

To Whom It May Concern,

We, Sandeep Gadekar and Aparna Mahajan, are the co-owners and current residents of the property at 28 Lincoln Place, Castle Hill, where we have lived for over four years.

Through this letter, we wish to formally object to the proposed significant development in our neighbourhood. We believe this development will have a detrimental impact on the value of our property, our privacy, and the overall quality of life in the area. Additionally, we are concerned about the long-term negative effects on the current and future infrastructure and community wellbeing.

Below, we outline the key reasons for our objection:

1. Loss of Privacy and Overshadowing

The proposed high-rise towers will severely affect our home by casting shadows over it and allowing residents from upper levels to overlook our backyard, significantly invading our privacy. This impact will not be limited to us but will extend to numerous properties along Lincoln Place, Roger Avenue, Francis Street, and Cecil Avenue, as well as those on the opposite side of Cecil Avenue—many of which are occupied by families with children and elderly residents. While the development proposes to add over 635 new accommodations, it risks negatively impacting an equal, if not greater, number of existing, well-established homes.

2. Strain on Infrastructure and Public Services

The proposed development will place substantial strain on already overstretched infrastructure—roads, transport, parking, education, healthcare, stormwater systems, and environmental sustainability. The assumptions made in the developer's proposal regarding future infrastructure upgrades are speculative and not backed by any guaranteed or funded plans. Introducing such a high-density population without concrete infrastructure commitments is irresponsible and unsustainable.

3. Excessive Building Height

A 25-storey structure is grossly out of proportion for this area. The proposed height will significantly reduce liveability for residents on Lincoln Place, Cecil Avenue, and surrounding streets. It will block natural light, disrupt ventilation and airflow, diminish privacy, and create chaos in an area where roads, parking, and drainage systems are already inadequate.

4. Increased Traffic and Safety Concerns

Within a 350-meter radius of the proposed site are multiple schools, daycare centres, churches, and funeral homes, all of which contribute to a high volume of daily traffic—especially involving children and elderly people. The area is already a bottleneck, with limited parking and significant safety concerns at intersections. For example, at the T-

junction of Francis Street and Old Northern Road, it is already near-impossible to safely turn right toward Castle Towers.

On the morning of 31st March 2025, I captured a video showing the congestion around Francis Street and Lincoln Place—cars double-parked, honking, and elderly people struggling to cross the road during a funeral service at Andrew’s Funeral Home. I have attached this video for your review and strongly urge an independent traffic and safety analysis before any approval is granted.

The link to access these videos is below – I will also try to upload them through the planning portal. If the below link doesn’t work OR I am unable to upload them then please contact me to get the original copies.

<https://photos.app.goo.gl/Bqpxs476GsXjmKBe7>

5. Overdevelopment and Poor Liveability

The proposed high-density, high-rise development seems to be incentivised by the inclusion of a small percentage of affordable housing, while largely ignoring the site's contextual limitations. The surrounding environment—including heritage sites, schools, and religious services—is not suited for such a densely packed project. The lot size appears inadequate to support 12–25 storey buildings with appropriate amenities. The result will likely be cramped, poorly ventilated apartments with insufficient parking, green space, and communal facilities, ultimately creating non-liveable conditions for both new and existing residents.

6. Lack of Precedent in Similar Suburbs

Comparable areas such as Parramatta, Chatswood, and North Ryde—each with far more advanced infrastructure—rarely have towers of this scale directly integrated into low-density residential pockets. Most streets around the proposed site in Castle Hill are single-lane with a 50 km/h speed limit, and the Old Northern Road, while nominally dual-lane and 60 km/h, often functions more like a congested 40 km/h road.

Over the past four years, I have personally witnessed more than 50 near misses and several accidents near key intersections, particularly around the 7-Eleven on Old Northern Road. Noise from constant honking and frustrated drivers has already become commonplace.

We wish to clarify that we are not against development or the need for new housing. Our objection is to the scale of this specific proposal—its excessive height, density, and the lack of realistic support infrastructure. We urge the planning authorities to rationalise the size and scope of this project to a more manageable scale that balances growth with sustainability and preserves the quality of life for existing residents.

Thank you for your attention to our concerns.

Sincerely,
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