

22 April 2025

John Martinez  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
Parramatta NSW 2124

**ATTN: John Martinez**

Dear John,

**Re: Submission in Support - Mixed-use development with in-fill affordable housing - Cecil Avenue and Roger Avenue, Castle Hill (SSD-78156221)**

I refer to the proposed State Significant Development (SSD) Application for a mixed-use development with in-fill affordable housing at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill (Ref. No. SSD-78156221). We are writing on behalf of our client CBD Core (who own land adjoining the subject site), to express our support for the proposed development.

It is understood the proposed SSD is seeking approval for the demolition of existing buildings and staged construction of a mixed-use development comprising 8,025m<sup>2</sup> of commercial floor space and 615 apartments (169 affordable apartments). The development ranges from 5 to 25 storey buildings.

It is pleasing to see this application, driven by Transit Oriented Development Principles and optimising the NSW Government's affordable housing bonuses, seeks to provide a meaningful contribution to housing supply and catalyse future development opportunities within the Castle Hill Strategic Centre.

This application is a welcome addition that will activate the Cecil Avenue street frontage, enhance pedestrian permeability with a through site link, and provide quality public plazas and communal open spaces.

Given the lack of development activity within the southern end of the Castle Hill Strategic Centre in recent years, this application will unlock redevelopment opportunities in a well-located area that is earmarked for substantial growth over the coming years as flagged within The Hills Shire Council's recently adopted Precinct Plan.

Should you have any queries or wish to discuss the contents of this supportive submission, please contact Jessie Wiseman, Associate at [jwiseman@mecone.com.au](mailto:jwiseman@mecone.com.au).

Yours sincerely,



Jessie Wiseman  
**Associate**