



State Significant Development

Date Submitted: 12/02/2026

Project Name: 16-20 Old Castle Hill Road - Early Works
Case ID: SSD-86460458

Applicant Details

Project Owner Info

Title	Mr
First Name	Chris
Last name	Ferreira
Role/Position	Head of Planning
Phone	0423976803
Email	c.ferreira@urbanpropertygroup.com
Address	Suite 110, Level 1 180-186 Burwood Road Burwood , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	UPG CASTLE CORNER PTY LTD
ABN	37677416367

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Ella	Coleman
Phone	Email	Role/Position
0400887082	ecoleman@ethosurban.com	Junior

Address

Level 4, 180 George Street
Sydney, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	16-20 Old Castle Hill Road - Early Works
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD13,358,497.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The early works SSDA will seek development consent for:

- Site establishment
- Establishment works and construction activities
- Bulk excavation
- Infrastructure services coordination and deviation
- Erosion and sediment control
- Removal of trees.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	16-20 Old Castle Hill Road
Site Address (Street number and name)	16-20 Old Castle Hill Road, Castle Hill
Site Co-ordinates - Latitude	-33.730015
Site Co-ordinates - Longitude	151.009

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	

Lot and DP

Lot and DP
Lot 10/DP 881332, Lot 11/DP 881332, Lot 20/DP 222257, Lot 1/DP 204335

Site Area

What is the total site area for your development?
Site Area sqm
3,210

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
File Name	Owners Consent - 16 Old Castle Hill Road

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Declared by a Ministerial planning order as SSD
Which State Environmental Planning Policy (SEPP) does your application relate to?
None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R1 General Residential, SP2 Infrastructure

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?
Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No
Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No
Is the development wholly residential?

Yes
Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?
Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?
No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?
No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?
No

Does the development involve any subdivision work?
No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?
No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?
No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?
No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?
No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?^{*}

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?^{*}

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?^{*}

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?^{*}

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?^{*}

No

A mining lease under the [Mining Act 1992](#)?^{*}

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?^{*}

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?^{*}

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?^{*}

No

A licence under the [Pipelines Act 1967](#)?^{*}

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
40820	PIA	Michael Oliver

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	ASIC Search
File Name	Appendix W - Erosion and Sediment Control Plans
File Name	Appendix V - Salinity Assessment

File Name	Appendix U - Aboriginal Cultural Heritage Assessment Report
File Name	Appendix T - Flood Impact and Risk Assessment
File Name	Appendix S - Construction and Demolition WMP
File Name	Appendix R - Noise and Vibration Impact Assessment
File Name	Appendix Q - Transport Impact Assessment
File Name	Appendix P - Groundwater Impact Assessment
File Name	Appendix O - Preliminary Hazardous Materials Assessment
File Name	Appendix N - Preliminary Acid Sulfate Soil Assessment
File Name	Appendix M - BDAR Waiver
File Name	Appendix M - BDAR Waiver - Signoff
File Name	Appendix L - Construction Environmental Management Plan
File Name	Appendix K - Remediation Action Plan
File Name	Appendix J - Detailed Site Investigation
File Name	Appendix I - Preliminary Site Investigation
File Name	Appendix H - Geotechnical Investigation Report
File Name	Appendix G - Arboricultural Report
File Name	Appendix F - Survey Plan
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix D - Community Engagement Report
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix B - Demolition and Excavation Plans
File Name	Appendix A - SEARs Compliance Table
File Name	GIS Data
File Name	Appendix X - Estimated Cost of Development - Part 2
File Name	Appendix X - Estimated Cost of Development - Part 1
File Name	Environmental Impact Statement - 16-20 Old Castle Hill Road