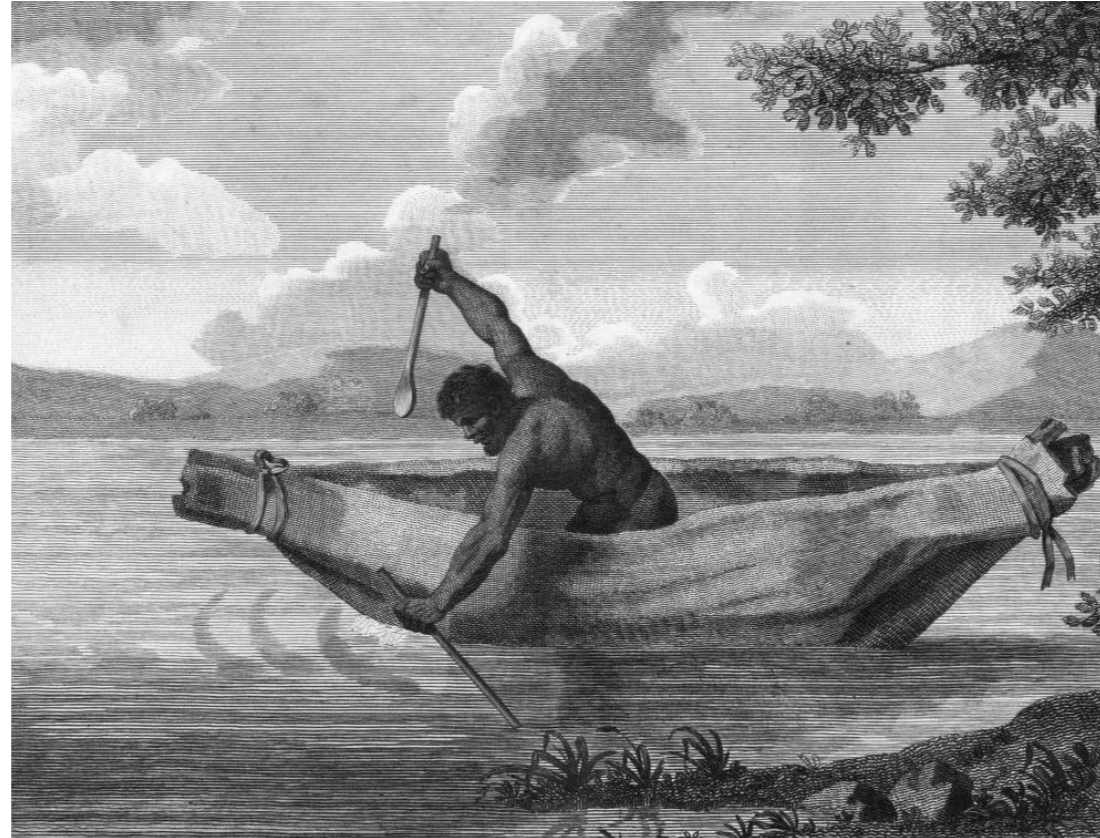
Indigenous History

The suburb of Castle Hill for millennia has been cared for by the Bidjigal people, of the Dharug nation, who occupied areas of present day Western Sydney and the Hills District. The surrounding custodians of the Northern Bidjigal people include the clans of the Tuga and Cattai who have been able to continually look after Country and continue culture for over 60,000 years. The Country of Castle Hill is known by the indigenous peoples of the area as Mogoaillee, meaning a place of stone hatchets. This suggests strong trade opportunities that have been sourced in this area.

This area is defined by swampy landscape, river flats and valleys of difficult terrain. The ecological community of the Blue Gum High Forest is dominated by the canopy of the Calang'oral (blue gum), Tarunde'a (Blackbutt) and the Killior'ra (turpentine) shading from above. Castle Hill sits alongside a portion of the Cattia Creek, which would have been a vital source of food.

Bidjigal Reserve is a 300 hectare corridor protected public bushland within the Hills Shire. The area would have been a highly used resource for collecting food and medicine with the fresh water creeks providing marine food such as fish and eels. The reserve has rock overhangs and caves that would have been used as shelter and feasting locations.

Dharug totems of western Sydney include the Goanna, Cockatoo and Mighty Eagle.



European History

Castle Hill may have been named because of the fine views from the hills in the district. Governor Phillip first saw the area on one of his exploratory trips in 1791. Governor King began a government farm there on July 8 1801, referring to it as Castle Hill on 1 March 1802.

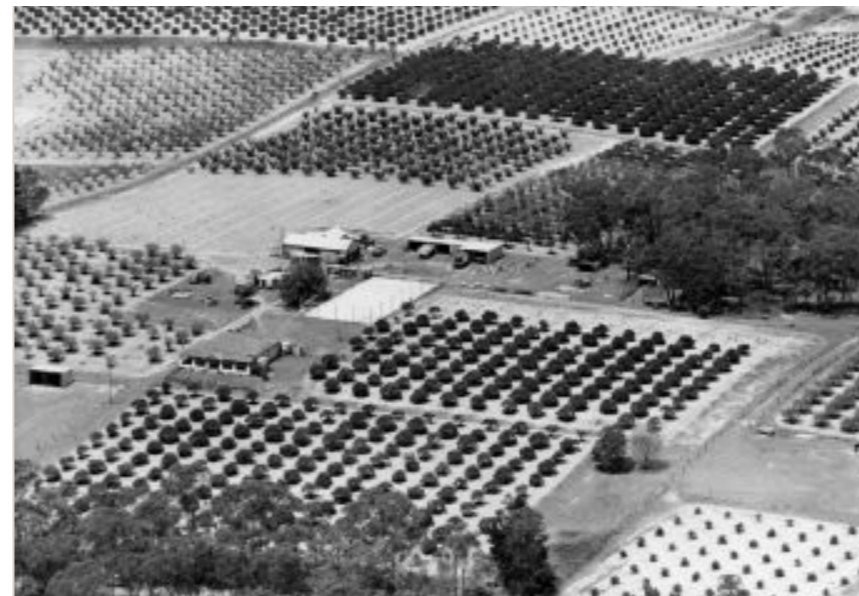
In 1804 there was an uprising of 200 convicts, known as the Castle Hill Rebellion. They were mostly Irish and they planned to escape from the colony in boats, which they hoped were moored in Sydney harbour. The rebellion culminated in the Battle of Vinegar Hill, where the convicts were defeated.



Since Castle Hill's urban development growth in the 1960's the suburb is home to 35,300 people who live in low-medium density housing. The suburb continues to grow as more commercial and transport infrastructure is built.



The tramway opened in 1902 and extended to Baulkham Hills, then on to Castle Hill in 1910, and Rogans Hill in 1924. In 1923 the tramway was replaced by a railway. It greatly helped with the transport of citrus products grown in the area.



In the early-twentieth century, Castle Hill was serviced by a railway line to Parramatta. Two-and-a-quarter miles (3.6 kilometres) of track were laid from Baulkham Hills in 1909, forming a rail link with Parramatta. Many school pupils attending Parramatta High School used the service and in 1922 the line carried 1,103,154 passengers. It was removed in the 1950s

Site Context

The site is located on the junction of Old Castle Hill Road, McMullen Avenue and Garthowen Crescent in Castle Hill.












It sits within the broader Castle Hill North Precinct which is identified for urban renewal, higher density residential development and improved transit orientation.

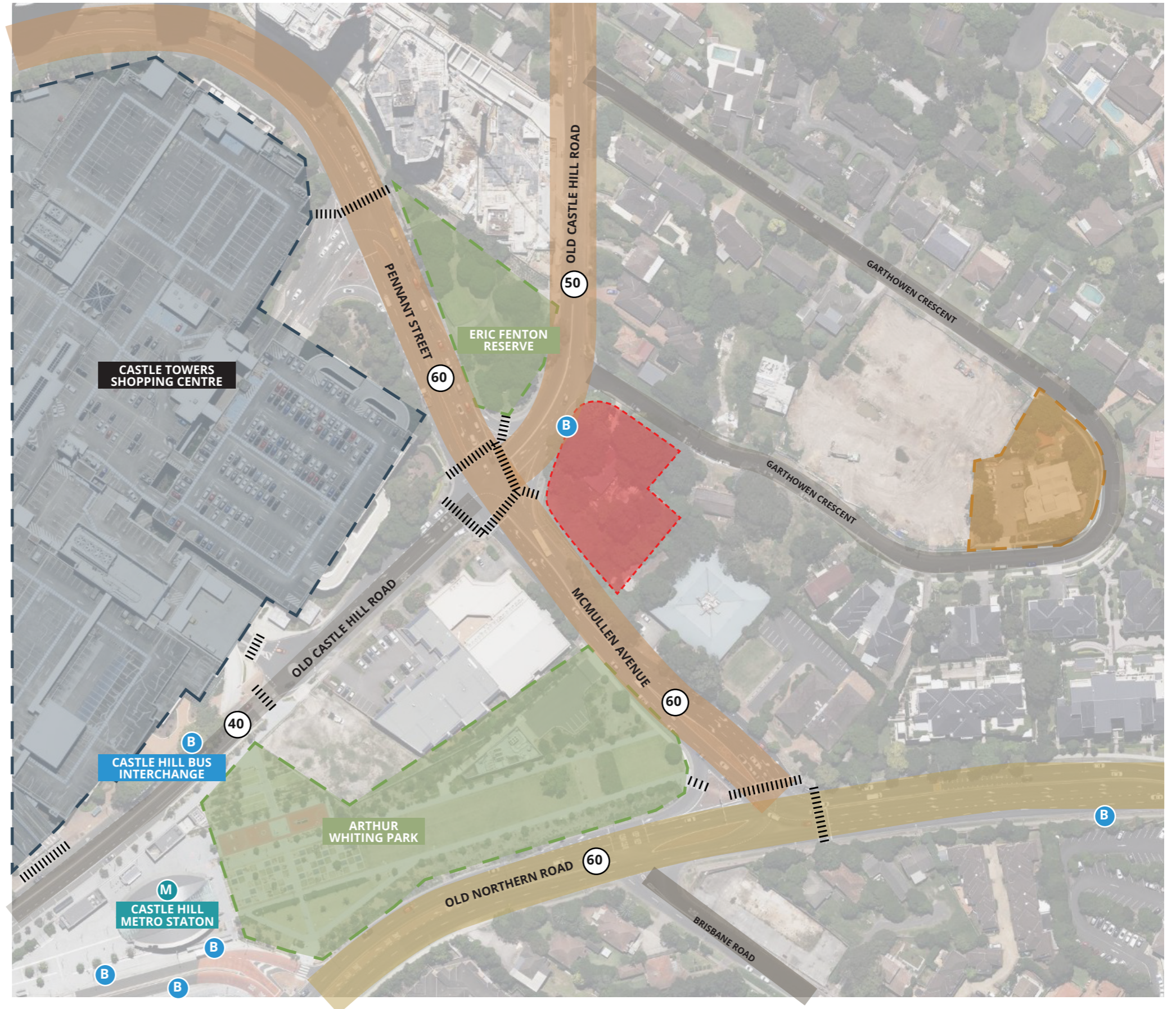
The site is well-connected to Castle Hill's public transport network, with a bus stop directly out the front of the proposed development on Old Castle Hill Road, providing direct connection to Pennant Hills & Parramatta. The development is also 5 minute walk to Castle Hill Metro Station which provides fast and convenient travel to Sydney CBD in under 35 minutes.

Additionally the site is situated across the road from Castle Towers, a significant shopping hub in the north-west of Sydney; and adjacent from Eric Fenton Reserve, a small community pocket park.

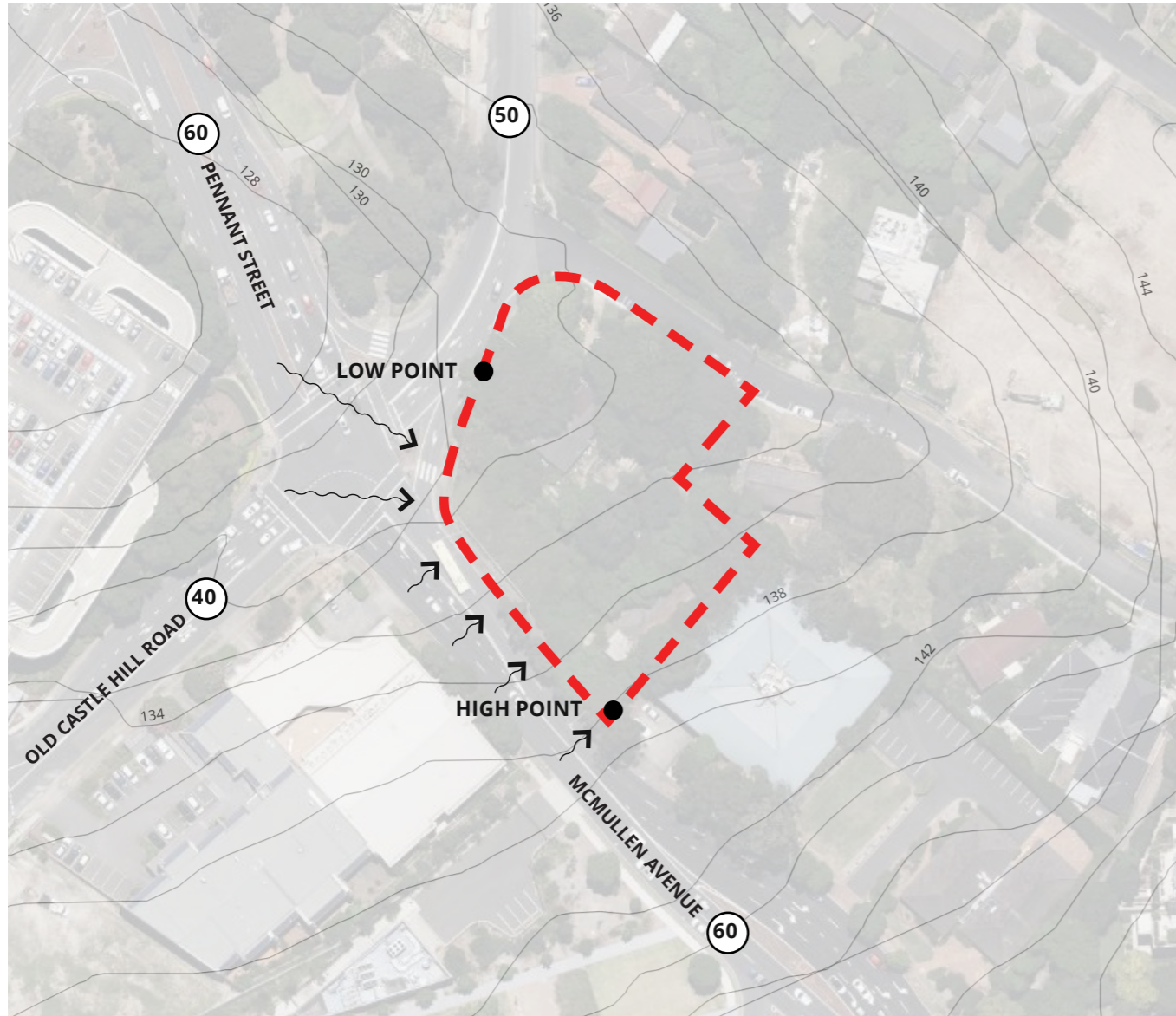
The primary pedestrian access to the town centre is along Old Castle Hill Road, a busy major road.

KEY

-  RETAIL PRECINCT
-  PUBLIC OPEN SPACES
-  METRO STATION
-  BUS STOP
-  MAJOR ROADS
-  MAIN ROAD
-  LOCAL ROADS
-  HERITAGE SITE
-  PEDESTRIAN CROSSING
-  VEHICLE SPEED LIMITED
-  SITE



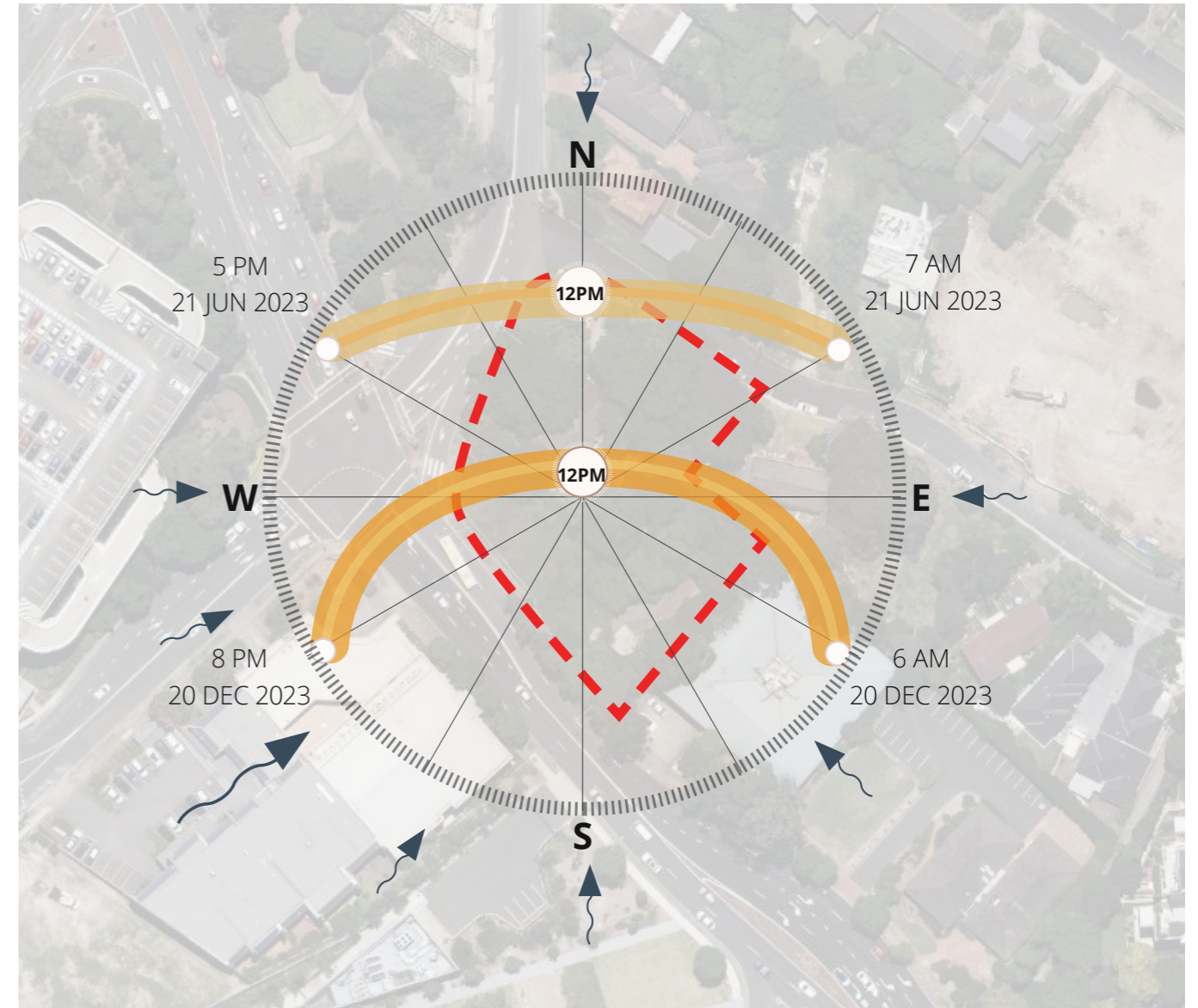
Site Conditions



Topography + Noise

The site has a level change of approximately 7 meters, with the lowest point of the site sitting at around 131m in the north east and the high point sitting in the south at 138m. Noise will primarily come from the 60km/h road along McMullen Avenue through to Pennant Street, lower traffic noise from Old Castle Hill Road.

These observations are to be considered in the design process and will effect approach to path placement, connecting spaces and relationship to water on site.



Solar + Wind

The solar path relative to this site will effect the placement of communal open spaces to take advantage of comfortable and ideal environments within this site.

In Castle Hill, the most prominent winds come from the South-West and are typically light to gentle. Wind direction is to be considered to ensure protection from unpleasant winds.

Local Character

Castle Hill has a distinct character shaped by its mix of heritage and agricultural history. Once an area of orchards and small farms, traces of its rural past still influence the suburb's identity, even as it has developed into a major residential and commercial centre in northwest Sydney.

The suburb is known for its leafy streets, established homes, and expanding town centre. Castle Hill's commercial heart is anchored by Castle Towers and the nearby metro station, and acts as a social and economic hub, drawing people from across the Hills District. Away from this activity, residential pockets remain relaxed and green, with parks, reserves, and tree-lined streets contributing to a sense of openness that distinguishes the area from denser inner-city suburbs.

Community life is a defining feature of Castle Hill's character. The area has a strong focus on schools, sporting clubs, churches, and local events, reflecting its family-oriented population. A culturally diverse community has also shaped the suburb, evident in its range of restaurants, places of worship, and community organisations. This diversity coexists with a shared local pride and attachment to the Hills lifestyle.



Existing Landscape

The landscape surrounding 16–20 Old Castle Hill Road reflects the broader leafy character of Castle Hill, with established vegetation contributing strongly to the site's setting.

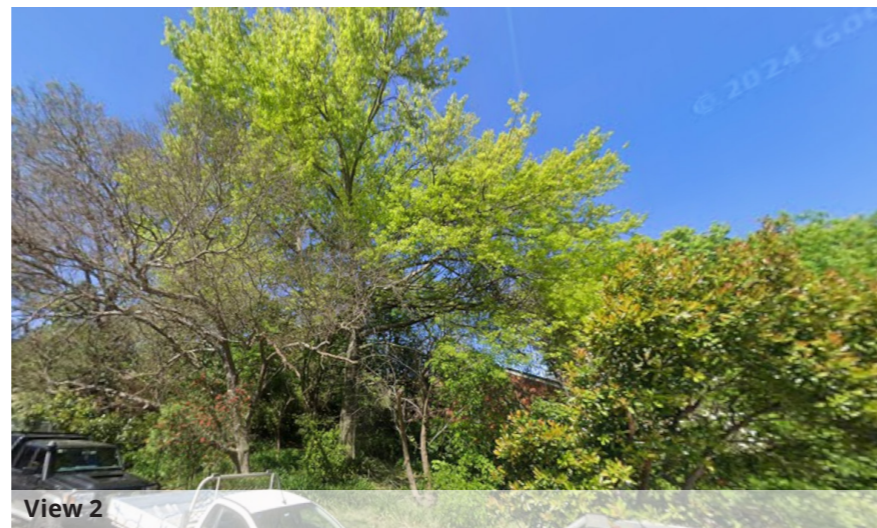
Existing mature trees along the road corridor and within adjoining properties create a green, suburban streetscape. These trees provide a sense of continuity with the area's long-established residential character and visually buffer the site from traffic along Old Castle Hill Road.

Existing canopy trees are a defining element of the local landscape, offering shade, visual amenity, and ecological value. Their scale and maturity contribute to a feeling of permanence and stability, reinforcing the garden-suburb qualities typical of this part of the Hills District.

The presence of established trees also plays an important role in the local microclimate, helping to moderate heat and improve comfort for pedestrians and nearby residents. The landscape and existing vegetation surrounding the site forms an important backdrop, ensuring the new development in this location sits within a predominantly green and well-shaded environment that is characteristic of Castle Hill.



View 1



View 2



View 3



View 4

Local Fauna

The Hills Shire natural environment is unique within north-western Sydney. The community benefits from access to large tracts of intact wilderness, which is home to an abundance of rare and endangered flora and fauna, close to urban areas.

A large majority of the fauna within the LGA is listed as threatened, as part of the 2012-17 State Environment report for the Hills Council. Many native species have experienced habitat loss and fragmentation due to urban sprawl of new development, the local fauna has been heavily impacted by introduced species such as foxes and cats. The following species are locally significant, have been known to be found in local reserves and remnant bushland.



Eastern Water Dragon



Gang Gang Cockatoo



Red-Crowned Toadlet



Eastern Bent-Wing Bat



Swamp Wallaby



Short-Beaked Echidna



Superb Fairy Wren



Grey-Headed Flying Fox



Powerful Owl

03 VISION & PRINCIPLES

Connection to Country

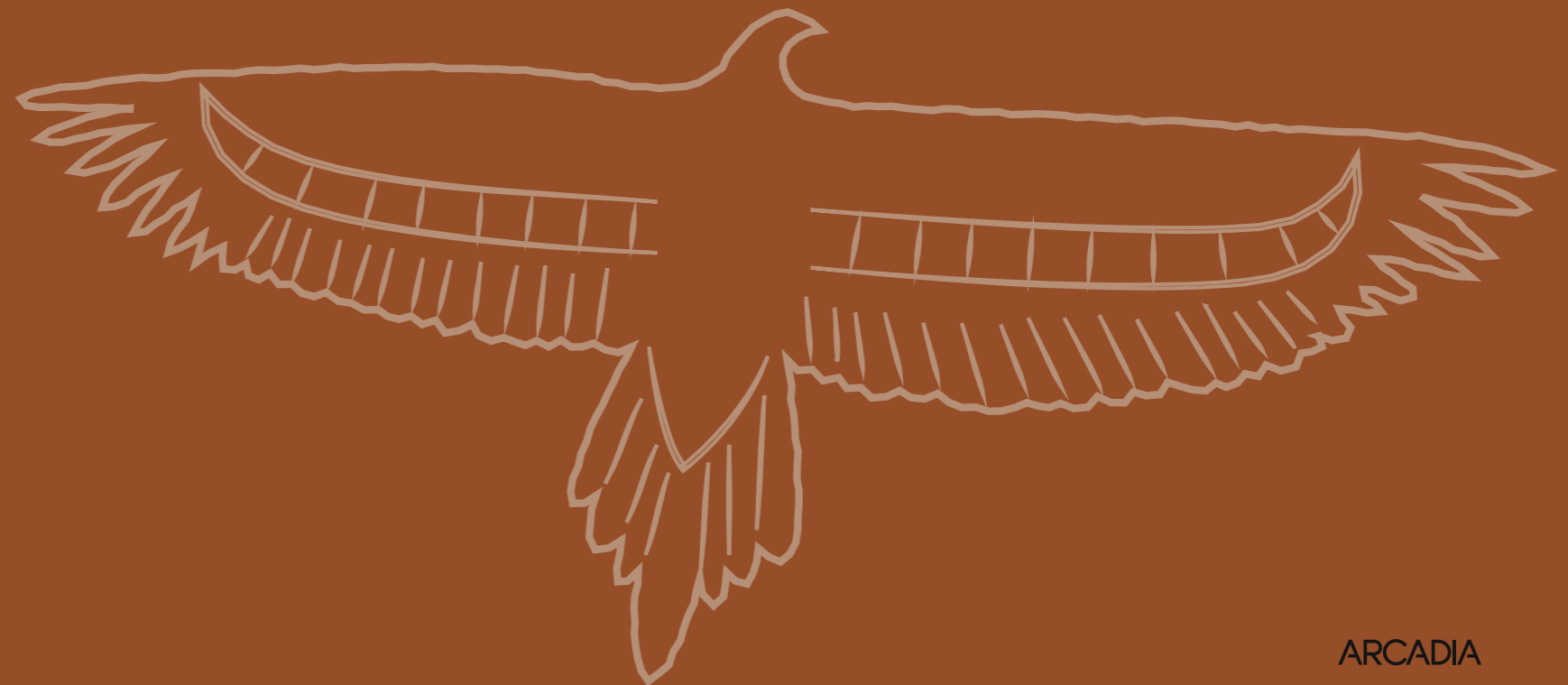
On Bidjigal Country

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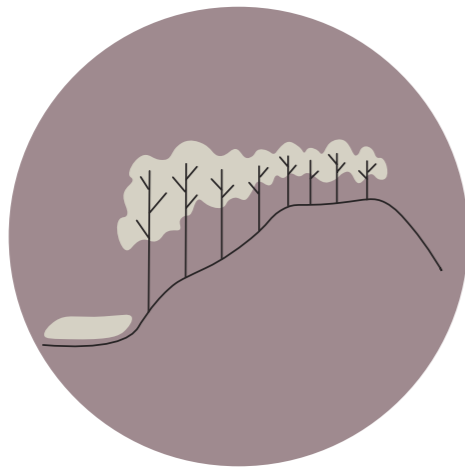
Dharug totems of Western Sydney include the Goanna, Cockatoo and Mighty Eagle.



**“A THRIVING COMMUNITY SANCTUARY THAT
WEAVES TOGETHER LOCAL HISTORY, ECOLOGY
AND PEOPLE.”**



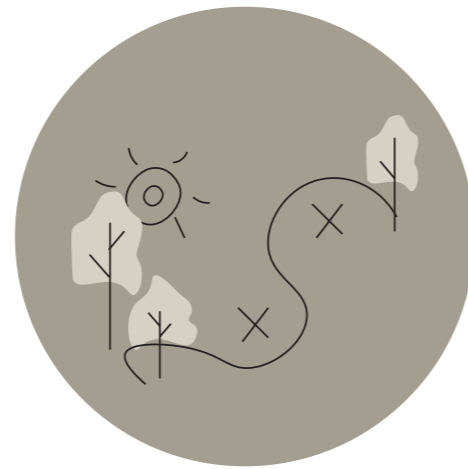
Design Principles



UTILISE SITE TOPOGRAPHY AND EXISTING ECOLOGIES

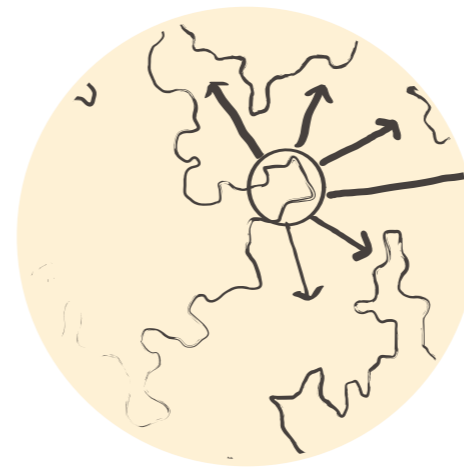
A landscape that leverage's the site's natural topography to create dynamic and engaging spaces.

Create a residential landscape that supports the regeneration of local ecological groups; the Blue Gum High Forest, Sydney Turpentine Ironbark Forest & Sydney Enriched Sandstone Moist Forest.



CREATE SPACES FOR MOMENTS FOR SOLITUDE AND COLLABORATION

Create Landscape spaces at ground and podium levels that are diverse in its offerings; sometimes tranquil and protected, and at other times open and flexible for entertaining.

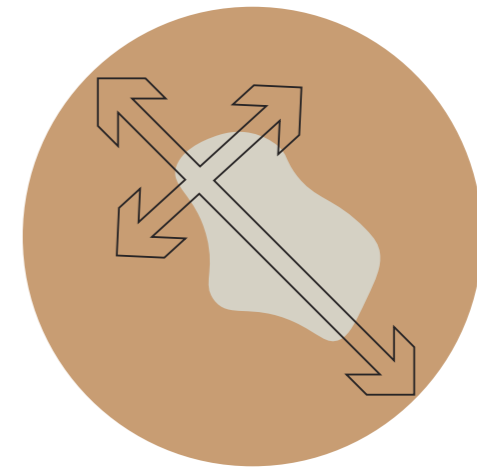


CONNECT WITH DARUG COUNTRY

Celebrate and acknowledge the Bidjigal People of Dharug Nation, with a landscape response that integrates the stories that have been shared with us and traditional owners.

Establishing a landscape that celebrates local ecotones, textures, and natural materials.

Create a landscape that is open for storytelling.



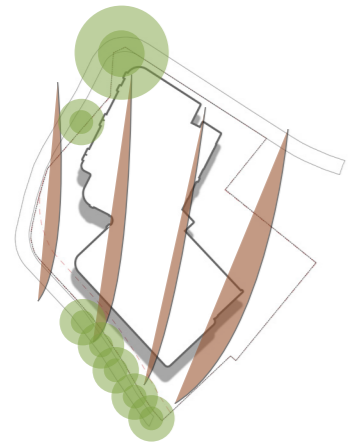
ACCESSIBILITY AND MOVEMENT

Establish a legible public domain that reflects the local area's garden landscape.

A landscape that connects back to our site through strong visual and physical connections.

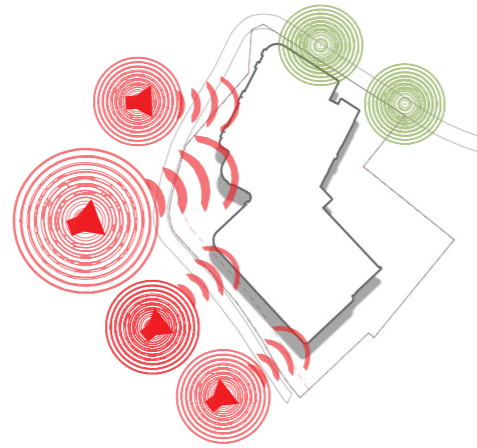
Strengthen public domain connections through high-quality finishes that is consistent with the surrounding landscape.

Key Moves



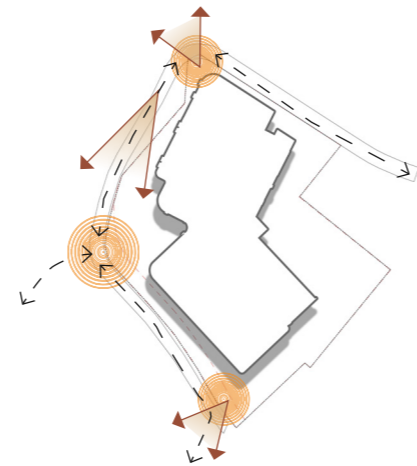
PROTECT AND CELEBRATE EXISTING TREES

- + Existing street trees on McMullen and Old Castle Hill Road will be preserved
- + Landscaping will adapt to the steep topography with terraced planting
- + Landscaping will reflect the local character while creating a more welcoming and accessible public environment



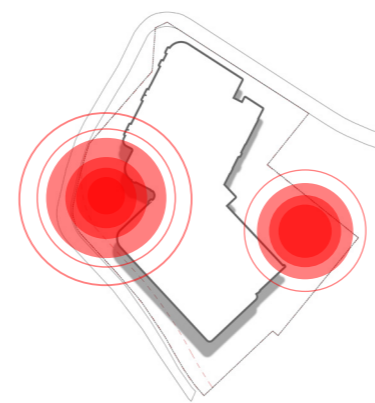
PROVIDE RESIDENTS WITH VISUAL AND ACOUSTIC RELIEF FROM THE STREET

- + Utilising landscape and terracing to mitigate noise from adjacent main roads
- + differing planting typologies to create adaptive and layered planting buffers, balancing the privacy between public and private
- + We will address the noise issue by incorporating sound-dampening landscaping and noise barriers



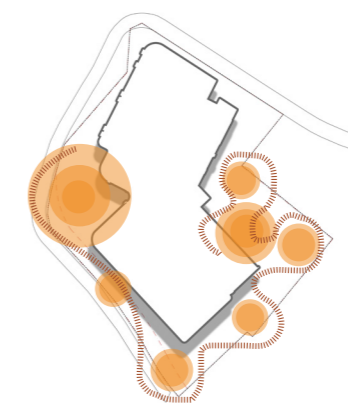
ENHANCE THE PEDESTRIAN EXPERIENCE

- + Maximise views by aligning pathways and planting with sightlines
- + framing key vistas for both public and private, while maintaining privacy
- + careful placement of plants to maximise views



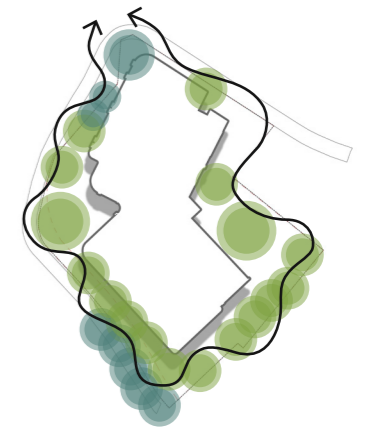
CREATE A WELCOMING HEART

- + High quality materials to Invite Pedestrians into the site
- + A garden streetscape to align with surrounding landscape quality
- + Linking residents and visitors alike
- + offering family friendly communal space for the residents



HOLD SPACE FOR BIDJIGAL STORIES AND OUR CONNECTION TO THE LAND

- + the Gunyah circle, a sacred space under a canopy of the towering eucalypts open to the sky
- + A landscape that tells Bidjigal stories and their connection to the land
- + Celebrating local indigenous culture and history through using natural materials / local native plantings
- + Providing opportunities for local indigenous arts



CELEBRATE PAST & PRESENT ECOLOGIES

- + Enhancing habitat connectivity and biodiversity
- + Use native species from key remnant vegetation groups in the planting palette of our new landscape

04 LANDSCAPE MASTERPLAN

Overall Landscape Masterplan

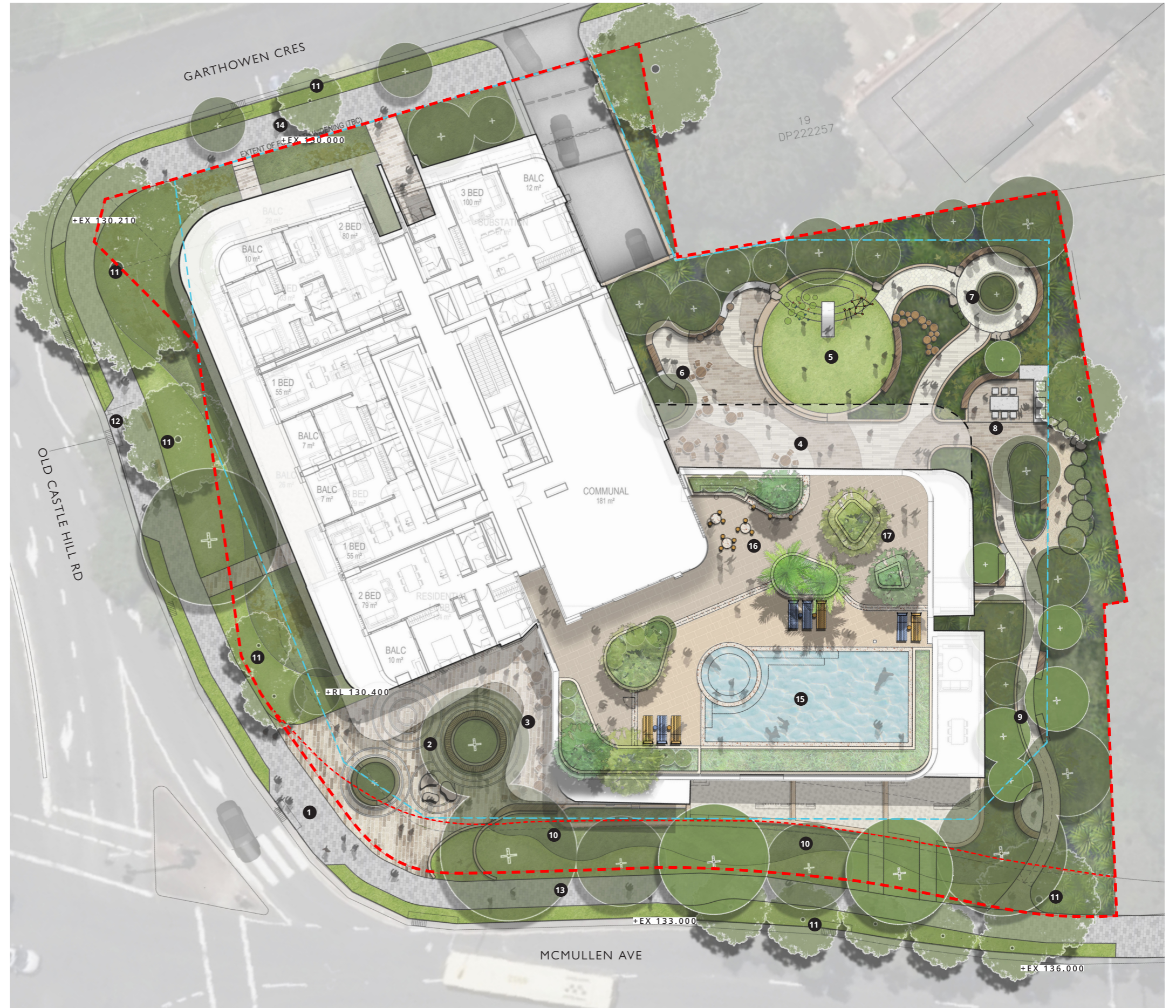
16-20 Old Castle Hill Rd has an active frontage and a welcoming common space at the lobby entry for both residential and commercial areas. Custom paving patterns, inspired by tones of country, add character and cultural expression to the entry experience.

The Level 1 outdoor communal area is thoughtfully designed to support resident well-being and social connection. A raised central lawn offers a breakout space that complements a children's play mound designed for structured play. A communal BBQ, outdoor kitchen and sensory garden provide a family-friendly alternative to apartment living, promoting shared use and outdoor dining.

Rooftop provides swimming pool terrace with flexible paved spaces for different users. The open layout creates good views for connecting with natural landscapes around the site.

KEY

- 1 PRIMARY PEDESTRIAN ACCESS
- 2 CENTRAL FORECOURT PLANTER WITH SEATING AND SIGNAGE
- 3 RETAIL SPILLOUT / ALFRESCO DINING
- 4 FLEXIBLE FEATURE PAVED AREA
- 5 FAMILY LAWN AND PLAY SPACE
- 6 FAMILY SEATING NOOKS
- 7 NATURAL GATHERING SPACE UNDER FEATURE TREE
- 8 OUTDOOR BBQ SPACE
- 9 SENSORY GARDEN. RESIDENT ACCESS FROM STREET
- 10 DENSELY PLANTED ACOUSTIC BUFFER. ALIGNS WITH FUTURE ROAD EXPANSION
- 11 RETENTION OF EXISTING TREES
- 12 EXISTING BUS STOP
- 13 RETAIN EXISTING PUBLIC DOMAIN FOOTPATH. PROPOSED PLANTING UPGRADES
- 14 NEW PUBLIC FOOTPATH CONNECTION ALONG GARTHOWEN CRESCENT
- 15 POOL AREA WITH SPA, FLUSH WITH PAVING
- 16 FLEXIBLE PAVED AREA FOR SOCIAL EVENTS
- 17 OUTLOOK VIEWING SPACE WITH FEATURE SEATING WALLS
- - - SITE BOUNDARY
- - - EXTENT OF BASEMENT LINE



Masterplan Analysis Tree Management Plan

KEY

- - - SITE BOUNDARY
- - - BASEMENT OUTLINE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

For individual tree information please refer to arboricultural report: "Preliminary assessment (Audit) of Existing Trees - 16-20 Old Castle Hill Road, Castle Hill NSW 2154" by Advanced Treescape Consulting 16/05/2024

Existing trees unaffected by the proposed development will be protected and retained within the new landscape. This includes Trees 41, 57, 58, 86 and trees in the public domain including Trees 1, 65, 4, 5, 6, 7 and 8.



Masterplan Analysis Landscape Typologies

KEY

- WELCOMING ENTRY PLAZA**
TOTAL AREA = 206M²
- SENSORY GARDEN**
TOTAL AREA = 235M²
- PERIMETER PLANTING BUFFER / PUBLIC DOMAIN**
TOTAL AREA = 473M²
- OUTDOOR COMMON SPACE - FAMILY HUB**
TOTAL AREA = 555M²
- SKY GARDEN**
TOTAL AREA = 486M²

TOTAL AREA = 1,955M²



Masterplan Analysis Tree Canopy Plan

KEY

- TREE CANOPY (GF/PUBLIC DOMAIN)**
TOTAL AREA = 860M²
- EXISTING TREES (GF/PUBLIC DOMAIN)**
TOTAL AREA = 140M²
- TREE CANOPY (ROOFTOP)**
TOTAL AREA = 106M²

Total Tree Canopy Cover Area: 1106m²

Site Area: 3180.4 m²

Tree Canopy Cover: 34%



05 LANDSCAPE DESIGN

Ground Level & Level 1 Landscape Plan

16-20 Old Castle Hill Rd has an active frontage and a welcoming common space at the lobby entry for both residential and commercial areas. Flexible alfresco dining zones are framed by circular raised planters that double as seating, creating an inviting public interface. Custom paving patterns, inspired by tones of country, add character and cultural expression to the entry experience.

The Level 1 outdoor communal area is thoughtfully designed to support resident well-being and social connection. A raised central lawn offers a breakout space that complements a children's play mound designed for structured play. Intimate seating nooks are integrated throughout, including along a sensory garden trail that encourages exploration. Strategic ramping introduces gentle elevation changes, creating a more textured landscape while enhancing planting depth. A communal BBQ and outdoor kitchen provide a family-friendly alternative to apartment living, promoting shared use and outdoor dining.

KEY

- 1 PRIMARY PEDESTRIAN ACCESS
- 2 CENTRAL FORECOURT PLANTER WITH SEATING AND SIGNAGE
- 3 RETAIL SPILLOUT / ALFRESCO DINING
- 4 SENSORY GARDEN. RESIDENT ACCESS FROM STREET
- 5 DENSELY PLANTED ACOUSTIC BUFFER. ALIGNS WITH FUTURE ROAD EXPANSION
- 6 RETENTION OF EXISTING TREES
- 7 EXISTING BUS STOP
- 8 RETAIN EXISTING PUBLIC DOMAIN FOOTPATH. PROPOSED PLANTING UPGRADES
- 9 NEW PUBLIC FOOTPATH CONNECTION ALONG GARTHOWEN CRESCENT
- 10 FAMILY LAWN AND PLAY SPACE
- 11 FAMILY SEATING NOOKS
- 12 OUTDOOR BBQ SPACE
- SITE BOUNDARY
- EXTENT OF BASEMENT LINE

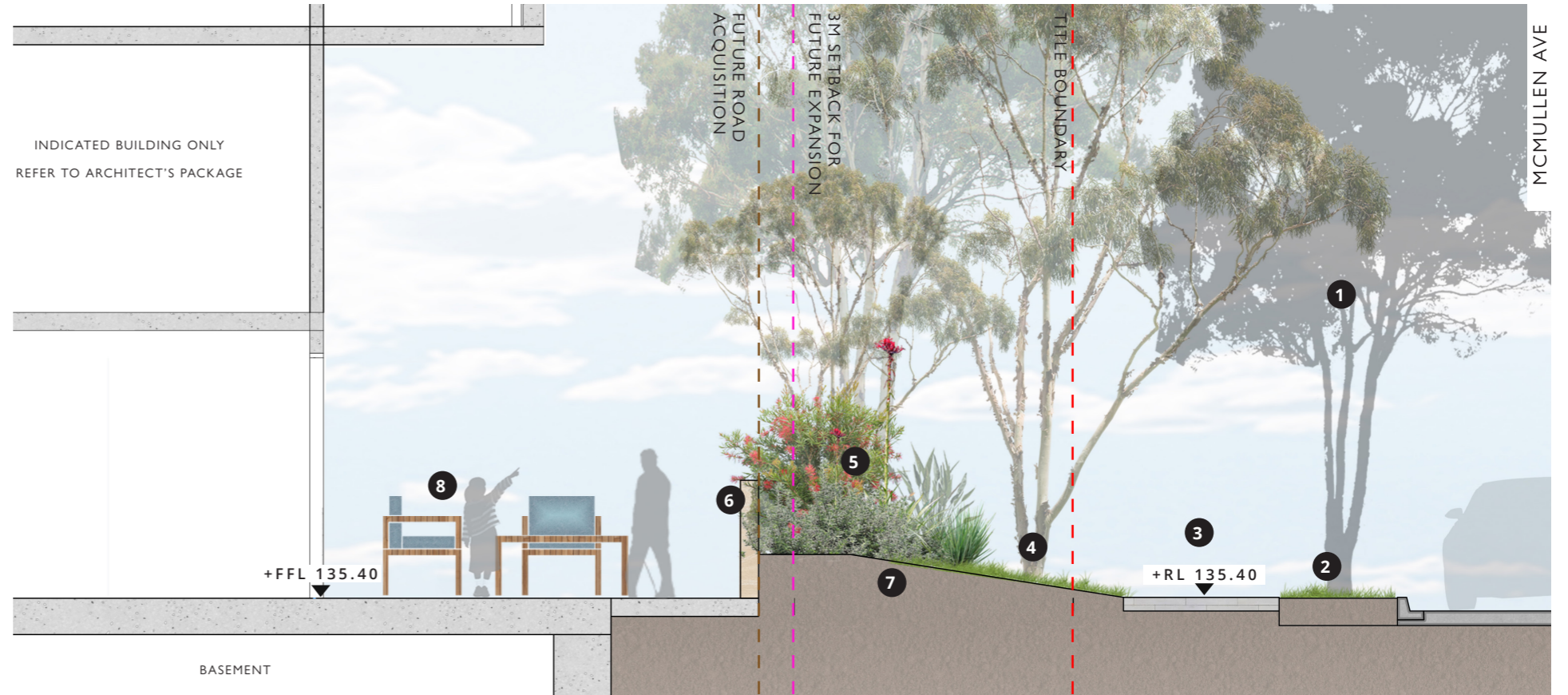
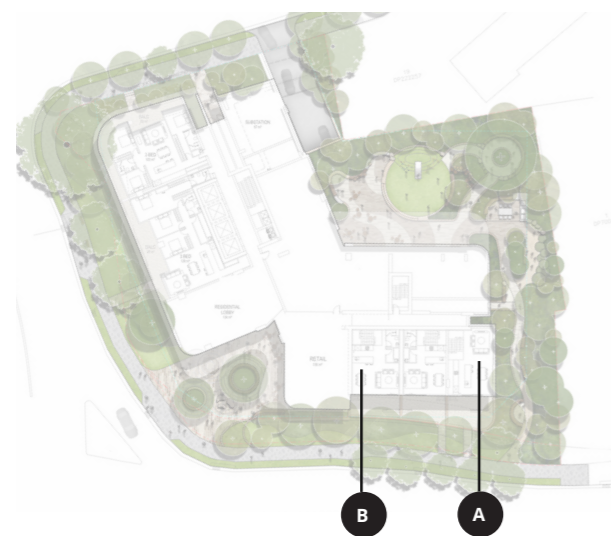


GF / Public Domain Typical Sections

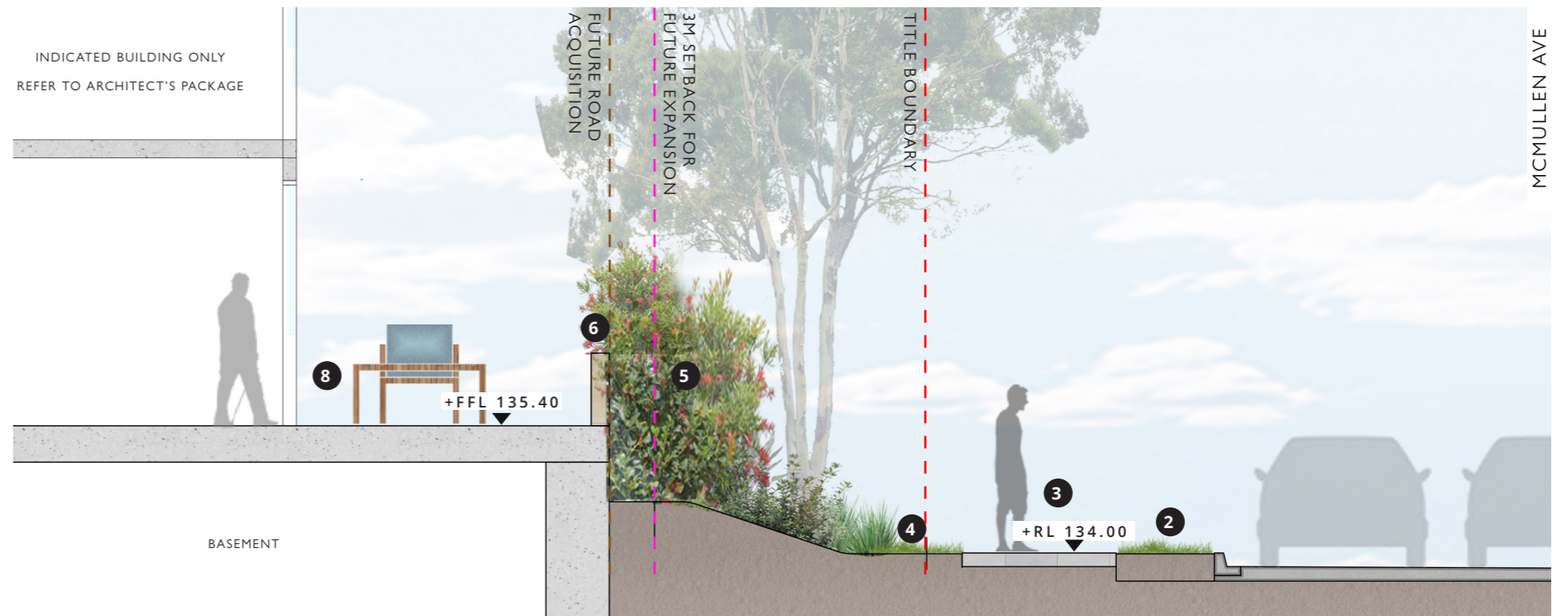
The interface with McMullen Avenue has been carefully designed to balance privacy and visual appeal. Buffer planting provides a soft screen for Level 1 residences, enhancing amenity. As the site rises to the northwest, high-amenity planter beds manage the level change while adding visual interest. A generous grass verge on the development side of the footpath maintains a clean edge and ensures planting within the 3.0-metre setback remains minimal, allowing for future road widening.

KEY

- 1 EXISTING TREE VERGE
- 2 FOOTPATH VERGE
- 3 FOOTPATH
- 4 NEW PROPOSED GRASS ON VERGE
- 5 NATIVE SHRUBS BUFFER FOR SOUND REDUCTION AND VISUAL BENEFIT
- 6 SECURITY FENCE WALL- REFER TO ARCHITECTURAL DRAWINGS
- 7 MOUNDED SOIL
- 8 UNIT TERRACE SPACE
- - - PROJECT BOUNDARY LINE
- - - 3M SETBACK LINE
- - - FUTURE ROAD ACQUISITION



SECTION A-A



SECTION B-B

Note: Public domain upgrades in line with Hills Shire Council public domain guidelines and subject to separate application.

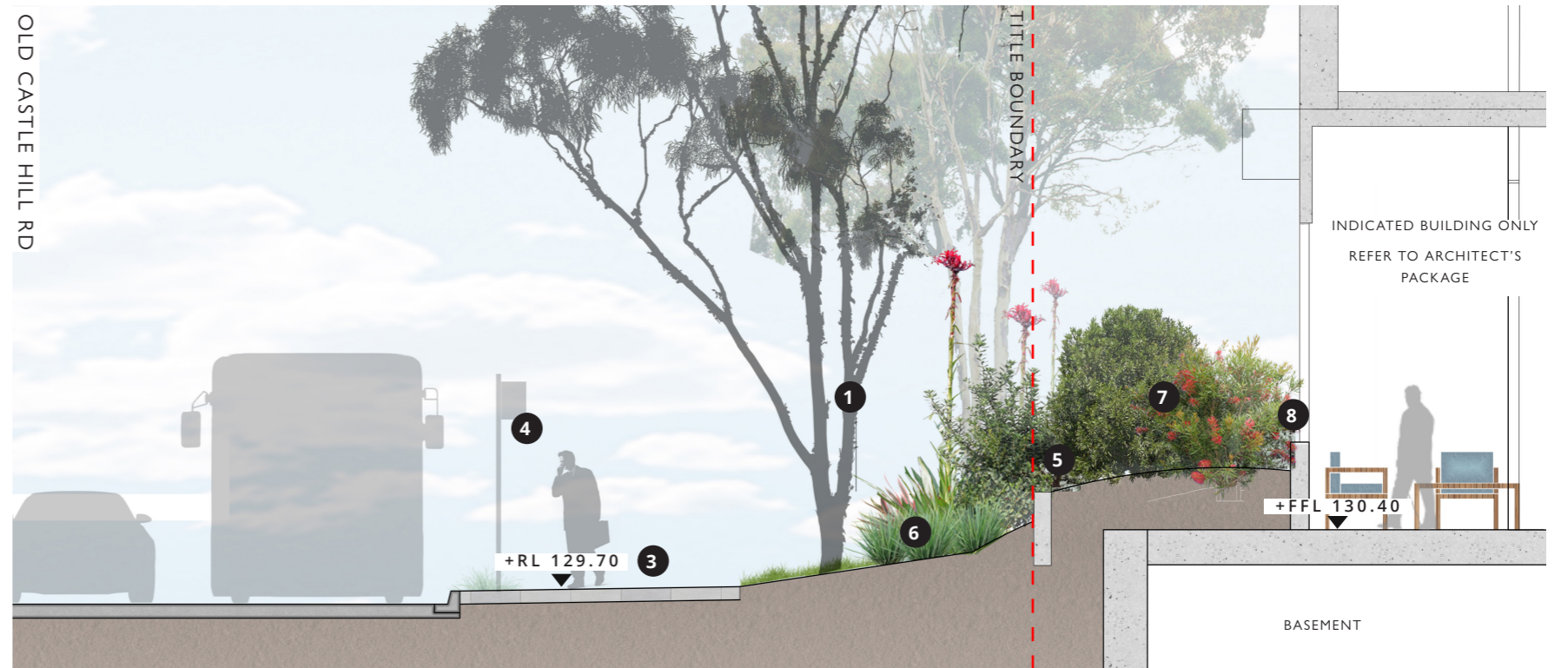
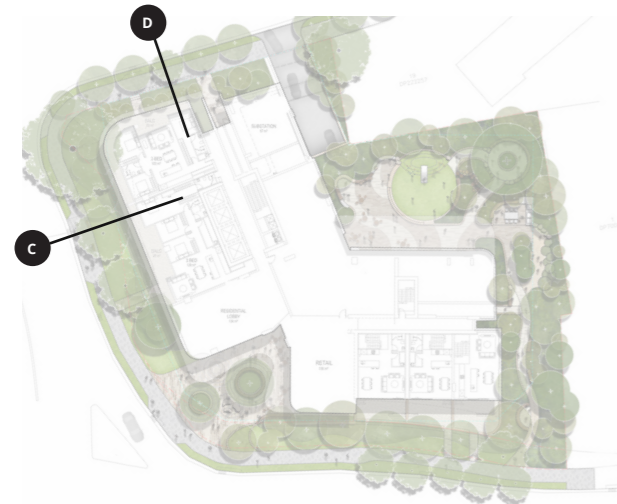
GF / Public Domain Typical Sections

Proposed landscape along Old Castle Hill Road and Gathowen Crescent is consistent with the garden aesthetic and public domain upgrades surrounding our development.

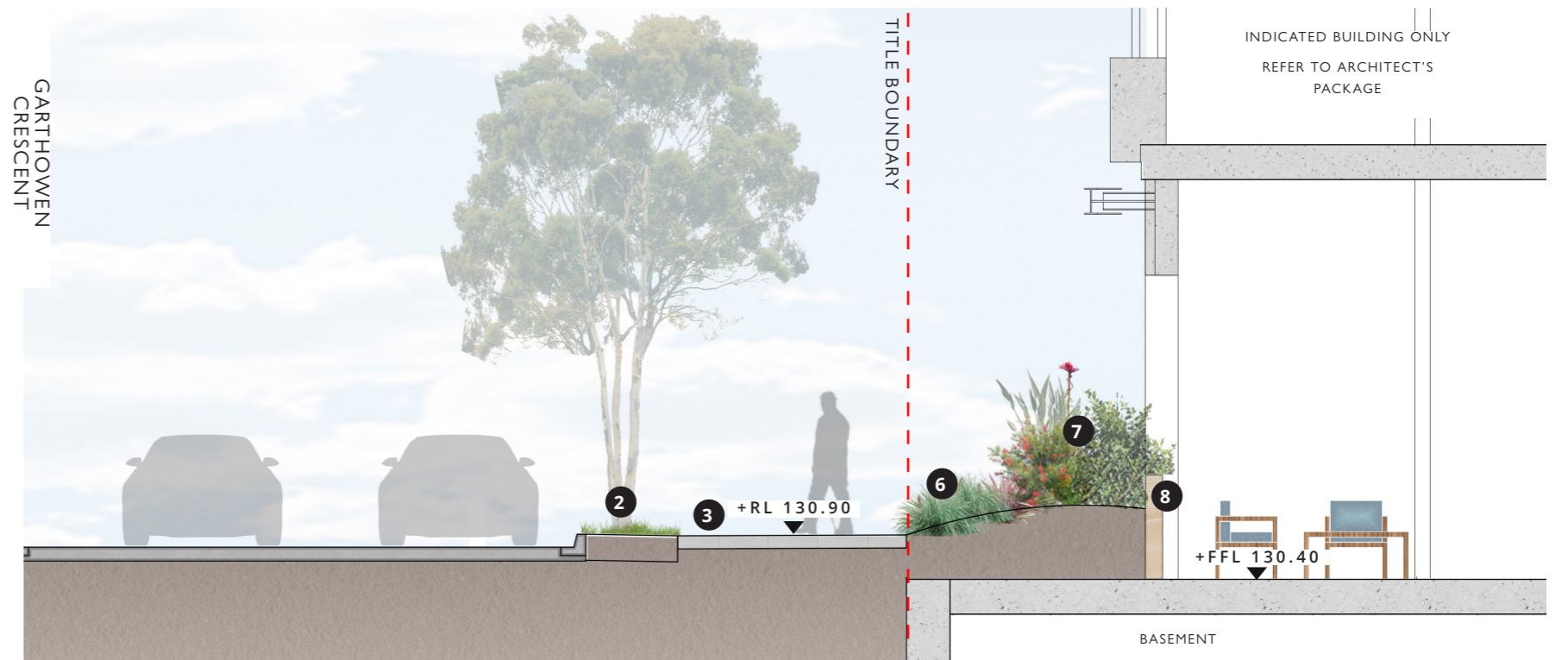
Gently sloped embankments includes a layered, highly textured landscape verge to provide visual and acoustic relief for pedestrians and residents. Proposed trees sit within deep soil zones or over structure where soil depth reaches a depth of 1m.

KEY

- ① EXISTING TREE
- ② FOOTPATH VERGE
- ③ NEW FOOTPATH
- ④ EXISTING BUS STOP
- ⑤ TERRACED PLANTER BEDS
- ⑥ NATIVE SHRUBS AND LOW GROUNDCOVER
- ⑦ DENSE PRIVACY PLANTING
- ⑧ SECURITY FENCE (TBC)
- - - PROJECT BOUNDARY LINE



SECTION C-C



SECTION D-D

Note: Public domain upgrades in line with Hills Shire Council public domain guidelines and subject to separate application.

GF / Public Domain Welcoming Entry - Plan

The entry forecourt serves both the residential lobby to the north and a commercial/retail tenancy to the northeast. Its design incorporates sculptural feature elements that draw inspiration from country while offering functional amenity. Central raised circular garden beds frame feature trees, providing shade for alfresco dining below. Together, the generous architectural overhead structure and tree canopy introduce a welcoming human scale that softens the verticality of the development.

KEY

- 1 UNIT PAVERS WITH HIGH AMENITY PAVING FEATURE FRAMING, AND MARKING THE ENTRANCE TO THE NEW DEVELOPMENT.
 - 2 CENTRAL FORECOURT PLANTERS PROVIDE FOCAL POINTS FRAMING HIGH AMENITY FEATURE TREE SPECIES, AND PROVIDE ADDITIONAL SEATING
 - 3 SET INTO THE STONE UNIT PAVING OF THE ENTRY COURTYARD ARE LARGE BOULDERS, THAT NOT ONLY ADD SCULPTURAL APPEAL, BUT ALSO PROVIDE ADDITIONAL SEATING.
 - 4 TIMBER SEATING WITH RETAINING WALL
 - 5 DENSELY PLANTED ACOUSTIC BUFFER. ALIGNS WITH FUTURE ROAD EXPANSION.
 - 6 RETENTION OF EXISTING TREES
 - 7 RETAIL SPILLOUT INTO ENTRY COURTYARD, ALFRESCO CHAIRS AND TABLES PROVIDE A FLEXIBLE PASSIVE SEATING ADDITION.
 - 8 NEW PUBLIC FOOTPATH CONNECTION ALONG OLD CASTLE HILL RD AND MCMULLEN AVE
- SITE BOUNDARY
- EXTENT OF BASEMENT LINE



Note: Public domain upgrades in line with Hills Shire Council public domain guidelines and subject to separate application.

GF / Public Domain Typical Sections

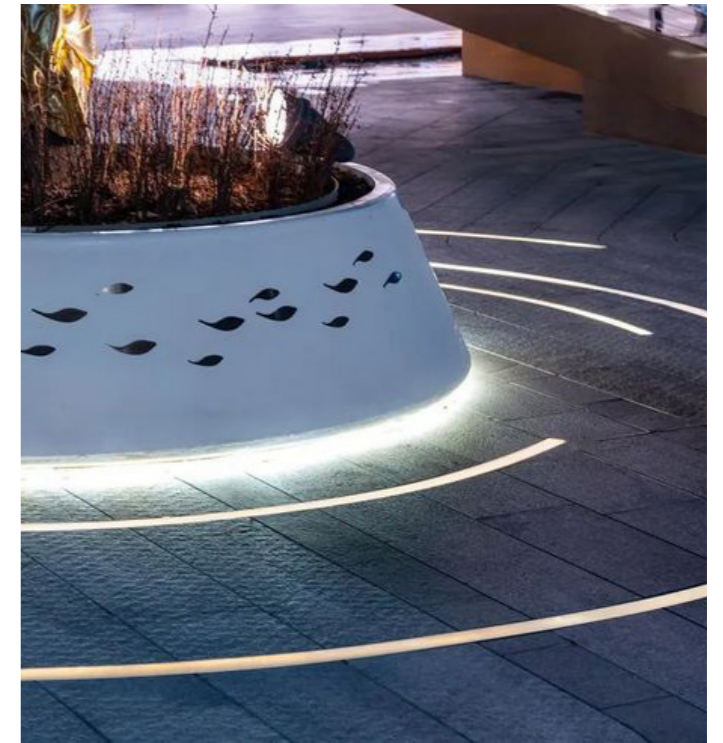
KEY

- ① ENTRY PLAZA WITH FEATURE PAVING PATTERN
- ② CENTRAL FEATURE TREE WITH SEATING PLANTER
- ③ TIMBER SEATING WITH TERRACE WALLS
- ④ DENSELY PLANTED ACOUSTIC BUFFER. ALIGNS WITH FUTURE ROAD EXPANSION
- ⑤ NEW VERGE
- ⑥ RETAIL SPILLOUT / ALFRESCO DINING
- ⑦ NEW PUBLIC FOOTPATH CONNECTION ALONG OLD CASTLE HILL RD AND MCMULLEN AVE
- - - SITE BOUNDARY



SECTION A-A

GF / Public Domain
Look & Feel



Level 1 Outdoor Common Space - Plan

The Level 1 outdoor communal area is thoughtfully designed to support resident well-being and social connection. A raised central lawn offers a breakout space that complements a children's play mound designed for structured play. Intimate seating nooks are integrated throughout, including along a sensory garden trail that encourages exploration. Strategic ramping introduces gentle elevation changes, creating a more textured landscape while enhancing planting depth. A communal BBQ and outdoor kitchen provide a family-friendly alternative to apartment living, promoting shared use and outdoor dining.

KEY

- 1 RAISED FLEX LAWN WITH SEATING WALL TO OUTER EDGE OF LAWN. PLAY MOUND WITH SLIDE AND PLAY ACTIVITIES.
- 2 SEATING NOOK FOR LARGER GATHERINGS, SUPPORTING GROUP ACTIVITIES AND PICNICKING
- 3 FEATURE STONE UNIT PAVING WITH WATER INSPIRED PATTERN CHANGE.
- 4 RAISED PLANTER BEDS WITH SANDSTONE WALLS TO ACCOMMODATE FOR THE LACK OF SET-DOWN DUE TO PODIUM BELOW.
- 5 VARIETY OF CHILDREN PLAY FEATURES SCATTERED THROUGHOUT THE COMMUNAL ZONE, ADDING EXPLORATION AND DISCOVERY.
- 6 OUTDOOR BBQ AND KITCHEN FACILITIES SUPPLEMENTING OUTDOOR FORMAL DINING AND SEATING AREA.
- 7 SENSORY GARDEN WITH INTIMATE SEATING NOOKS AND BENCHES ALONG A WINDING PATH CREATING A HIGHLY SENSORY JOURNEY AMONGST HIGH AMENITY PLANTING.
- 8 BUSH TUCKER VEGGIE GARDEN

--- SITE BOUNDARY

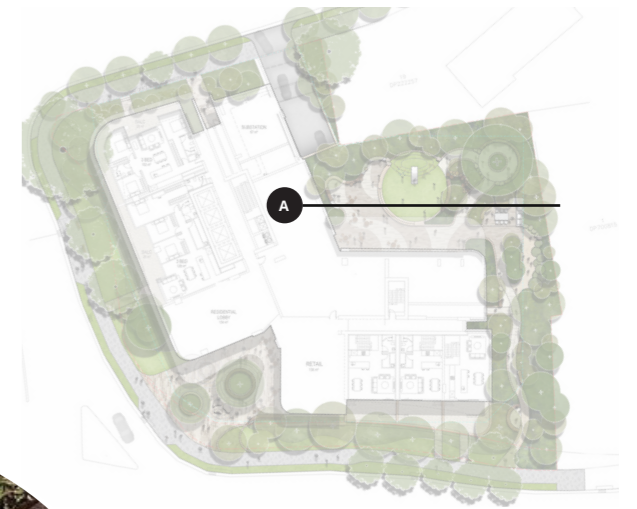
--- EXTENT OF BASEMENT LINE



Level 1 Typical Sections

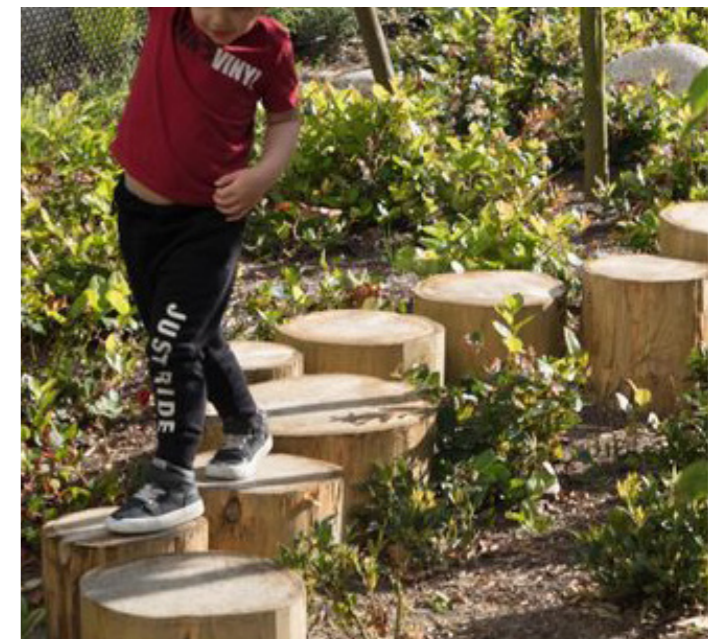
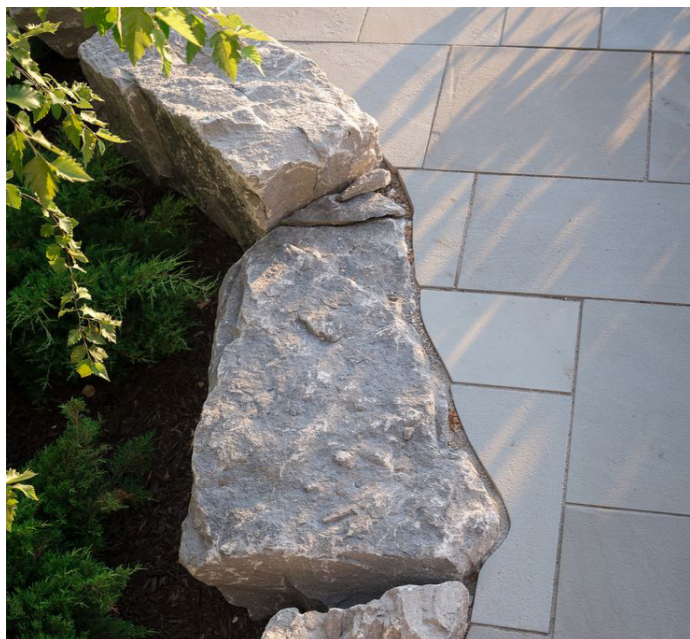
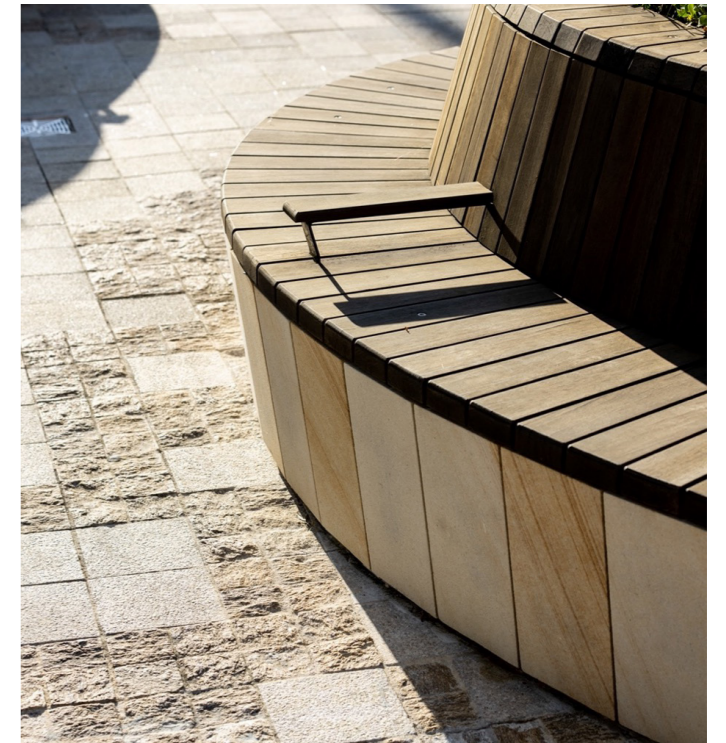
KEY

- 1 RAISED SEATING NOOK SUITABLE LARGER GATHERING SIZES.
- 2 SANDSTONE WALLS PROVIDING 500MM FOR SOIL DEPTH ABOVE BASEMENT PODIUM
- 3 BUFFER PLANTING BETWEEN COMMUNAL LANDSCAPE AND LEVEL ONE PRIVATE TERRACE.
- 4 RAISED FLEX BREAKOUT LAWN SUPPORTING CHILDRENS PLAY AND LOUNGING.
- 5 1.5M RAISED GRASS MOUND WITH STRUCTURED CHILDRENS PLAY ELEMENTS.
- 6 HIGH AMENITY FEATURE TREES
- 7 OUTDOOR BBQ AND KITCHEN FACILITIES THAT ARE COMPLEMENTED BY SEATING EDGE AND DINING FACILITIES.
- 8 DEEP SOIL - SUPPORTING THE PLANTING OF LARGE SPECIMEN TREES
- 9 HIGH AMENITY FEATURE PLANTING



SECTION A-A

Level 1
Look & Feel

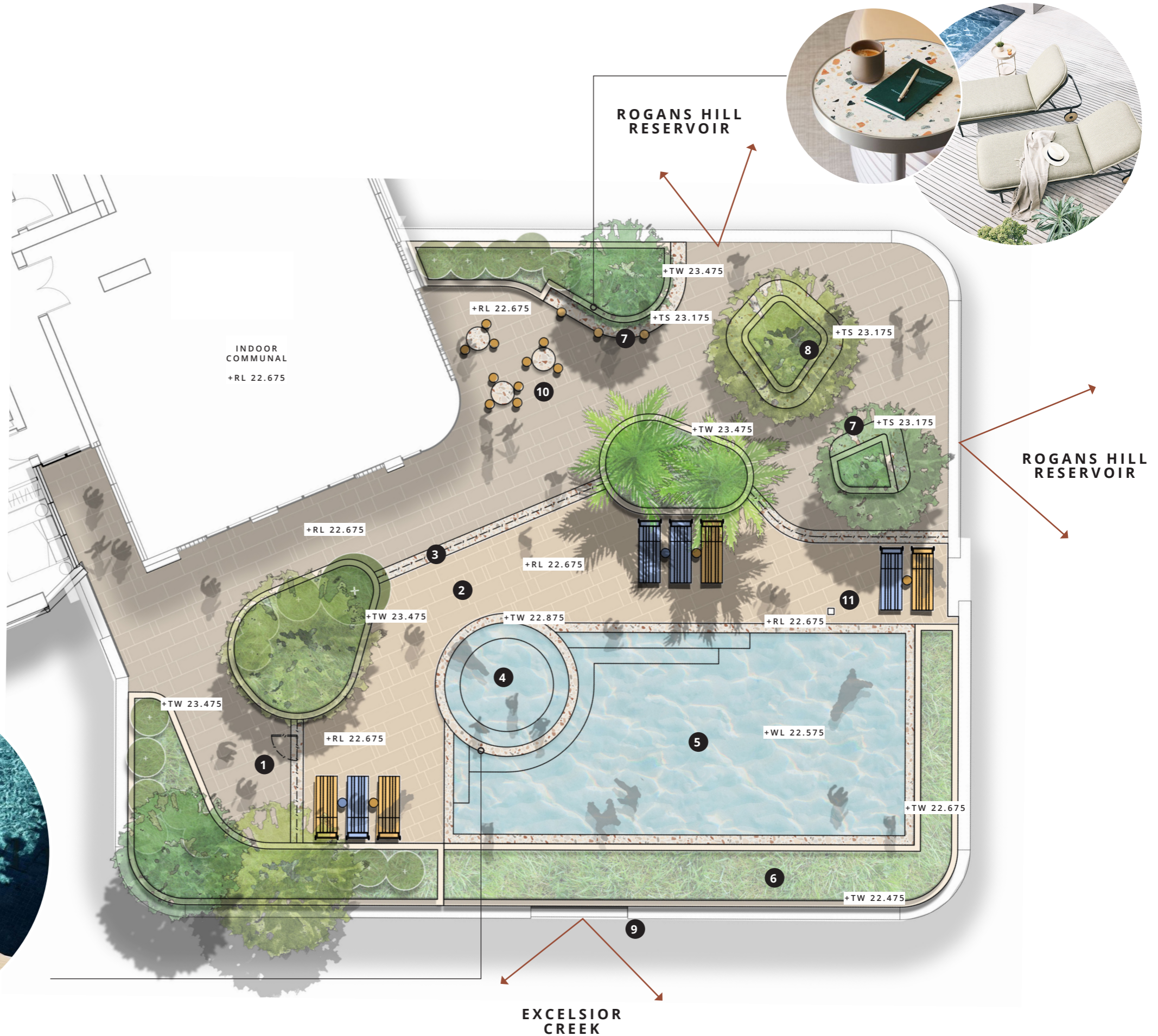


Level 30 Pool Terrace - Plan

The Level 30 communal landscape provides a rooftop swimming pool and outdoor lounge with the best sky views for residents to have social activities. A flush with surrounding paving swimming pool creates a seamless experience from the indoor to the outdoor. Flexible paved outdoor spaces facilitate social events.

KEY

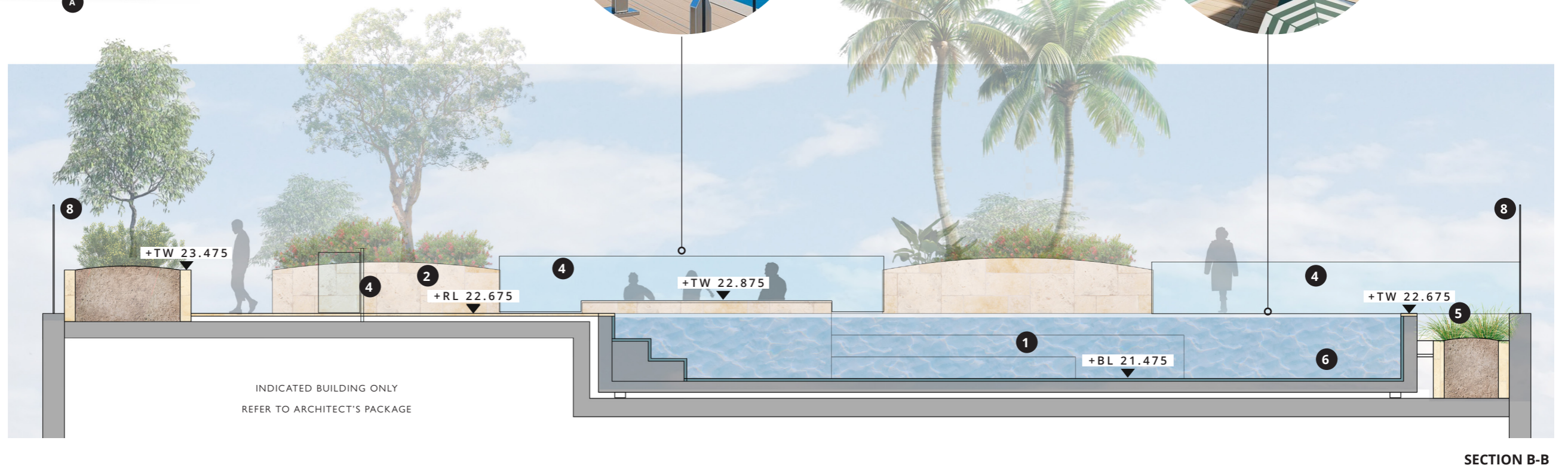
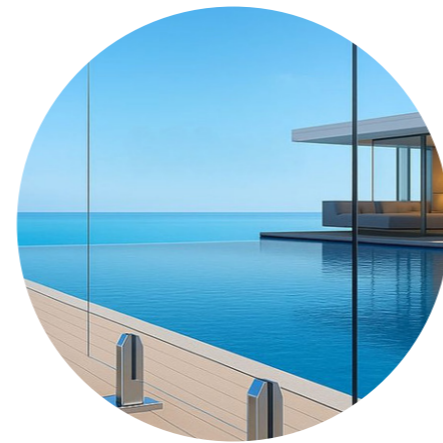
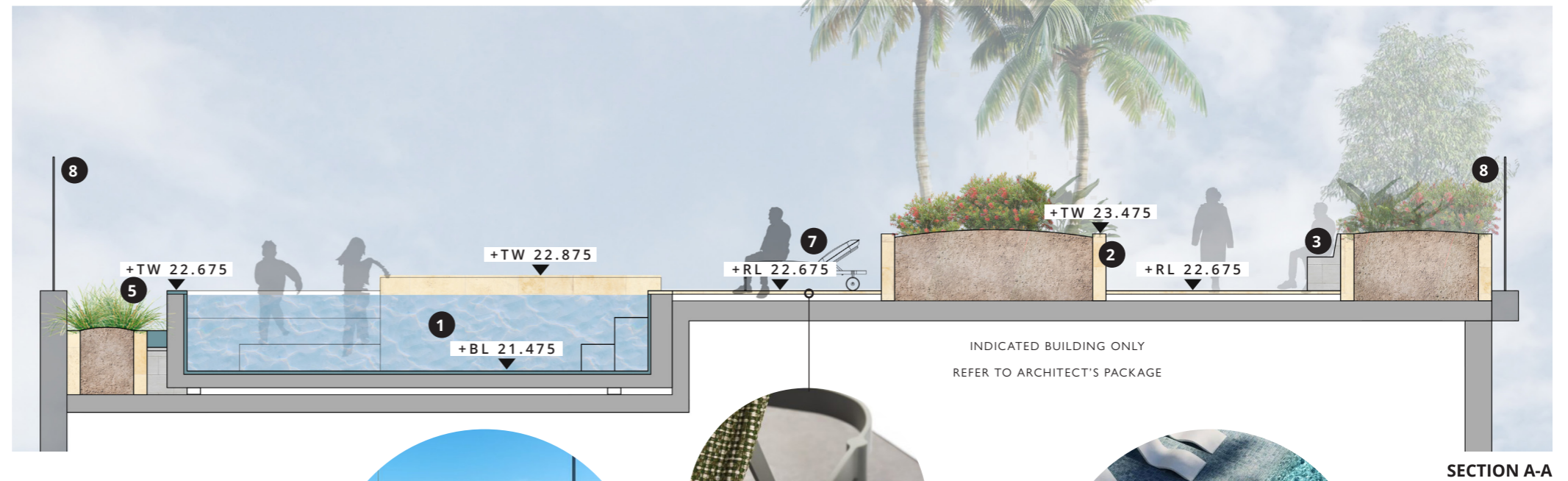
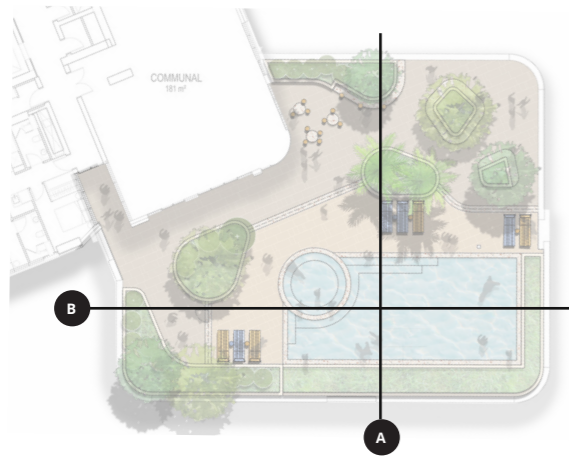
- 1 POOL ACCESS ENTRY
- 2 POOL AREA
- 3 GLASS POOL FENCE LINE
- 4 SPA
- 5 POOL 1.2M DEPTH
- 6 LOW POOL PERIMETER PLANTER
- 7 FEATURE SEATING TO EDGE OF PLANTER WALLS
- 8 UPSTAND PLANTER WITH INTEGRATED SEATING EDGE
- 9 CLEAR EDGES WITH VIEWS OUT TO RESERVOIR CREEK
- 10 FLEXIBLE PAVED OUTDOOR SPACE
- 11 POOL HOIST LOCATION



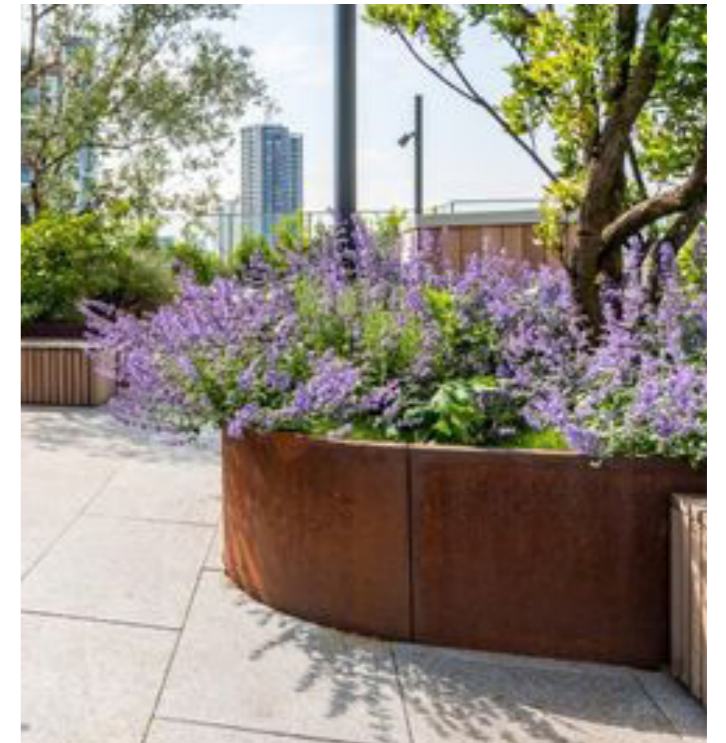
Level 30 Typical Sections

KEY

- 1 POOL 1.2M DEPTH WITH SPA
- 2 FEATURE PLANTER WALL
- 3 UPSTAND PLANTER WITH INTEGRATED SEATING EDGE
- 4 1.2M GLASS POOL FENCE
- 5 CLEAR EDGES WITH VIEWS OUT TO RESERVOIR CREEK
- 6 FEATURE PALM TREES PROVIDE EXTRA SHADE AREA
- 7 SUN LOUNGE
- 8 FULL HEIGHT PERIMETER GLAZING FENCE REFER TO ARCHITECTURAL DRAWINGS



Level 30
Look & Feel



06 LANDSCAPE STRATEGY

Materiality

The landscape design picks up the ecotones of Castle Hill natural surrounds, including the forest and woodland ecological communities. These communities offer a rich palette of colour and material inspiration.

The colour palette of neutral beige and hues of soft greens and reds mirror the forest ecotones. Accents of yellows and deep reds bring in bursts of colour that nature provides.



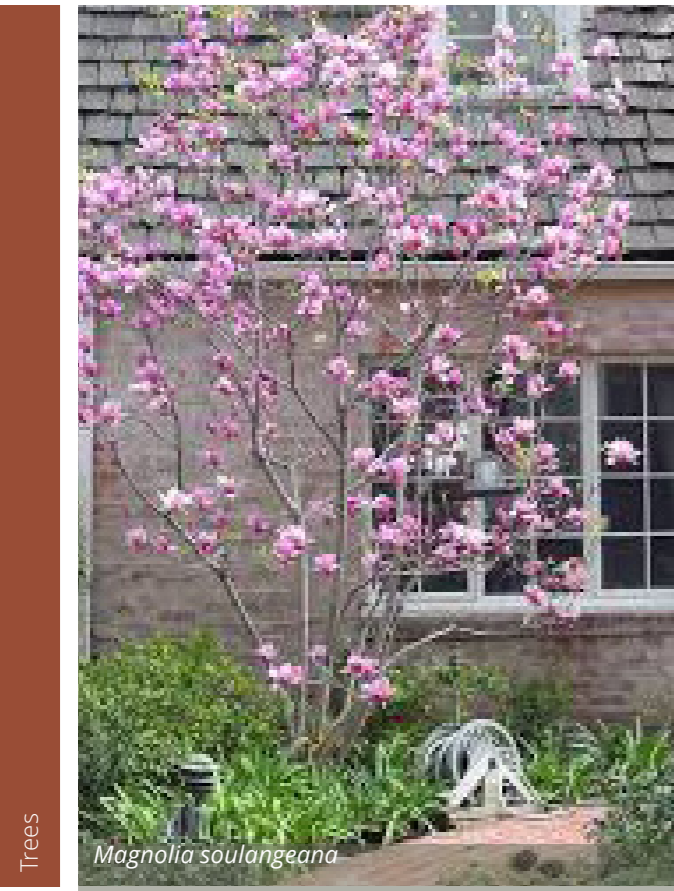
Planting Palette

GF / Public domain

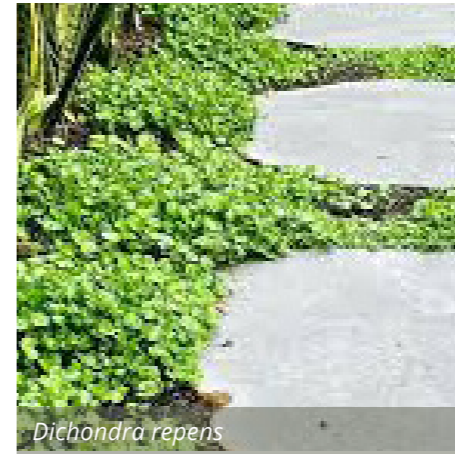
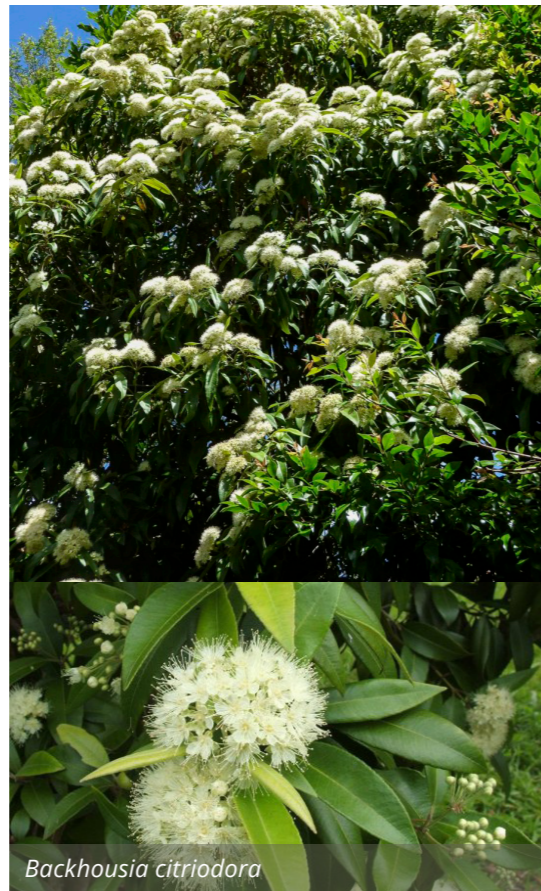


Planting Palette

Level 1 - Outdoor Common Space



Trees



Edible Garden / Groundcover



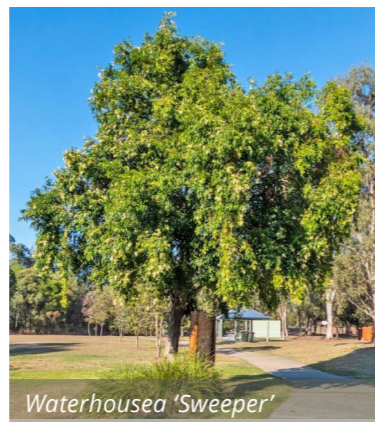
Shrubs / Grass / Fern



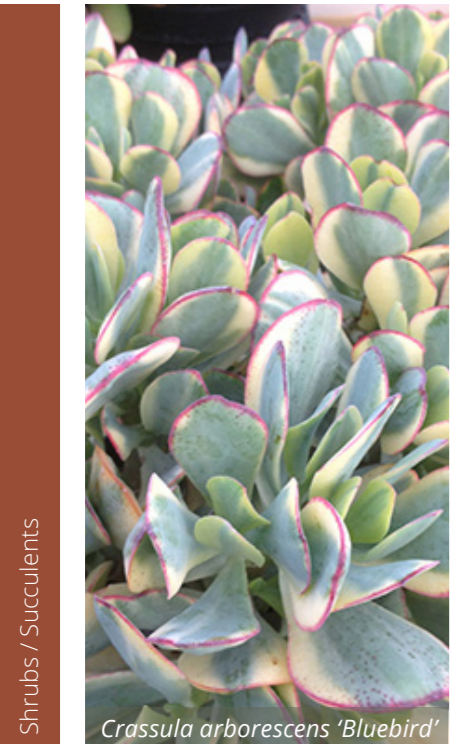
Planting Palette Level 30 - Rooftop Terrace



Trees



Groundcovers and Climbers



Shrubs / Succulents



ARCADIA