

to serve the Centre in the future, in particular Castle Hill Railway Station which forms part of the Sydney Metro Northwest Rail Link currently under construction and scheduled for completion in 2019.

Reference to Figure 6 indicates that the main traffic implications of the proposed development in terms of road network capacity concern the effect of the additional traffic demand generated by the proposed development on the operating performance of the following intersections:

- Old Castle Hill Road/Pennant Street/McMullen Street
- Old Castle Hill Road/Garthowen Crescent (north)
- Old Castle Hill Road/Garthowen Crescent (south)

The operating performance of those intersections under existing and projected future traffic demand during the weekday AM and PM peak periods can be assessed using SIDRA analysis, and criteria for interpreting the results of SIDRA analysis are set out on the schedule reproduced in Appendix C. However, because the operating performance of the Old Castle Hill Road/Garthowen Crescent (south) intersection is affected by southbound traffic on Old Castle Hill Road queueing back from the Old Castle Hill Road/Pennant Street/McMullen Avenue intersection, the SIDRA model for the Garthowen Crescent (south) intersection was calibrated using the results of the traffic queue survey included in Appendix B. The Old Castle Hill Road/Garthowen Crescent (north) intersection was analysed as an isolated intersection as queueing from Old Castle Hill Road/Pennant Street/McMullen Avenue intersection did not reach this intersection. The Old Castle Hill Road/Pennant Street/McMullen Avenue intersection was modelled as a signalised intersection by SIDRA. The results of the SIDRA analysis of the intersections during the weekday AM and PM peak period under existing and projected future traffic demand are summarised on the table below revealing that:

- the Old Castle Hill Road/Pennant Street/McMullen Avenue intersection operates near capacity under existing and projected post-development traffic demand during both the AM and PM peak periods. Relevantly, the additional traffic demand on the intersection as a consequence of the proposed development had a relatively minor effect on intersection performance
- the intersections of Old Castle Hill Road and Garthowen Crescent (south) and (north) operated satisfactorily under both existing and projected post-development traffic demand during both the weekday AM and PM peak period.

## Noise

Garthowen Crescent is located in a quiet residential neighbourhood, not generating any adverse sources of noise. However given the sites location to Old Northern Road and the proposed Castle Hill Railway Station and future DA would need to be accompanied by a statement from a qualified acoustic consultant certifying that the design and construction of the building meets the relevant acoustic and vibration controls within The Hills DCP 2012 and SEPP (Infrastructure) 2007.

## Contamination

The has a long history of residential use, with no evidence of the land having been used for cropping or industrial/commercial uses and as such the potential for contamination is extremely low.

## Flooding and Stormwater

The site is not identified as being subject of flooding. In any event, there are appropriate provisions in The Hills DCP 2012 ensure that future development, including the provision of on-site detention that will manage all stormwater impacts.

## Heritage

Development on the site is unlikely to have an adverse impact on the heritage significance of nearby heritage items given the existing urban character of the area and the distance separation between the site and nearby items. This view is confirmed by the Heritage Impact Assessment prepared by Archnex, which is located at **Appendix 5**

## Overshadowing

A detailed shadow analysis has been prepared by Architectus and demonstrates that the design of the development would be able to achieve SEPP 65/ADG controls by ensuring 70% of all units would receive a minimum of 2hours of direct sunlight between 9am and 3pm at midwinter. See Section 4.5 "Solar Access" within the Architectus Urban Design report at **Appendix 3**.

**9. Has the Planning Proposal adequately addressed any social and economic effects?**

Yes

**Economic impacts**

An increase in building height and increased FSR to 4.5:1 on this large site, with increased residential floor space facilitates the redevelopment of the site. This is consistent with an important objective of the Environmental Planning and Assessment Act 1979, which is to promote the orderly and economic development of land.

Increased population on a site within 400m of the Castle Hill business centre will increase use of existing and future major public transport and increase spending within the business centre, contributing positively to the economic performance and viability of existing and future businesses in this major centre.

The proposal will provide short term work for tradesmen and they will patronise businesses within the business centre, utilise the excellent public transport and the additional population on this site will allow residents to work and shop within the centre, having greater economic benefits for local businesses within Castle Hill.

**Social impacts**

The Planning Proposal is not anticipated to have any negative social impacts as:

- High density residential development on the site will provide additional housing to meet the residential targets for the Castle Hill Major Centre, which will support the future Castle Hill Railway Station, bus interchange and the expanding business centre.
- The proposal offers housing choice close to existing and future services and infrastructure and meets strategic objectives in relation to balanced growth
- Future residents on the site would have employment opportunities within the Castle Hill Major Centre, other strategic centres that are readily accessible by existing and future public transport (in particular Norwest Business Park a Specialised Centre;
- Increased residential densities on the site would help contain residential growth to existing urban land and thus reduce the pressure on surrounding commercial land to incorporate residential uses.
- In terms of social planning, the preferred development concept would include the potential for apartments with a mix of dwelling sizes to accommodate a range of housing needs and household incomes.
- With approximately 268 dwellings proposed in the preferred development concept and a site area of 5346m2, the Planning Proposal would deliver a dwelling density of 318 dwellings per hectare. The proposed population density (using the occupancy rates set out in The Hills DCP, Part B, Section 5, Table 2) would be 612 people per hectare. This is greater than the residential flat building yield recommended in The Hills DCP, but is appropriate given the site’s location so close to the Castle Hill Railway Station and Town Centre.
- The proposal will generate short term construction jobs.

**D. State and Commonwealth Interests**

**10. Is there adequate public infrastructure for the Planning Proposal?**

YES

The site is well serviced by existing and planned public transport infrastructure, in particular, the future Castle Hill Railway Station that is currently under construction and is sited approximately 400m or 5minutes walk to the south of the site. A bus interchange is next to the future Castle Hill Railway Station.

The full range of utility services including electricity, telecommunications, water, sewer and stormwater are all currently available across the site. It is expected that these services if necessary would be augmented to meet the demand. Further, Section 94 contributions would be levied at the DA stage.

**11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

The views of State and Commonwealth agencies will be known after the gateway determination. It is envisaged that consultation will be required with agencies including Roads and Maritime Services, Transport for NSW, Integral Energy and Sydney Water.

**Part 4 – Mapping**

The Planning Proposal seeks to amend the land zoning, height , floor space ratio and the KEY Site maps to The Hills LEP 2012 in accordance with the proposed planning controls illustrated in the Architectus Urban Design and Master Plan Report and at **Appendix 3**.

**Part 5 – Community Consultation**

Exact details of the required community consultation will be set out in the Gateway Determination. However, the Planning Proposal cannot be exhibited for a period of less than 28 days in accordance with section 5.5.2 of A guide to preparing local environmental plans.

The public exhibition of the Planning Proposal is likely to be undertaken in the following manner:

- Notification in a newspaper that circulates in the area affected by the Planning Proposal;
- Notification on Council's website;
- Display of exhibited material at Council's Administration Building;
- Notification in writing to affected and adjoining landowners.

## Part 6 – Project Timeline

An indicative timeline for the Planning Proposal is set out below:

### Estimated date

Submission of Planning Proposal to Council	June 2016
Estimated Commencement Date (Gateway Determination)	September 2016
Estimated pre exhibition Government Agency Consultation	December 2017
Estimated commencement of Public Exhibition Period	January 2017
Estimated completion of Public Exhibition Period	February 2017
Estimated timeframe for consideration of submissions	April 2017
Estimated timeframe for consideration of proposal post exhibition – Report to Council	May 2017
Estimated date Council will make the Plan (if delegated)	July 2017

## 6.0 Conclusion

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant guidelines prepared by the Department of Planning & Environment as A Guide to Preparing Planning Proposals.

The accompanying urban design study and master plan prepared by Architectus for the proposed high density development demonstrates that changes to the existing FSR and height of building controls can readily be supported on this site, particularly when the development site has a total site area of 5346m<sup>2</sup>, is located within 400m or 5minutes walk of the Castle Hill business centre and is consistent with all regional and subregional strategies that promote high density housing on the site.

Whilst we recognise the proposal is inconsistent with Council's adopted structure plan, the Planning Proposal provides an alternate scheme that better responds to all regional and subregional planning strategies. This approach ensures that large, high density residential development sites will not be lost within a Major Centre environment.

This Planning Proposal will facilitate development that has demonstrable quality urban design, social and economic benefits for the region. Without the proposed amendments to rezone the land to R4 High Density Residential to permit residential flat buildings and increase the FSR and height of building controls, the opportunity to bolster Castle Hill as a vibrant and successful Major business centre will be missed.

Well designed, higher density residential buildings are at the cornerstone of Sydney's metropolitan planning initiatives as it encourages integrated infrastructure, transport and land use, creating a true transit-oriented development which reduces car dependency and encourages public transport, cycling and walking.

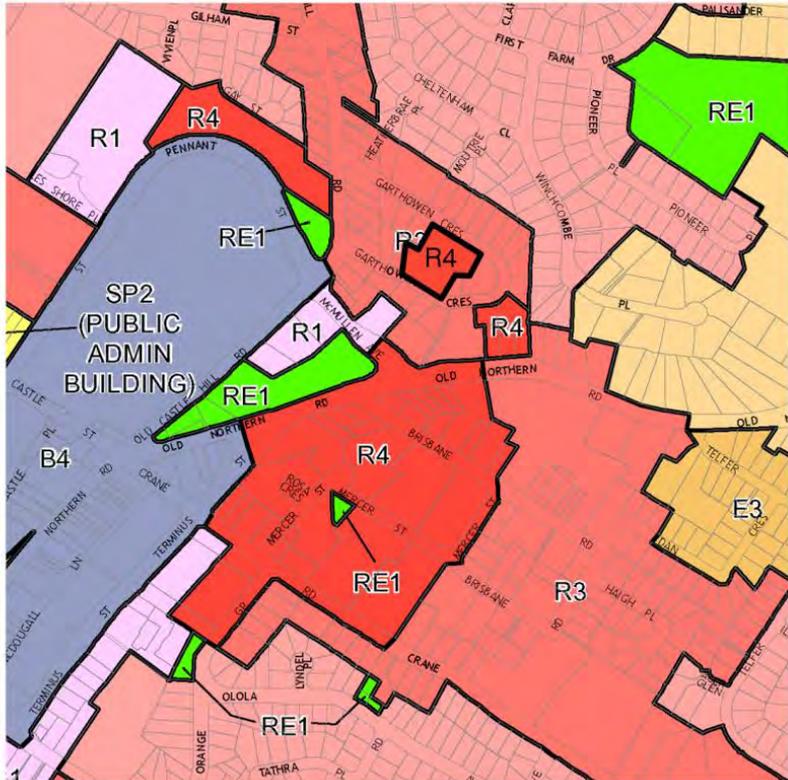
The Planning Proposal will positively contribute to the State planning strategic goals of providing high density housing opportunities in areas with access to existing facilities and services. Key aspects of the Metropolitan Plan and draft Subregional Strategy emphasise the importance of concentrating future high density housing in centres that have a broad range of transport, environmental, sustainability and liveability objectives.

Overall, it is considered that the Planning Proposal has a range of positive benefits, and it is requested that Council resolve to forward this Planning Proposal to the Department of Planning and Environment for Gateway Determination in accordance with Section 56 of Environmental Planning & Assessment Act 1979.

# Appendix 1

### Land use zoning

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU6	Transition
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways
SRGC	SEPP (Sydney Region Growth Centres) 2006



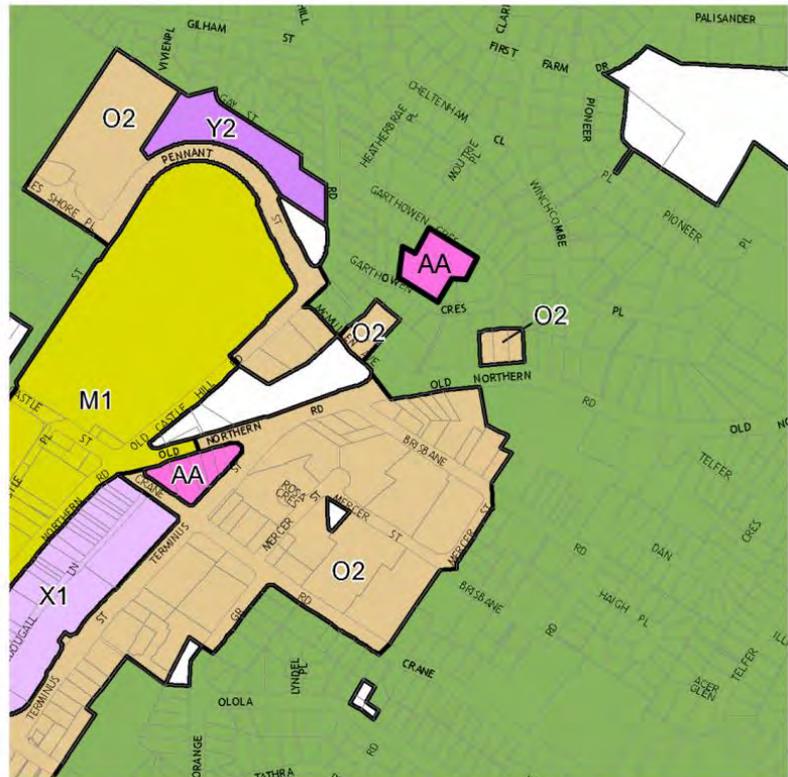
### Height of buildings

Maximum Building Height (m)			
G	7.0	S	23.0
I	8.0	T1	25.0
J	9.0	T2	27.0
K	10.0	T3	28.0
M1	12.0	U1	30.0
M2	12.5	U2	33.0
N	14.0	V1	36.0
O1	15.0	V2	37.0
O2	16.0	X1	45.0
P1	17.0	X2	46.0
P2	18.0	Y1	50.0
Q1	19.0	Y2	54.0
Q2	20.0	Z	57.0
R1	21.0	AA	68.0
R2	22.0		

SRGC SEPP (Sydney Region Growth Centres) 2006

#### Heights shown on map in RL(m)

Light Grey	108
Dark Grey	116
Blue Outline	Area A



## Floor space ratio

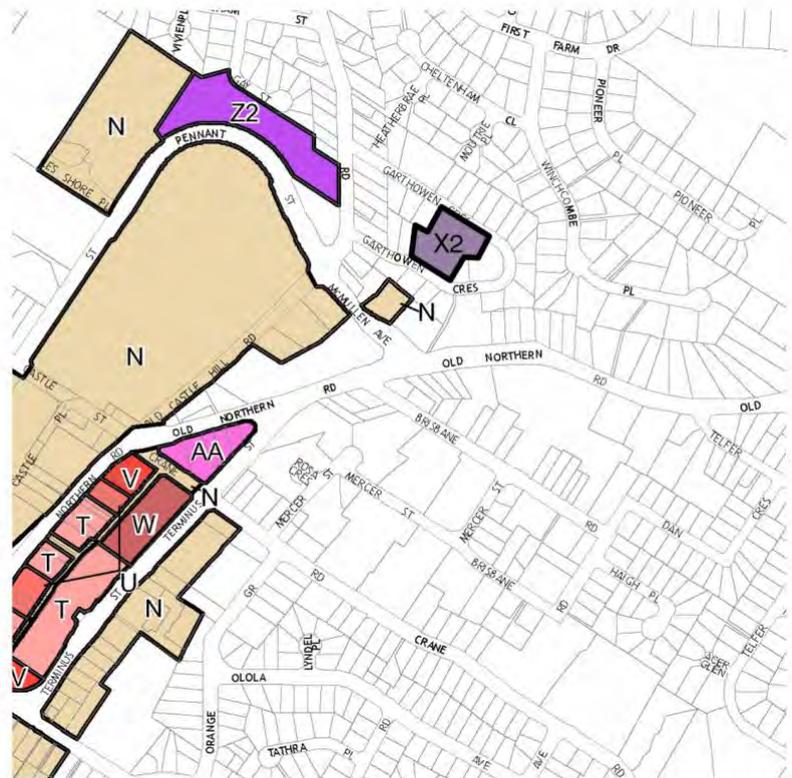
Maximum Floor Space Ratio (n:1)

A	0.2
B	0.4
D	0.5
F	0.6
J	0.8
N	1.0
R	1.49
S	1.99
T	2.3
U	2.7
V	3.0
W	3.8
X2	4.5
X	4.0
Z1	5.0
Z2	5.5
AA	6.4

SEPR (Sydney Region Growth Centres) 2006

**Cadastre**

Cadastre 09/03/2015 © THSC



## Key sites

- Foreshore Building Line**
  - Foreshore Area
  - Foreshore Building Line
- Landslide**
  - Landslide Risk
- Urban Release Area**
  - Urban Release Area
- Key Sites**
  - Area A
  - Area B



# Garthowen Crescent: Castle Hill

Preliminary Site Investigation

For Caladines Town Planning Pty Ltd

15 June 2016



**Architectus Group Pty Ltd**  
**ABN 90 131 245 684**

Nominated Architect  
Managing Director Sydney  
Ray Brown  
NSWARB 6359

Architectus Sydney  
Level 18 MLC Centre

19 Martin Place  
Sydney NSW 2000  
Australia  
T +61 2 8252 8400  
F +61 2 8252 8600  
sydney@architectus.com.au

Architectus Melbourne  
Level 7 250 Victoria Parade  
East Melbourne VIC 3002  
Australia  
T +61 3 9429 5733  
F +61 3 9429 8480  
melbourne@architectus.com.au  
Managing Director Melbourne  
Mark Wilde

[www.architectus.com.au](http://www.architectus.com.au)

# Contents

<b>1</b>	<b>Introduction &amp; Strategic context</b>	<b>5</b>	<b>4</b>	<b>The Master plan</b>	<b>35</b>
1.1	Introduction and purpose of this report	6	4.1	Introduction	36
1.2	Metropolitan Strategy	7	4.2	The master plan	37
1.3	Centres along the North West Rail Link	8	4.3	Photomontage views	38
1.4	Key current LEP controls	10	4.4	Indicative floor plans	40
1.5	The future of Castle Hill	12	4.5	Solar analysis	42
1.6	Recent proposals and developments	15	<b>5</b>	<b>Summary and conclusion</b>	<b>45</b>
<b>2</b>	<b>Site analysis</b>	<b>17</b>	5.1	Summary and recommended controls	46
2.1	Existing land use and structure	18			
2.2	Public transport	19			
2.3	Pedestrian and cycle connectivity	20			
2.4	Topography and views	21			
2.5	Site photos	22			
2.6	Opportunities and constraints	24			
<b>3</b>	<b>Options</b>	<b>25</b>			
3.1	Design principles	26			
3.2	Plan form options and concept section	27			
3.3	Height and density scenarios tested	29			



# 1 Introduction & Strategic context



# 1.1 Introduction and purpose of this report

## Purpose of this report

This report has been prepared by Architectus for Caladines Town Planning Pty Ltd. It is intended to support a planning proposal for the rezoning and redevelopment of the site.

This document includes an overview of the strategic and local context, recent proposals and development in the area and site and context analysis, as well as development options for the site.

Preliminary recommendations for development controls and preliminary design options have been considered in response to the changing context of the Castle Hill precinct.

## The site

The site currently includes 6 separate dwellings that are located at 6, 8, 10, 16, 18, 20 Garthowen Crescent, Castle Hill.

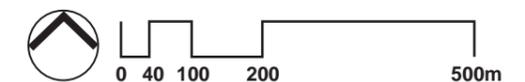
It is approximately 5346 sqm in area.

The site lies within 400 metres (5 minute walk) of the Castle Hill Town Centre and Castle Hill Station, currently under construction.



Site location

- Study area boundary
- Major Roads
- Proposed rail line

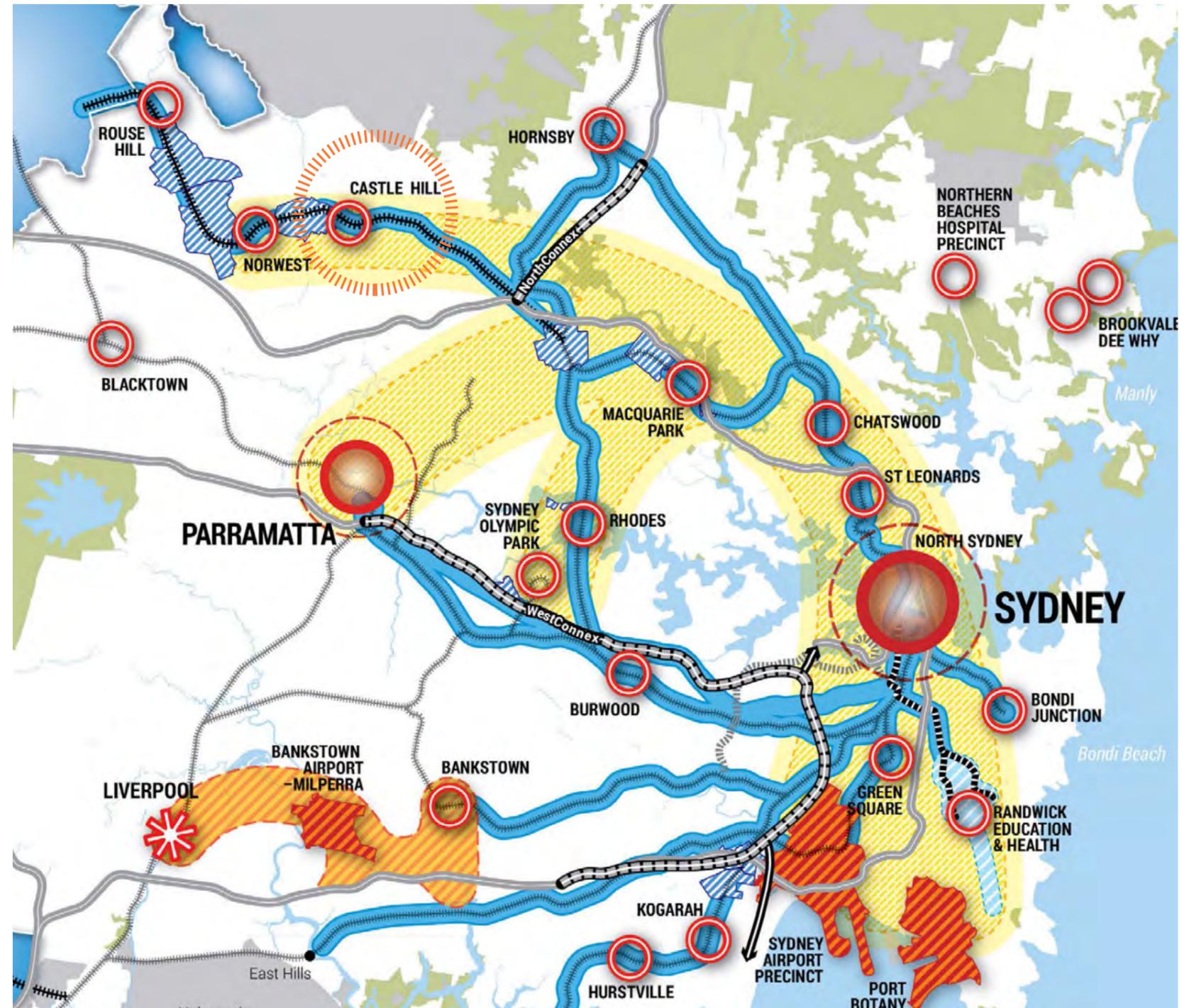


# 1.2 Metropolitan Strategy

## Plan for growing Sydney

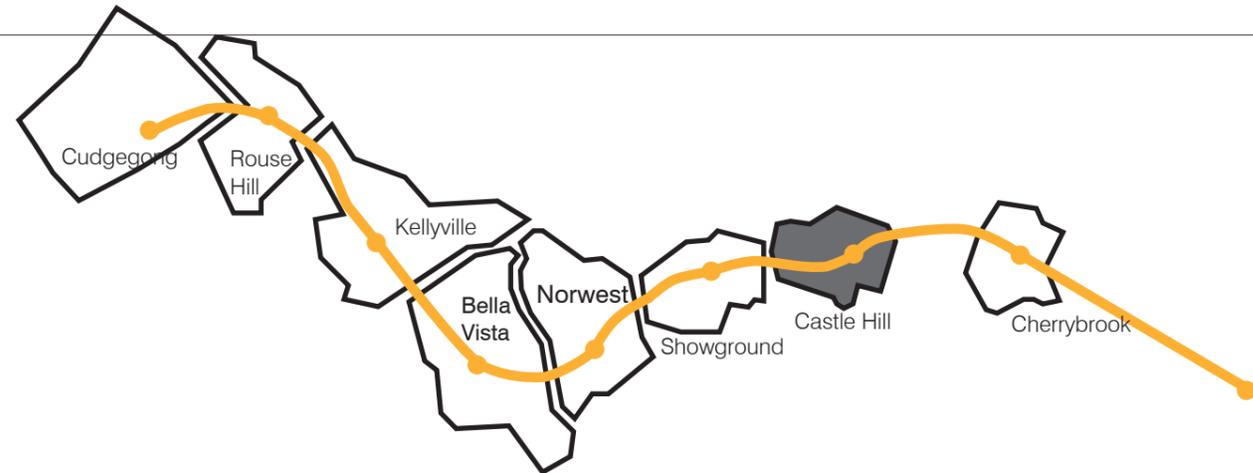
The State Government's *Plan for Growing Sydney* was released in December 2014 and sets the framework for strategic planning and transport in Metropolitan Sydney. It provides the following key directions for Castle Hill:

- Castle Hill is a Strategic Centre. The plan seeks to provide additional capacity for mixed-uses including offices, retail, services and housing; improve walking connections to the future Castle Hill train station; and investigate potential for a light rail corridor to the centre from Parramatta.
- The site is within the NWRL Urban Renewal Corridor and the Global Economic Corridor.
- Norwest and Rouse Hill are the other Strategic Centres in the Corridor. Parramatta (identified as a CBD) is the major centre in the West Central subregion.



Sydney Metropolitan Strategy

# 1.3 Centres along the North West Rail Link



## Cudgegong Road

- Existing character: Semi-rural area, rural residential
- Attractors: Rouse Hill House and Farm (state heritage), Rouse Hill Anglican College
- Retail: N/A
- Business: N/A
- Structure Plan: Low to medium residential with minimal mixed use near the station.
- **Opportunity: Under developed green space, it has the opportunity to be master planned well. Potential to comprise a local village centre. Regional cultural/ educational centre .**

## Rouse Hill

- Existing character: Medium density mixed use centre in a remnant native bushland setting. Many large lots provide opportunities for future intensification.
- Attractors: The Fiddler Hotel, The Australian Brewery, aboriginal heritage, Action Paintball, Rouse Hill Regional Park
- Retail: Rouse Hill Town Centre, Rouse Hill Village Centre, Fruit and vegetable markets, Masters Home Improvement Centre
- Business: Quarry and industry, support and business services at Rouse Hill Town Centre
- Structure Plan: High density mixed uses
- **Opportunity: Primarily car-based major retail centre – focus on department stores, fashion comparison shopping and limited day time entertainment for shoppers and children.**

## Kellyville

- Existing character: Car dominated, low scale residential detached dwellings
- Attractors: Home World (display homes), Ettamogah Pub, Kellyville Netball Courts, Bernie Mullane Sports Complex, Wright's Road Community Centre, education.
- Retail: Kellyville Plaza & The Village Centre (local shops & speciality stores) – local convenience shopping
- Business: Small businesses
- Structure Plan: Low to medium residential with some mixed use near the station.
- **Opportunity: Medium to high density residential uses near the new station. Opportunities to improve the quality of green corridors and reserves.**

## Bella Vista

- Existing character: Car dominated and structured by large roads. Large floor plate businesses along the major road (Windsor Road), remaining large rural properties, large undeveloped land, and recently built estates and developments
- Attractors: Bella Vista Farm, Bella Vista Hotel (bistro/ functions/café), Norwest General Practice (large scale), Sydney Animal Hospital, Norwest Private Hospital
- Retail: Parklea Markets (particular on the weekends), Norwest Homemaker Centre (different anchor stores to the ones in Showground Road).
- Business: Large floor plate businesses. E.g. ResMed, Woolworths Support Office,
- Structure Plan: Consolidation of the business park. Some medium to high density mixed use development to the north of the new station.
- **Opportunity: Business park and high density mixed-use.**

## Norwest

- Existing character: Business Park, with amenity from the generous landscaping and the Norwest Lake.
- Attractors: Norwest Shopping Town provides extremely convenient supermarket shopping and quality fresh food. Ice skating, Hillsong Church, golf, swimming pool, Norwest Private Hospital
- Retail: Norwest Shopping Town
- Business: Successful Norwest Business Park provides quality commercial space in campus setting
- Structure Plan: High density commercial uses near the station, underpinned by a local centre on the subject site, and residential uses.
- **Opportunity: Entertainment, family and recreation centre for the NWRL with high quality public space. A new direction for the business park.**

## Showground

- Existing character: Car dominated and structured by large roads. Bulky goods, logistics and light industrial.
- Attractors: The Edge rock-climb, Flip-Out trampoline centre, Lollypops Playland, AMF Bowling and Laser Skirmish in a consolidated area in the light industrial area. The Showground is used for circus, shows, art fairs, but is empty for much of the time. Castle Hill Tavern, Fred Caterson Recreation Reserve (Basketball stadium and BMX track).
- Retail: Home Hub Castle Hill (Homemaker Centre). Bulky goods and showrooms. Storage and warehousing facilities.
- Business: Light industrial
- Structure Plan: Retaining some light industrial uses and bulky goods and homemaker uses. Some mixed uses around the new station.
- **Opportunity: Weekend uses, homemaker centre with mixed uses near the station.**

## Castle Hill

- Existing character: Major retail centre in the NWRL (Castle Towers). Increased mixed use densities on Old Northern Road.
- Attractors: Bus interchange with links to CBD and Parramatta. ARC and seniors living developments. Hillside Hotel, the renovated RSL.
- Retail: Castle Towers and Castle Mall are to be amalgamated into one of the largest shopping centres in Sydney. 'The Piazza' provides for dining into the evenings.
- Business: Some government offices, smaller offices that have a relationship with retail.
- Structure Plan: Major centre for the NWRL – but in our view it is the centre for retail. It is anticipated that expansion of retail offerings within the Centre will occur in line with projected population growth in the catchment.
- **Opportunity: Retail, high density mixed uses, with new public open spaces and improved public domain to support this as an attractive walkable centre.**

## Cherrybrook

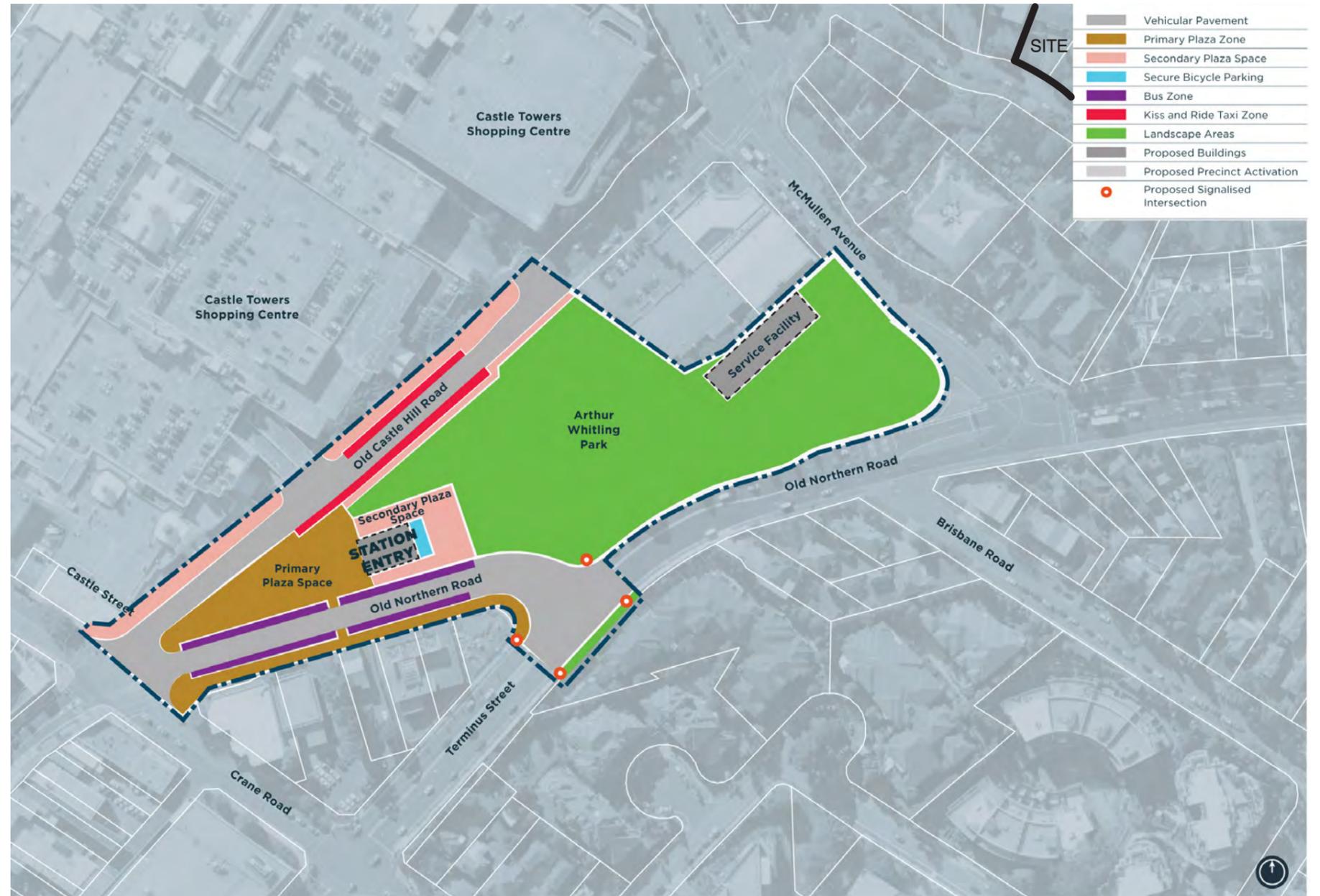
- Existing character: leafy character, bounded by Cumberland State Forest. Low scale residential. Steep topography and views.
- Attractors: Cherrybrook Technical School (best performing high schools in NSW). Great North Walk (Newcastle to Sydney Cove) and Koala Park.
- Retail: Cherrybrook Shopping Village is the main centre, but is on the other side of New Line Road. There is a local centre with Woolworths and small food-based speciality (Coonara Shopping Village).
- Business: IBM Business Park
- Structure Plan: Low to medium residential with minimal mixed use near the station.
- **Opportunity: Retention of the leafy character in this primarily residential centre. Retention of parks and creation of new public domain and increased permeability.**

**Castle Hill train station - Transport NSW**

The development enclosed by Old Castle Hill Road, Old Northern Road and McMullen Avenue will include a considerable area dedicated to public space and amenity, as well as access to Castle Hill Train Station.

Completion of the station precinct, currently under construction, is forecast for 2018.

The site lies within 400 metres (5 minute walk) of the new train station and public domain precinct.



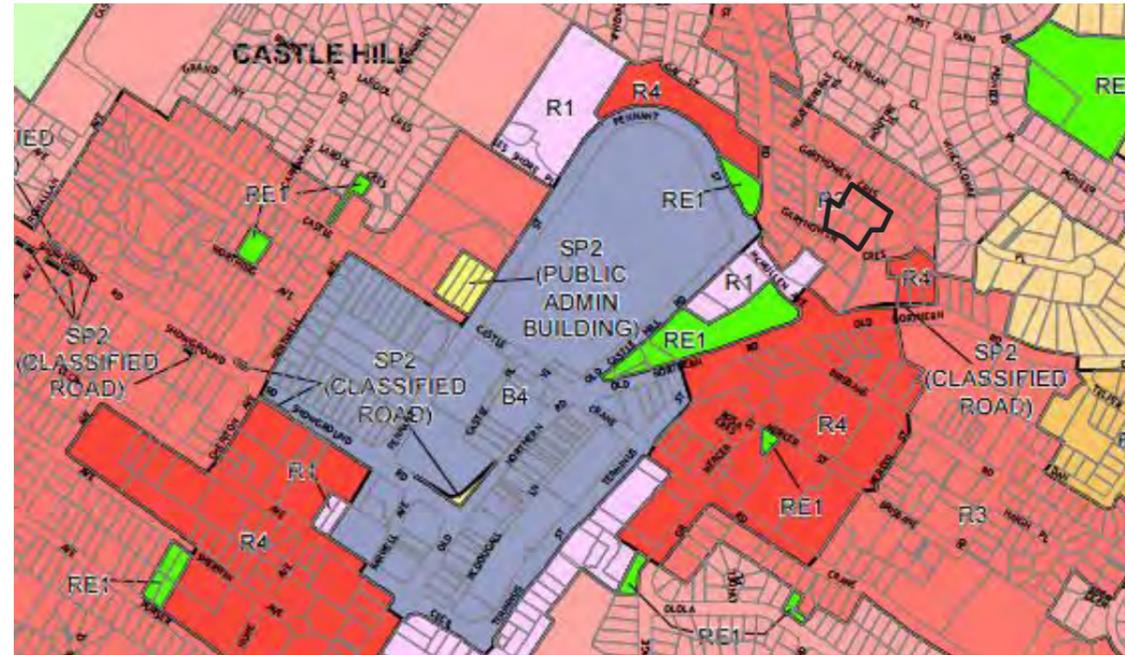
Castle Hill train station master plan (under construction)

# 1.4 Key current LEP controls

## Land use zoning

The Castle Hill precinct is zoned mainly as R3 and R4 Medium-High Density Residential use about the town centre, typically zoned as B4 Mixed Use.

The site is currently located within the R3 Medium Density Residential zone.



Land Zoning Map - Sheet LZN\_024

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU6	Transition
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways
SRGC	SEPP (Sydney Region Growth Centres) 2006

Land use zoning - The Hills Local Environment Plan 2012

## Floor space ratio

The Hills LEP does not currently provide a Maximum Floor Space Ratio for the site.



Floor Space Ratio Map Sheet FSR\_024

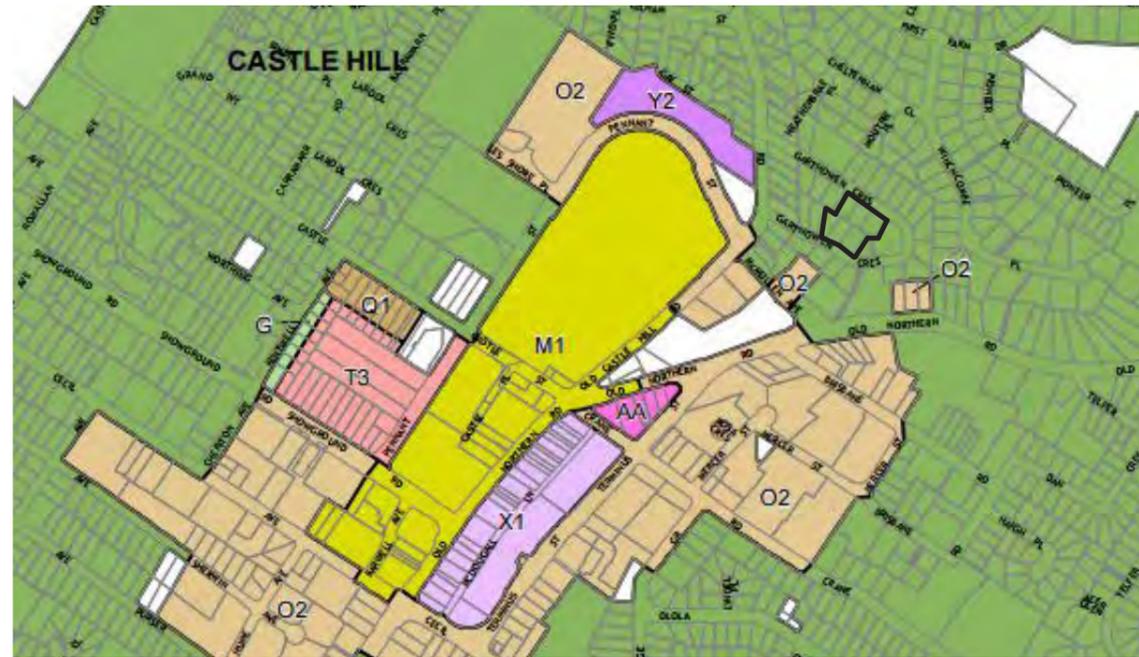
Maximum Floor Space Ratio (n:1)	
A	0.2
B	0.4
D	0.5
F	0.6
J	0.8
N	1.0
R	1.49
S	1.99
T	2.3
U	2.7
V	3.0
W	3.8
X	4.0
Z1	5.0
Z2	5.5
AA	6.4
SEPP	(Sydney Region Growth Centres) 2006
Cadastre	
	Cadastre 09/03/2015 © THSC

Floor space ratio - The Hills Local Environment Plan 2012

### Height of buildings

The Castle Hill precinct is currently planned with a typical Maximum Building Height of 16m, rising to 12m within the shopping centre area.

The site is currently given a Maximum Building Height of 9m.



Height of buildings - The Hills Local Environment Plan 2012

### Heritage

The general heritage item no.151 is located adjacent to the site.

No other heritage items or conservation areas are located within the immediate vicinity.



Heritage - The Hills Local Environment Plan 2012

# 1.5 The future of Castle Hill

## Castle Hill Structure Plan - Department of Planning

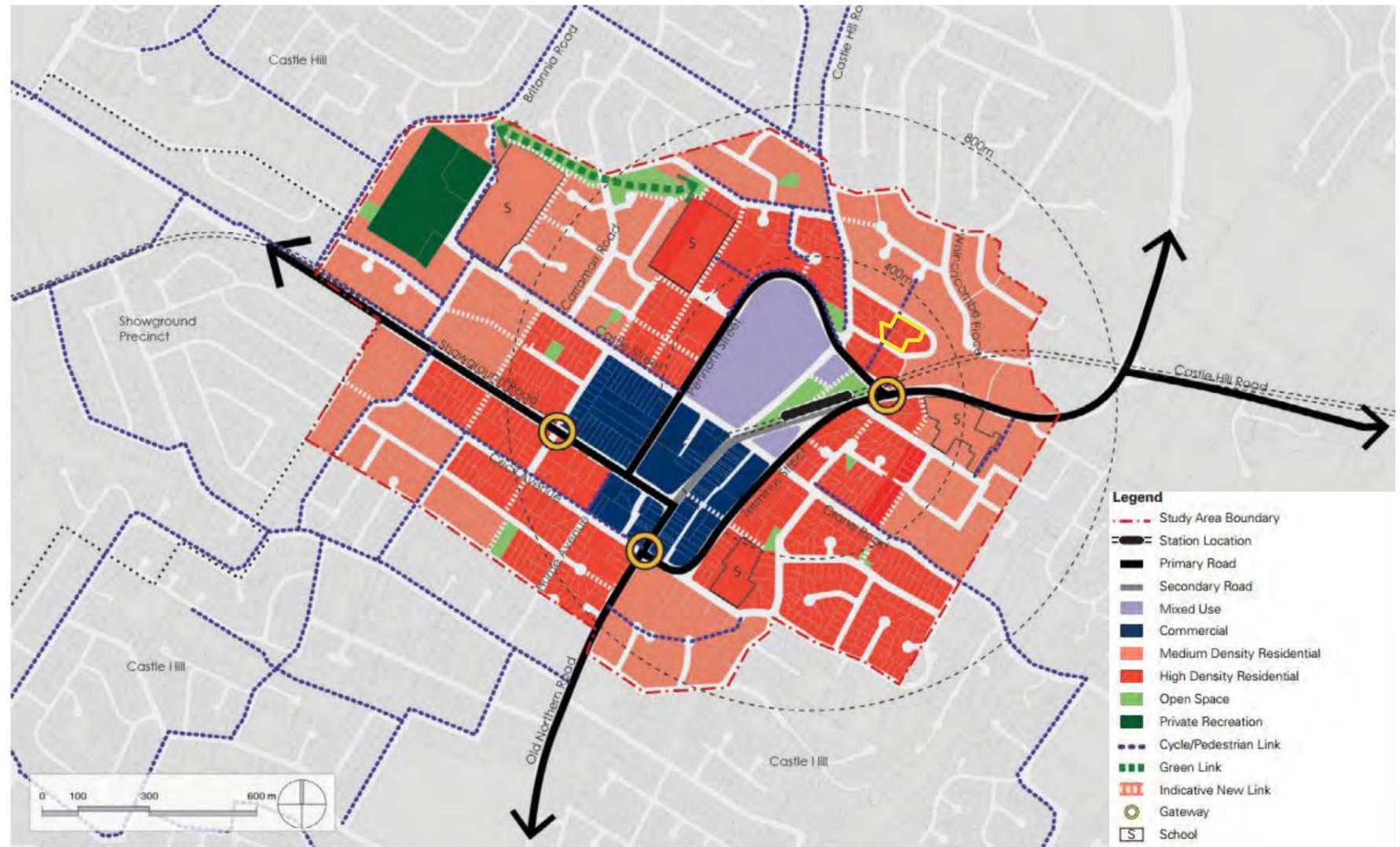
The Castle Hill Structure Plan is found in the *North West Rail Link Corridor Strategy*, which was released by the Department of Planning in September 2013.

The plan proposes a general increase in density for the Castle Hill precinct that is focused around the commercial /mixed use centre and Castle Hill station, currently under construction.

The proposed strategy includes the site within the High Density Residential zone, with an expected height of 7-20 storeys.



Example of high density apartment building



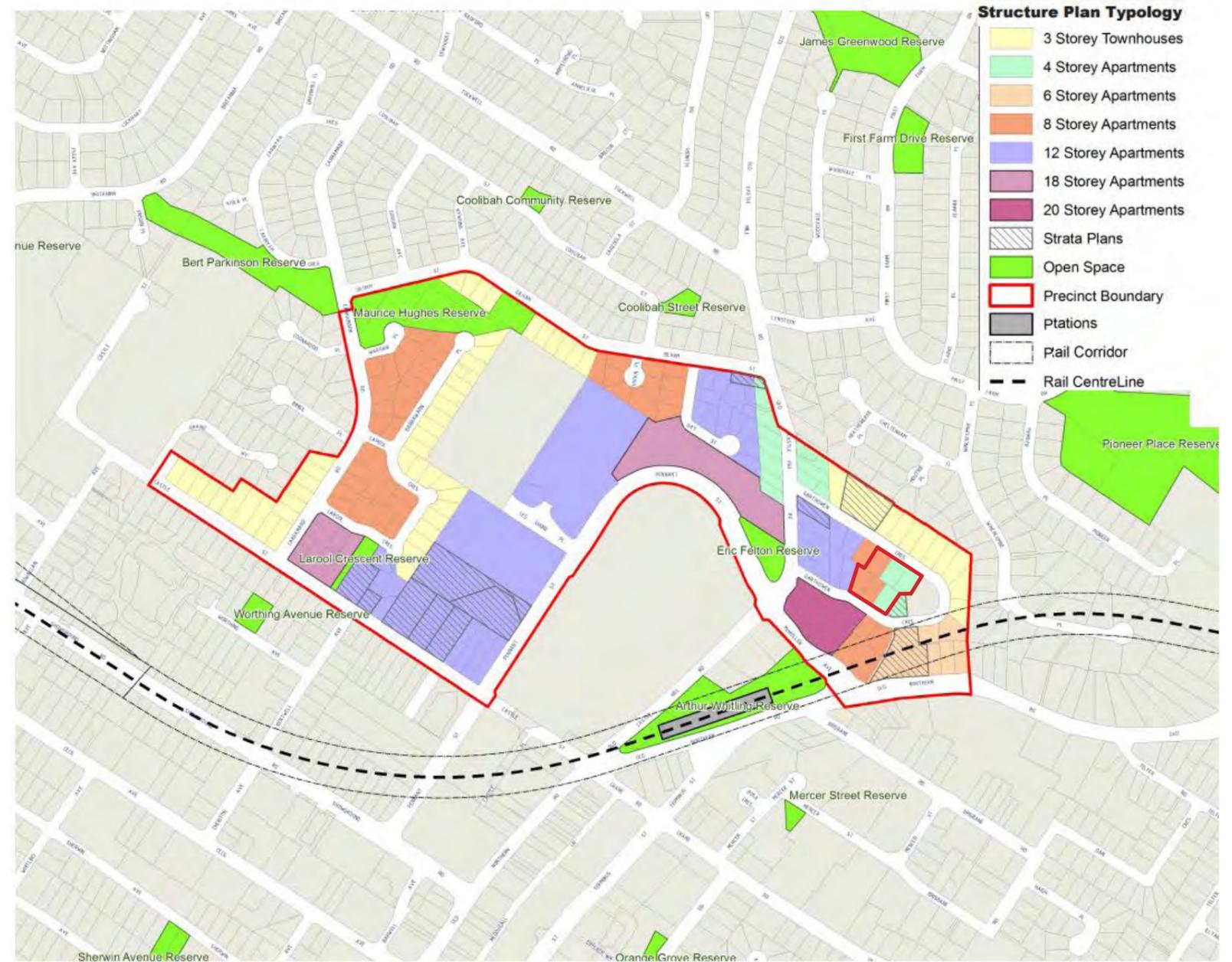
Castle Hill Structure Plan

**Castle Hill North Precinct Plan - The Hills Shire Council**

The Castle Hill North Precinct Structure Plan is found in the *Draft Castle Hill North Precinct Plan* document released by the Hills Shire Council in December 2014.

The plan proposes a general increase in residential development for the Castle Hill precinct to the north of the commercial /mixed use centre and Castle Hill station, currently under construction. The plan responds to the Castle Hill Structure Plan found in the *North West Rail Link Corridor Strategy* document released by the NSW Department of Planning in 2013.

The proposed strategy includes the site within the designated apartment use zone with an expected height ranging from 4-8 storeys across the site. This would result in an estimated total of 263 apartments on the site.



**Castle Hill North Precinct Structure plan**

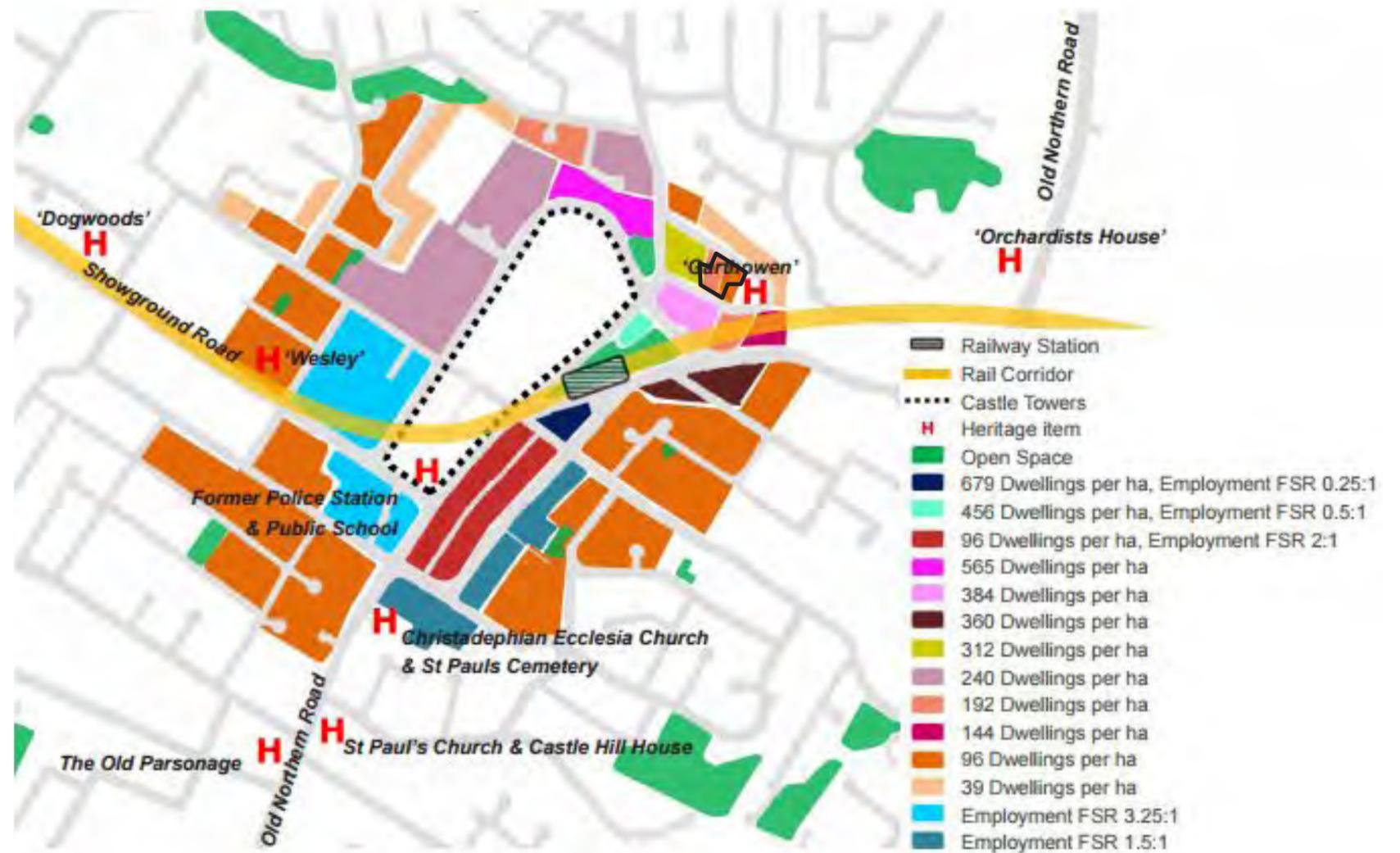
**Draft Hills Strategy - Hills Shire Council**

The plan for projected dwellings and employment growth within the Castle Hill precinct is included in the *Draft Hills Corridor Strategy* released by The Hills Shire Council in September 2015.

The diagram illustrates the projected dwellings and employment strategy as part of the future development of the Castle Hill Precinct.

The table below presents the figures for projected growth under the proposed strategy.

Under the proposed controls, the site will include residential zoning suitable for 96 and 192 dwellings per hectare. This would result in a net outcome for the site of approximately 77 dwellings.



Castle Hill desired outcomes

		Existing (2011)	Planned growth under current controls	Additional growth under strategy	Forecast Dwellings (2036)
Dwellings	NWRL Corridor Strategy	2,653	2,316	1,131	6,100
	The Hills Corridor Strategy	2,653	2,316	2,491	7,460

Castle Hill projected dwellings

# 1.6 Recent proposals and developments

## Nearby medium-high density development

Several planning proposals and approvals for medium-high density developments are located within the vicinity of the site.

The location of nearby master planned strategies are also included to indicate the planned future growth of the Castle Hill precinct.

### Planning proposals - Request to council

- A** 370 Old Northern Rd, Castle Hill - approx. 44 dwellings
- B** 1-13 Barrawarn Place, Castle Hill - 148 units, 38m, FSR 3:1
- C** 15-27 Garthowen Cres, Castle Hill - 242 units, 13 storeys/43m, FSR 3.8:1
- D** 93 Cecil Avenue, Castle Hill - 424 units + 4000m<sup>2</sup> commercial, 12 storeys/47m, FSR 3:1

### Planning proposals - Approved

- E** Pennant St Target Site (51 Castle Hill Rd, Castle Hill) - 18 storeys/54m, no set FSR

### Other master planned precincts - The Hills DCP

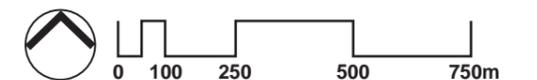
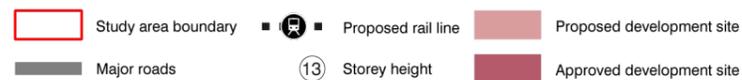
- F** 354-368 Old Northern Rd, Castle Hill - Low residential development strategy - D13: The Hills Development Control Plan 2012
- G** Terminus Street Precinct - Plan for the redevelopment of precinct in conjunction with the Crane Road Precinct - D15: The Hills Development Control Plan 2012 - max 13 storeys, max FSR 3.8:1

### DA approved - Under construction

- H** Crane Road Precinct (299-309 Old Northern Road) - Strategy for the redevelopment of precinct within the Castle Hill Major Centre - D15: The Hills Development Control Plan 2012 - 378 units & commercial use, 20-21 storeys
- I** 11-13 Garthowen Cres, Castle Hill - 39 units, 6 storeys
- J** Castle Hill Train Station (Castle Hill Major Centre Precinct)



Recent development proposals and approvals



**Pennant Street Target Site**

The approved planning proposal located at 51 Castle Road, Castle Hill indicates a common trend for density growth within the Castle Hill precinct.

The proposal includes mid-high rise apartment buildings of up to 18 storeys with no set FSR.



Land use zoning

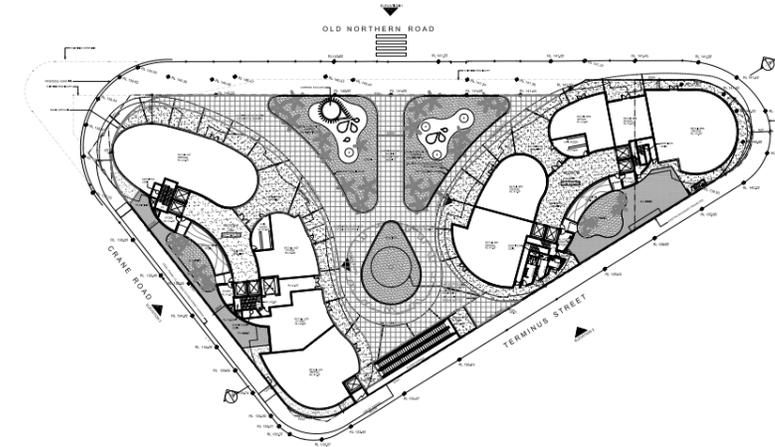


Number of storeys

**Crane Road Precinct**

The master planned precinct at 299-309 Old Northern Rd, Castle Hill is included as part of the strategy for the redevelopment of the Castle Hill Major Centre documented in the Hills Development Control Plan 2012.

The plan includes towers of mixed residential and commercial use with dedicated public open space areas.



Proposed master plan



View from intersection at Terminus Street and Crane Road

**11-13 Garthowen Crescent, Castle Hill**

The 6 storey apartment complex at 11-13 Garthowen Crescent, Castle Hill is currently under construction.



View from Garthowen Crescent South

**15-27 Garthowen Crescent, Castle Hill**

The planning proposal includes 2 apartment buildings, each 13 storeys high.



View from Garthowen Crescent North

## 2 Site analysis



# 2.1 Existing land use and structure

The major town centre for Castle Hill is focused about the large Castle Towers Shopping centre and Castle Mall. Some schools, community facilities and open space pockets are located in the vicinity.

The site sits within a low residential area while several apartment blocks are located in the south-west area of the Castle Hill precinct.

The closest neighbouring train station and town centre is at Showground, to the north-east of Castle Hill.

### Open Space

- 1 Castle Hill Heritage Park
- 2 Spain Reserve
- 3 Ulundri Drive Reserve
- 4 Banks Road Reserve
- 5 James Greenwood Reserve
- 6 Castle Hill Showground
- 7 Maurice Hughes Reserve
- 8 Coolibah Street Reserve
- 9 Pioneer Place Reserve
- 10 Unnamed Reserve
- 11 Cockayne Reserve
- 12 Mercer Street Reserve
- 13 Olola Avenue Reserve
- 14 Telfer Way Reserve
- 15 Anson Place Reserve
- 16 Coolong Reserve Dog Park
- 17 Greenup Park
- 18 Timothy Avenue Reserve
- 19 Glenwood Way Reserve
- 20 Castlewood Community Reserve

### Educational & Community Facilities

- A The Discovery House Preschool
- B Restore Church
- C Castle Hill Bowling Club
- D Castle Hill High School
- E 1st Castle Hill Scout Hall
- F Castle Hill Public School
- G Oakhill College
- H St Paul's Anglican Church, Castle Hill
- I Wesley Castle Hill Uniting Church
- J Castle Hill Police Station
- K Castle Hill Library
- L St Bernadette's Catholic Church
- M St Bernadette's Primary School
- N Castle Hill Baptist Church
- O Castle Hill Presbyterian Church
- P Hills Adventist College
- Q Excelsior Public School
- R Gilroy Catholic College
- S St Gabriel's School
- T Castle Hill Library
- U Dashing Ducks Pre-School Castle Hill
- V St Bernadette's Primary School



Existing land use and structure



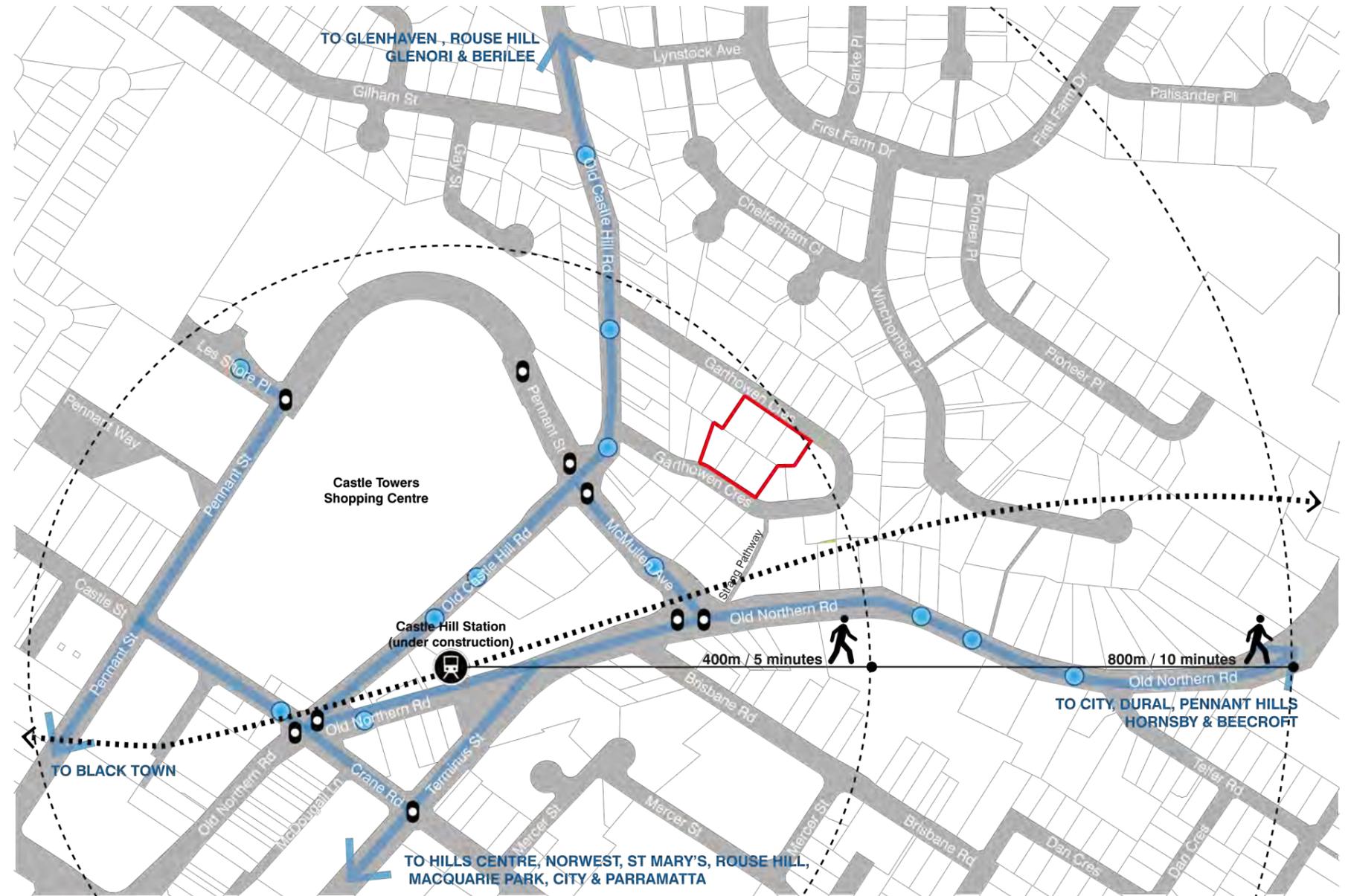
## 2.2 Public transport

The site is well served by public transport and road connections.

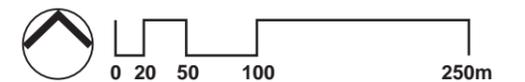
The precinct is constrained by busy roads (Pennant Street and Terminus Street) These key roads provide strong linkages to other centres.

The site lies within 400 metres (5 minute walk) of the new train station.

Buses stopping within the vicinity of the site lead to a wide range of locations across Sydney including Rouse Hill, Macquarie Park, Parramatta, Hornsby, and Sydney CBD.



Public transport and road connections



Caption