

Carrington Square Castle Hill

Planning Proposal Design Report



Architectural Concept Design Report for
21-23 Victoria Avenue Castle Hill

June 2025

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1.0 Introduction

We imagine a highly integrated mixed-use precinct comprising a collection of individual buildings each with their own identity.

We propose a range of employment generating uses with commercial towers in close proximity to the new metro station and Castle Hill Showgrounds town centre. Retail uses front Victoria Avenue reinforcing the established specialised retail corridor.

Active uses are organised along a network of outdoor public laneways and plazas that deliver a diverse range of spaces for people. The site will open up to the surrounding precinct becoming a destination and pedestrian node via its street connections & through site link to Cattai Creek & Metro station.

Integrated landscaping, terraces and rooftop recreation facilities extend the network of outdoor spaces, reinforcing the landscape setting of the Hills Shire and adding a range of publicly accessible landscaped spaces.

This design report has been prepared by Bates Smart on behalf of Spotlight Property Group and forms part of the planning proposal for the site at 21-23 Victoria Avenue, Castle Hill. It describes a planning and massing strategy for a new mixed-use precinct bounded by Carrington Road, Victoria Avenue and Salisbury Road at the western edge of the Castle Hill Showgrounds Precinct.

Development Summary

Floor Space	
Total Site Area	21,048m ²
Proposed FSR	2.30:1
Proposed GFA	48,410m ²
Use Mix	
Commercial	34,470m ²
Business Premises	493m ²
Gym, Medical, Childcare	1,440m ²
Specialised Retail	10,602m ²
Food & Beverage Premises	1,280m ²
Indicative Car Parking	
Parking spaces	1,156spaces

2.0

Planning Framework

2.1 A Strategic Site

At the intersection of two precincts

The site is strategically located at the intersection of two precincts, located within both the 'Norwest Services' sub-precinct of Norwest Strategic Centre and the Showground Station precinct.

The site has excellent connectivity with Victoria Avenue and Carrington Road providing road connections to the Castle Hill and Norwest Strategic Centres and the M7, while the Hills Showground Metro Station is 600m or an 8 minute walk to the east.

The Showground Station Precinct Plan proposes a direct connection to Norwest Boulevard as an extension of Carrington Road

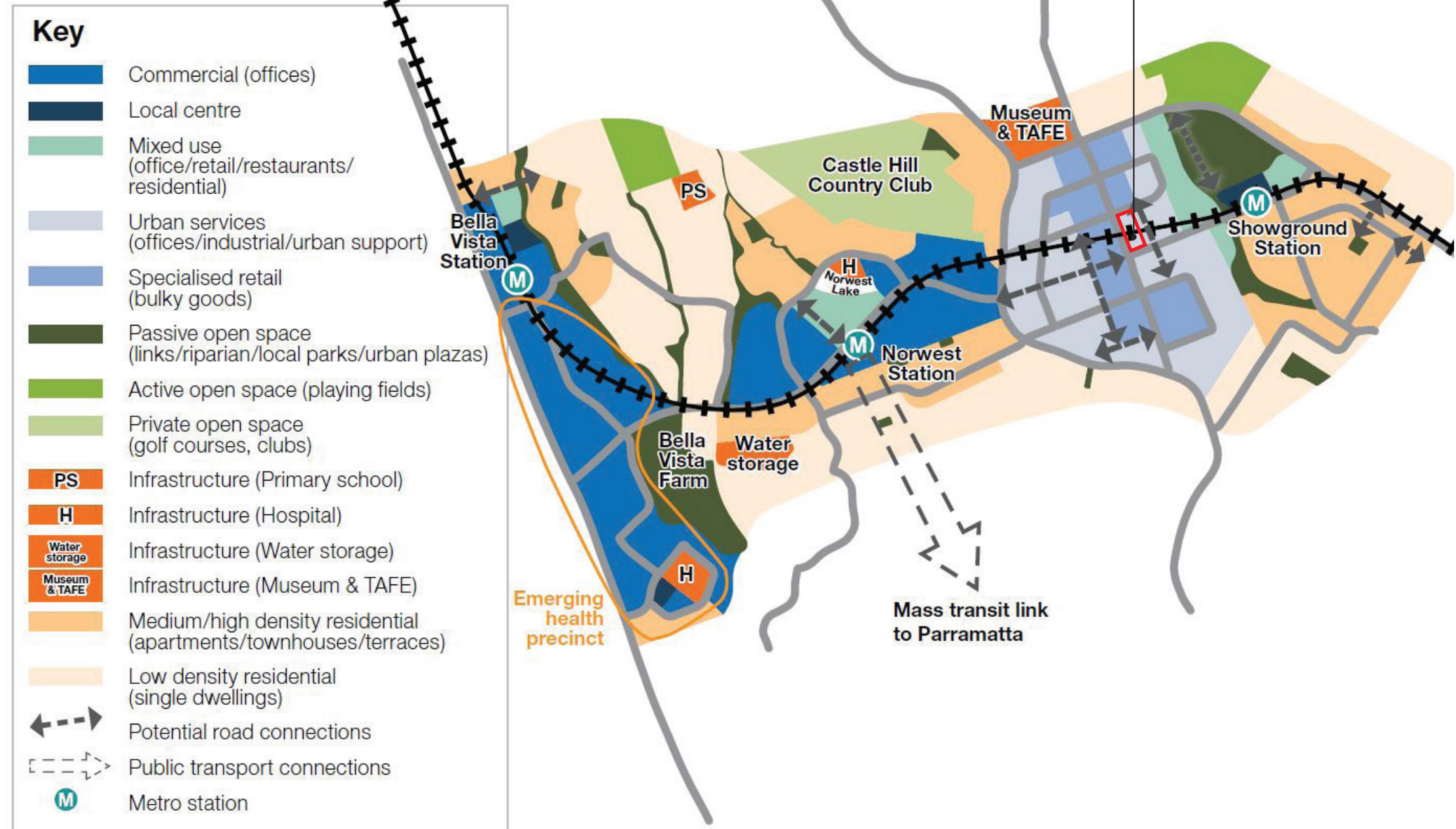


Pictured
Strategic context plan

2.2 Hills Future 2036 Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) identifies the site as being located within the Norwest Strategic Centre and the Norwest Service sub-precinct. The site is designated for “Urban services (offices/ industrial/ urban support)” and encourages taller office buildings on Carrington Road.

Norwest Strategic Centre has been earmarked as the premier employment location set to transform from a traditional business park and light industrial area into an integrated major employment precinct attracting knowledge intensive and innovative industries.



2.3 The Hills DCP 2012 Showground Precinct

The vision for Showground Station Precinct is proposed to become an attractive and well-connected neighbourhood that achieves housing targets, creates vibrant, safe and desirable places, reinforces the garden shire character and lifestyle, and is supported by necessary infrastructure. It is anticipated the Precinct will provide up to 9,000 additional dwellings and 2,300 additional jobs by 2036 (excluding potential growth within the deferred area on the western side of Cattai Creek).

Urban Design Report by Ethos Urban, pg 12

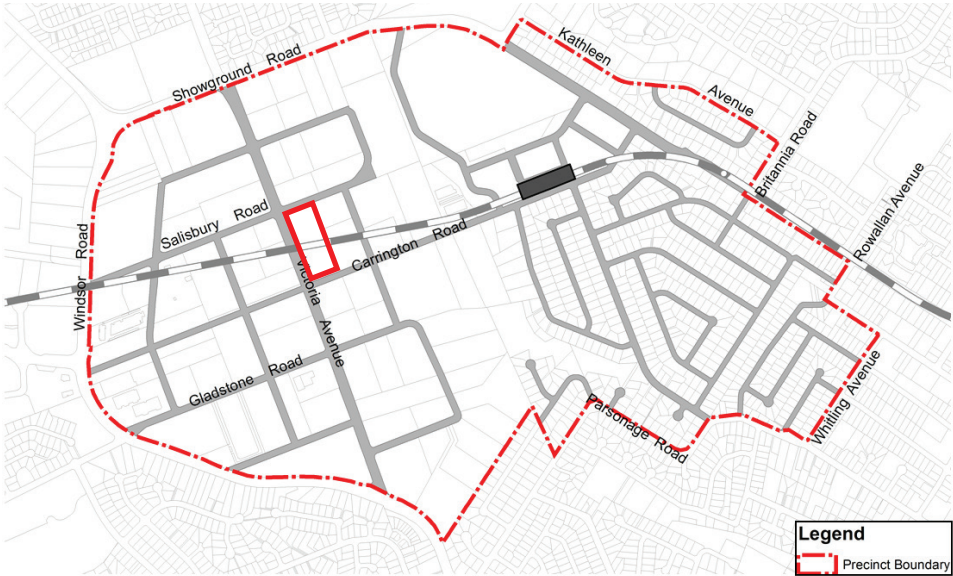


Figure 1 Land this Section Applies

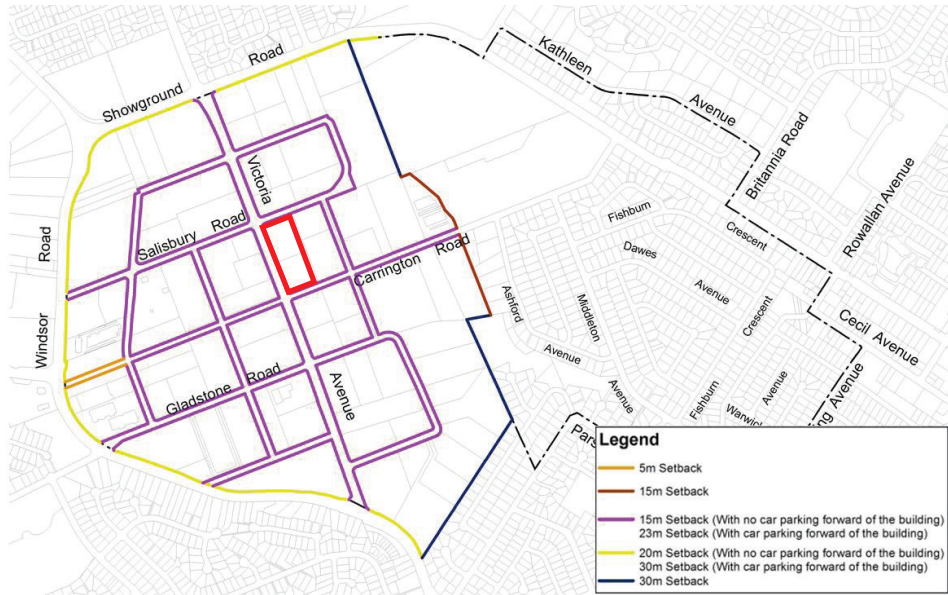


Figure 71 Setbacks - Industrial and Business Development

Pictured

The Hills DCP 2012 Showground Precinct Existing Controls

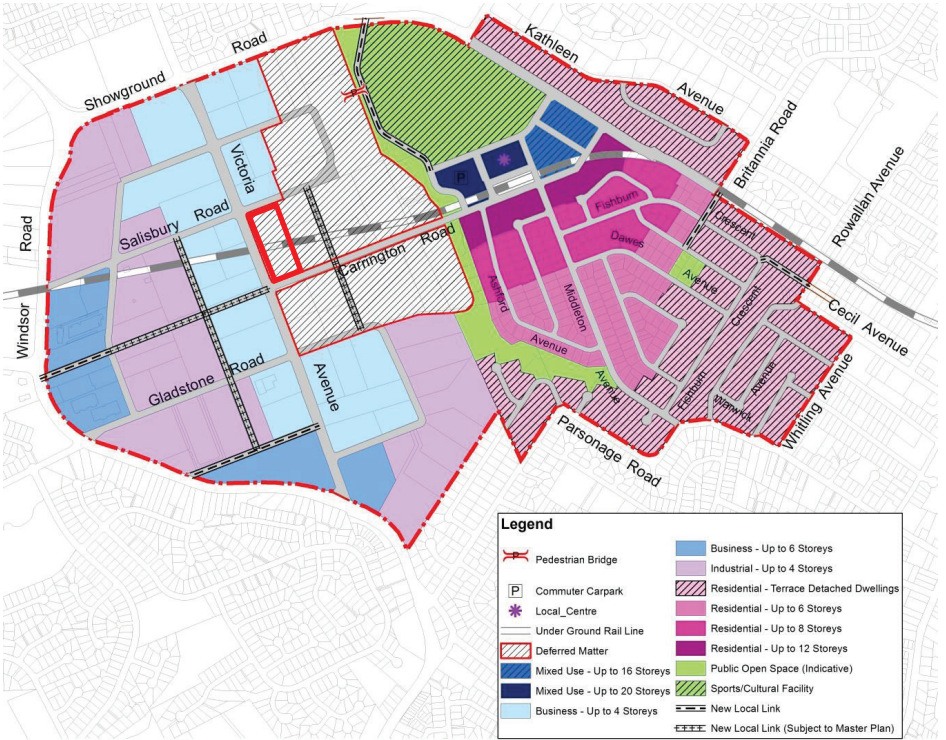


Figure 7 Showground Precinct Structure Plan

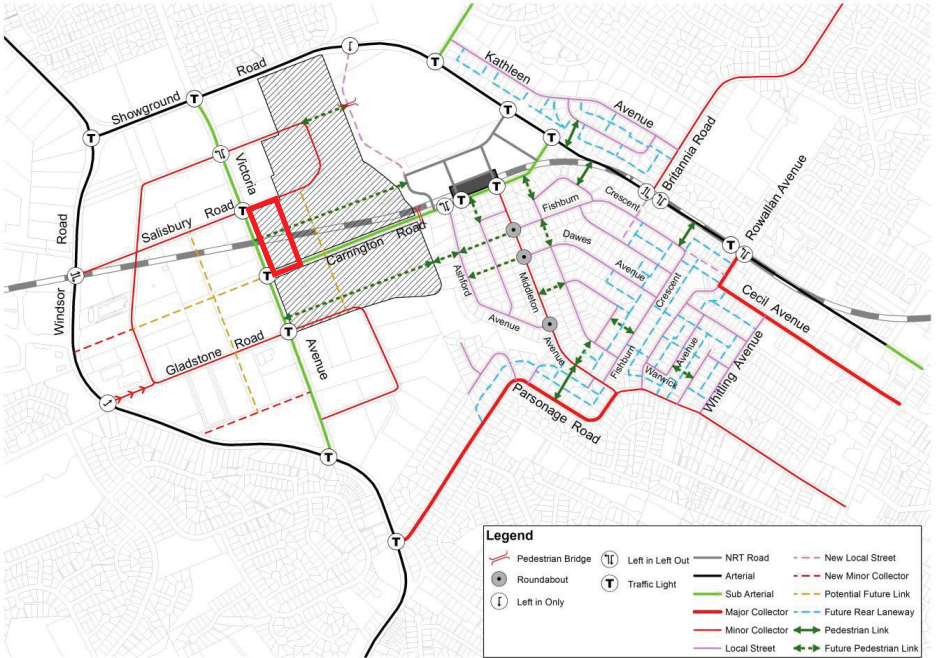


Figure 8 Setbacks - Indicative Street Network and Hierarchy

2.4 Norwest Precinct Plan

The Norwest Precinct Plan (2024) establishes the framework for Norwest to emerge as a thriving mixed use Strategic Centre. The vision for Norwest builds on previous work by Council and the NSW Government, including technical investigations focused on the Hills Shire’s Strategic Centres that provide insight into their unique feature, role and function in the Greater Sydney Region. The Plan represents the next phase of planning the finer grain, site-specific detail to inform potential changes to the planning controls and infrastructure framework.

The site forms part of the Cattai Creek West Sub-Precinct, where Council is seeking to increase the opportunity for higher density commercial outcomes. The Precinct Plan recommends floor space and height controls be increased in the Cattai Creek West Sub-Precinct through a Council initiated planning proposal in the future to allow for increased employment development outcomes and viability.

The specific recommended planning controls identified in the Precinct Plan for the site are outlined below:

- **Land Use:** The Precinct Plan envisages high density commercial office land uses for the site
- **Floor Space Ratio:** A maximum permissible FSR of 2.3:1 for the site
- **Building height** (in storeys): Up to 12 storeys on southern portion of site and up to 6 storeys northern portion of the site.

In addition to the recommended planning controls, the Precinct Plan identifies directions regarding connectivity and water management for the site.



Figure 109 Connectivity

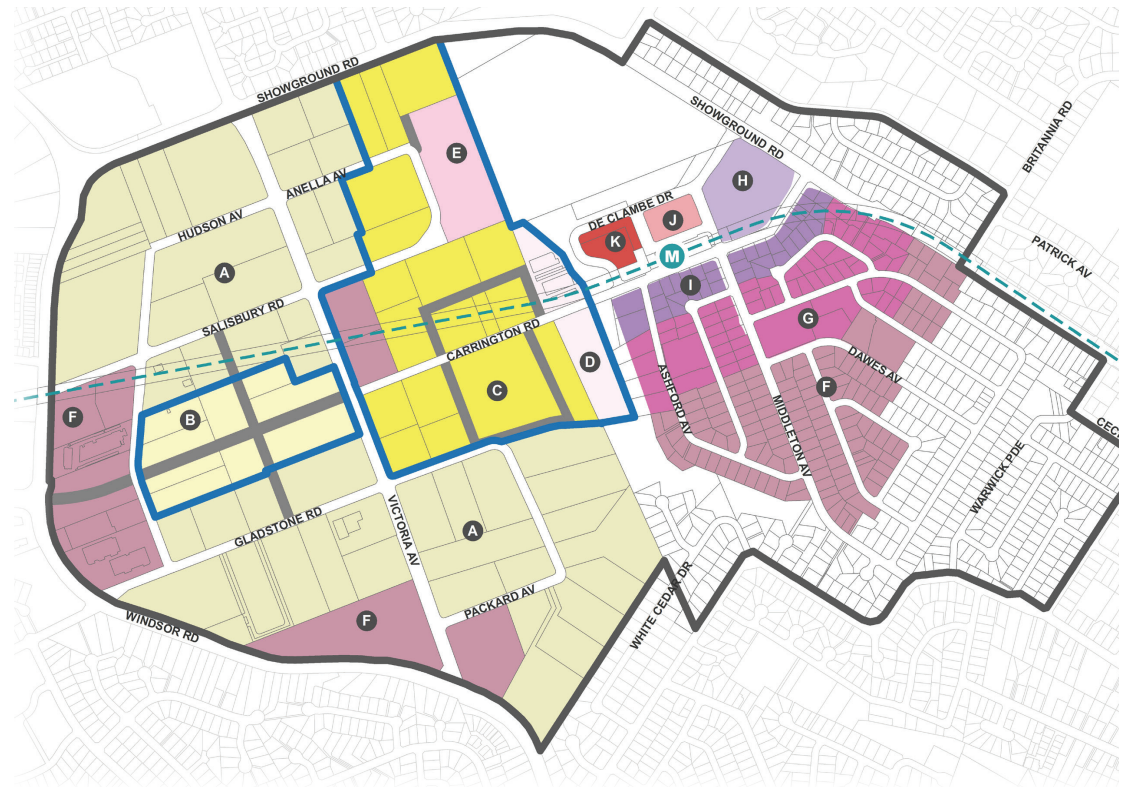


Figure 111 Density

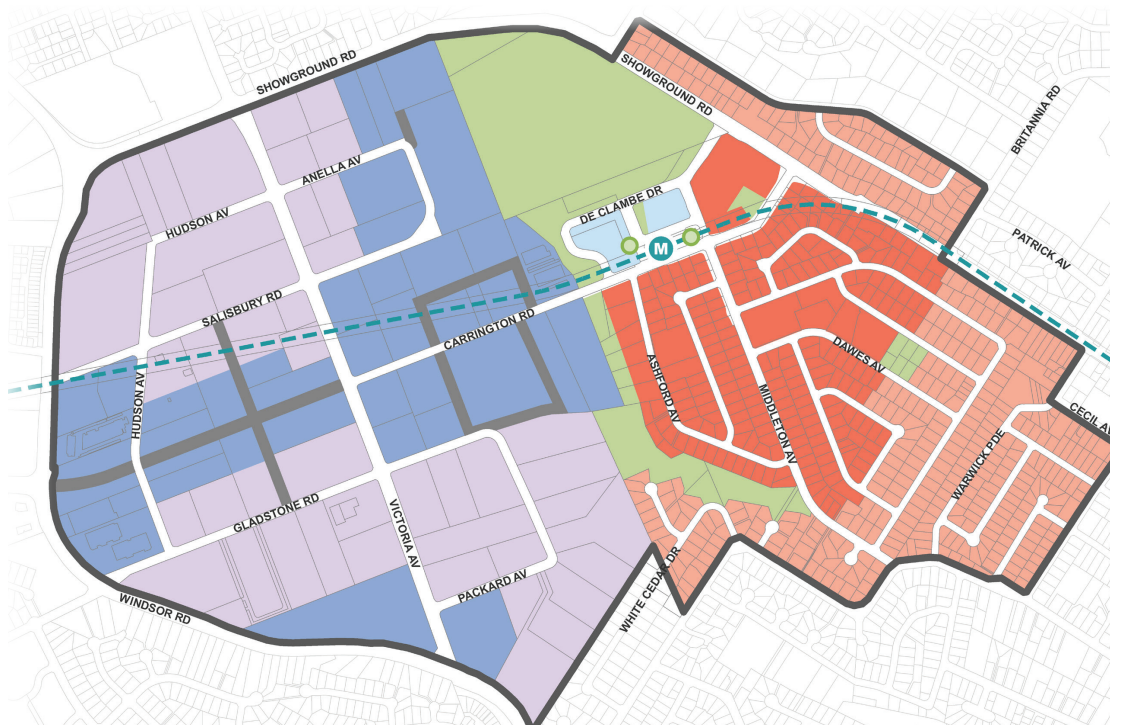


Figure 110 Land Use

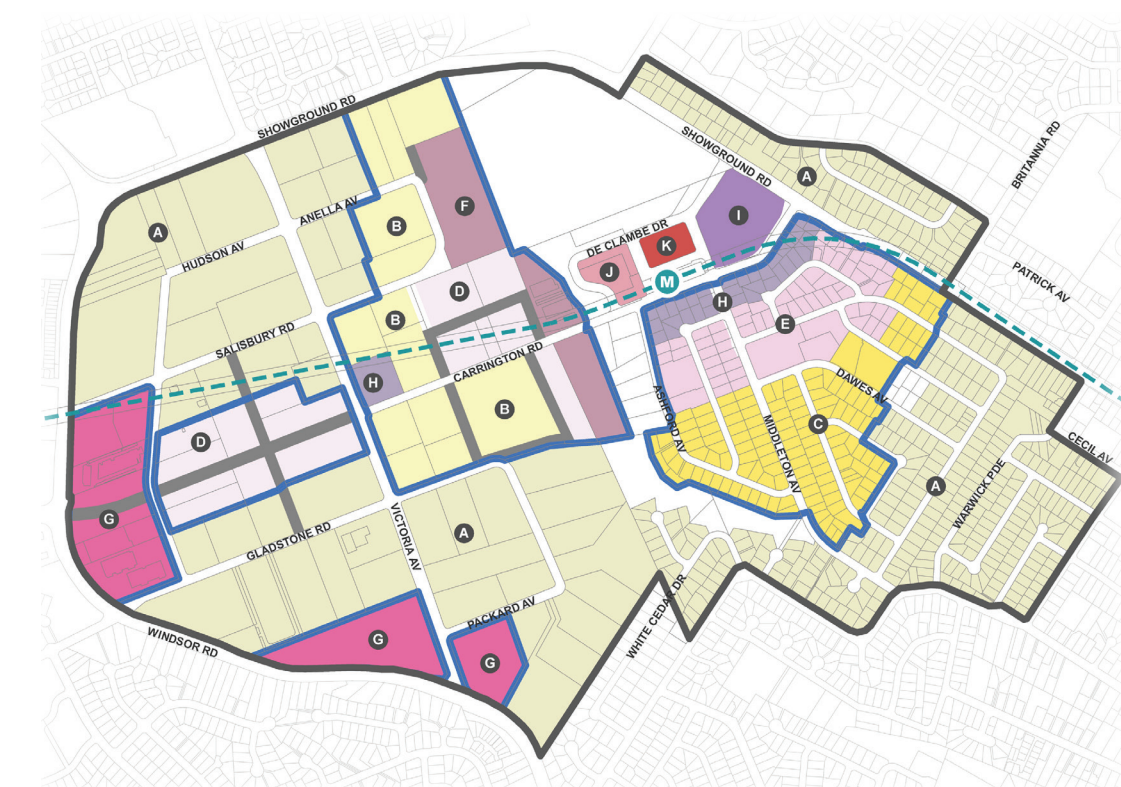


Figure 112 Built Form (Storeys)

3.0

Context

3.1 History & Place

Mogoaillee “place of stone for hatchets”

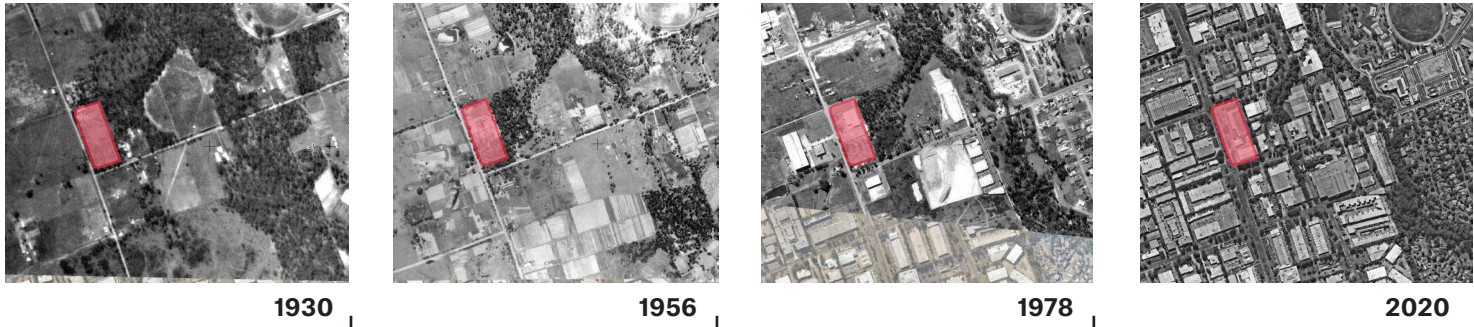
Aboriginal heritage

The local natural region features river flats, ridge tops and valleys that lie within the territory of the Darug or Dharug linguistic group. This is consisted of smaller dialect groups of the Bidjigal or Bediagal ‘wood tribes’ and the Buruberongal. The Showground Precinct contains reliable freshwater tributaries of Cattai Creek and archaeological evidence shows this would have supported a small Aboriginal population all year round. The name of Castle Hill in Dharug means Mogoaillee translating to ‘place of stone for hatchets.’

European settlement & urban growth

It is believed the first white settlers to the Hills District was a party led by Governor Phillip around 1788 looking for suitable land for settlement and farming to feed the Sydney colony. This led to the establishment of the Castle Hill Government Farm and, subsequently, 100 years of agricultural production at Castle Hill. The area is also famous for the failed Convict Uprisings and the Battle of Vinegar Hill in 1798.

From the 1860s the area was a large producer of wool, fruit, and citrus crops. This Agricultural history is still celebrated today with the annual Castle Hill agricultural show held at the Showground and the Orange Blossom Festival. As population has grown, it has become a desirable place to live with a changing landscape of new residents, light industry, and commercial offices.



Chronological built form timeline

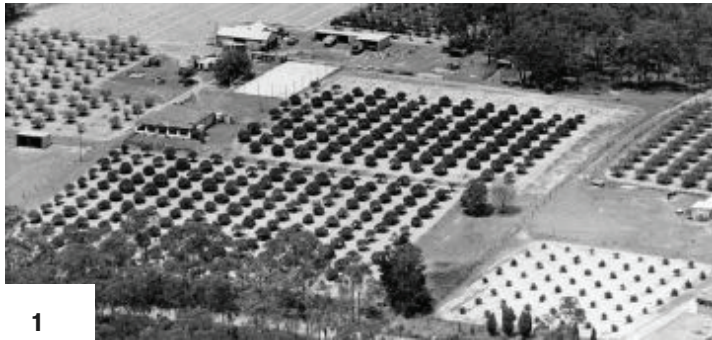
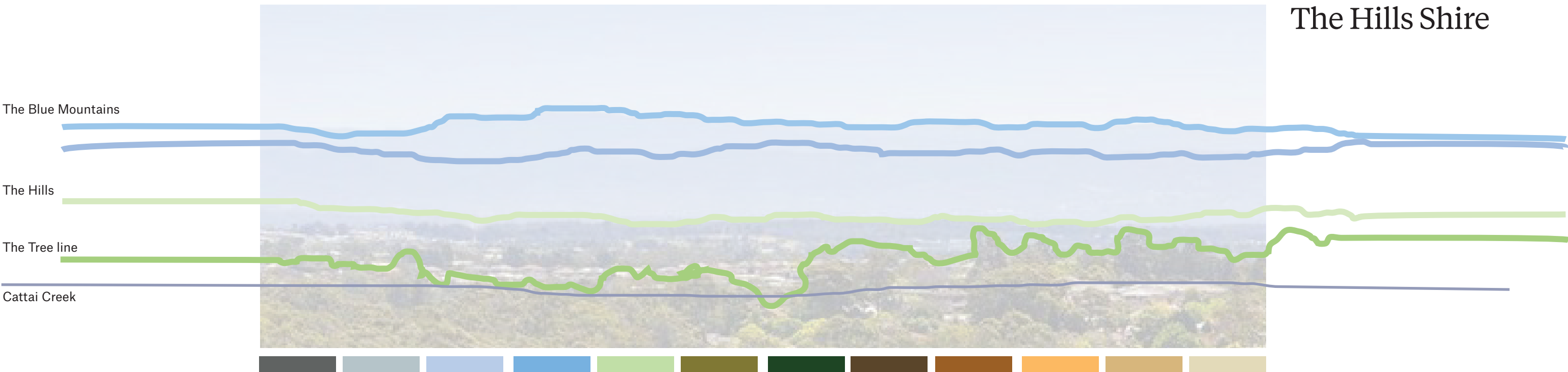


Pictured

1. Pimbley: Native of New Holland in a Canoe of that Country, 1804, Samuel John Neele
2. View of Castle Hill Government Farm, c1806
3. Convict uprising at Castle Hill, 1804
4. Team of men with horses maintaining citrus orchard at Castle Hill during the 1880s

3.1 History & Place

Established in a rich and layered landscape setting



1



2



3



3

Pictured

- 1. Shore 40 acre orchard Cattai Ridge Road 1950s
- 2. Orange trees
- 3. View over Castle Hill looking towards Blue Mountains
- 4. Cumberland State Forest located within the Hills Shire

3.2 The Hills Community

Demographics

The attributes of the local area suggest the development can target local businesses requiring high quality employment accommodation and associated amenity in an established, well known precinct.

Below 'audience truths' sourced from Hoynes Place Visioning framework September 2021 (pages 12-14)

1

CASTLE HILL'S PROFESSIONAL EXODUS

CASTLE HILL IS FULL OF LOCAL PROFESSIONALS

Castle Hill residents are more white collar than the Greater Sydney average, over indexing in Professionals and Managers.

Castle Hill has a lower concentration of Tradies than Greater Sydney.

THE PROFESSIONAL CATCHMENT IS GROWING AND IN FOCUS

61% OF LOCALS LEAVE THE LGA FOR WORK

Predominately to the Sydney CBD and Parramatta, but there is no real dominating destination.

DOMINATED BY SMALL BUSINESS

HILLS SHIRE ISN'T PROVIDING FOR LOCAL PROFESSIONALS

There aren't currently enough jobs to support local professionals, and with an increasing population in the area this ratio will only worsen.

2

CASTLE HILL IS SUBURBAN

AREAS CASTLE HILL OVER INDEXES

Families

Live in a house

Own their Home

Above average Earners

More likely to volunteer

AGE OLD TREND

14% are 85 and over (vs 2.7%)

GROWING NUMBERS

It is predicted the area will be home to 1 million people by 2036.

WHO IS THE AVERAGE CASTLE HILL RESIDENT?

39 Years of age, Female, Australian Citizen, Lives in a house, with 2.62 others, Has a Bachelors degree, or higher, Works in professional, scientific and technical services.

3

THE PRACTICAL + THE PART-TIMERS

CONSTRUCTION CAPITAL

The largest number of registered businesses in The Hills Shire are in Construction

MANUFACTURING MAJORITY

The majority of people who work in Castle Hill are in employed in manufacturing

YOUNG PEOPLE

PART-TIME

The trend reveals that many of the younger workers are likely working part time, in manufacturing, close to our site.

There is opportunity to target this young audience and their needs before, after and during work hours.

3.3 Local Context

An evolving area built on metro investment

The site of 21-23 Victoria Ave is included in the Showground Station Precinct located within the Norwest Strategic Centre and within the Norwest Service sub-precinct.

The surrounding area contains light industrial, large format retail and bulky goods uses, providing essential services and employment. These uses are mainly located along Victoria Road, between Showground Road and Windsor Road, in the area known as the Castle Hill Trading Zone.



Key	
---	Norwest Service Sub Precinct
 	Site
↔	Metro line

3.3 Local Context

Hills Shire context connected to landscape

The built form and character of the area is generally comprised of low-density warehouse style buildings currently ranging from 1 to 3 storeys, with large setbacks, landscaping and at grade parking.

The Cattai Creek catchment corridor to the east forms a vegetated corridor which cuts diagonally through the urban grid. This combines with existing tree cover along the streets, in both public and private ownerships, to creates a green, leafy character to the local business district.



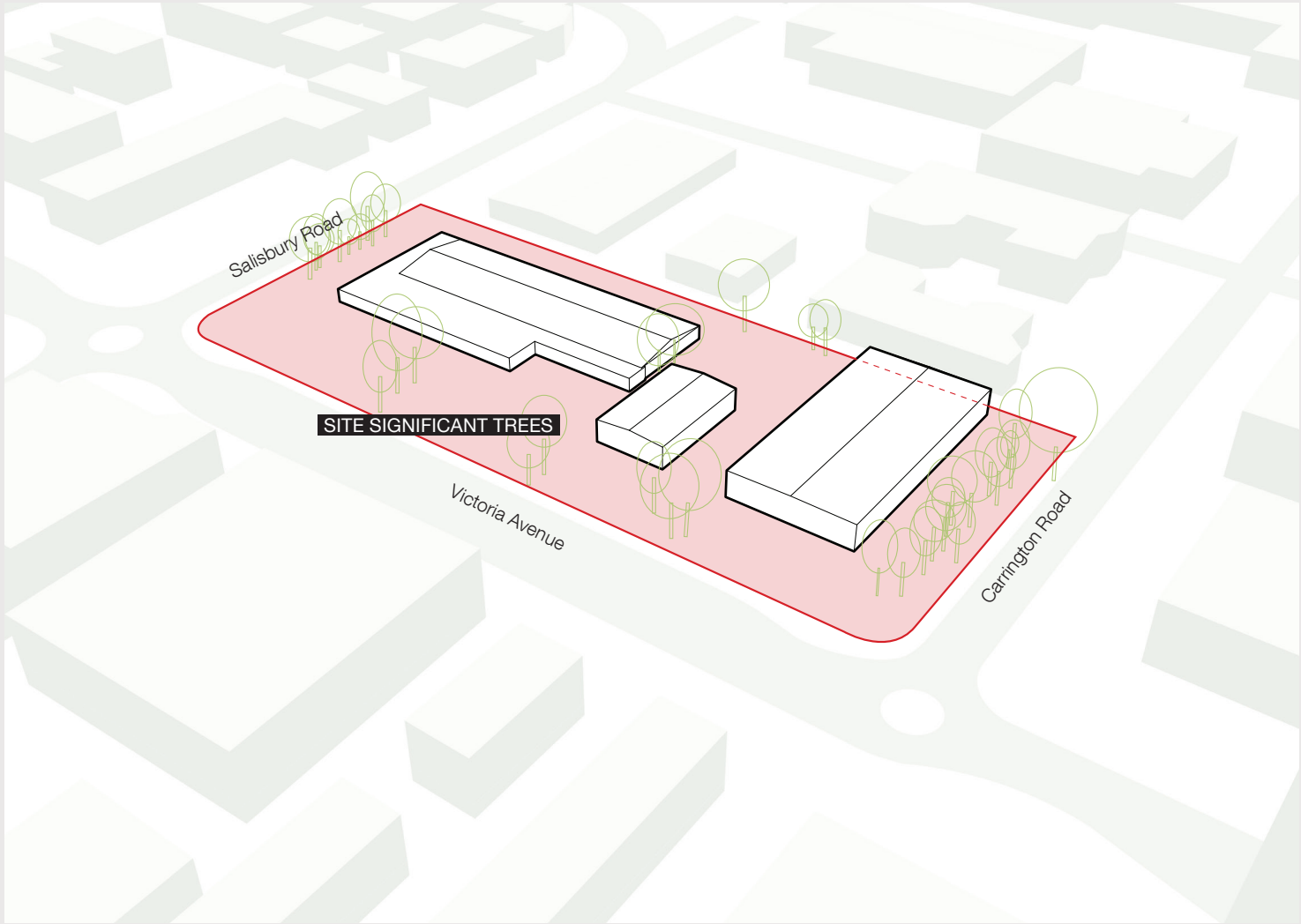
Pictured

1. Looking North along Victoria Ave, with site visible on right
2. High level views looking West over Castle Hill and towards Blue Mountains from Old Northern Road
3. The intersection of Victoria Ave and Carrington Road with site on corner
4. Approach to site on Carrington Road on right
5. The northern corner of the site at Salisbury Road and Victoria Ave

4.0

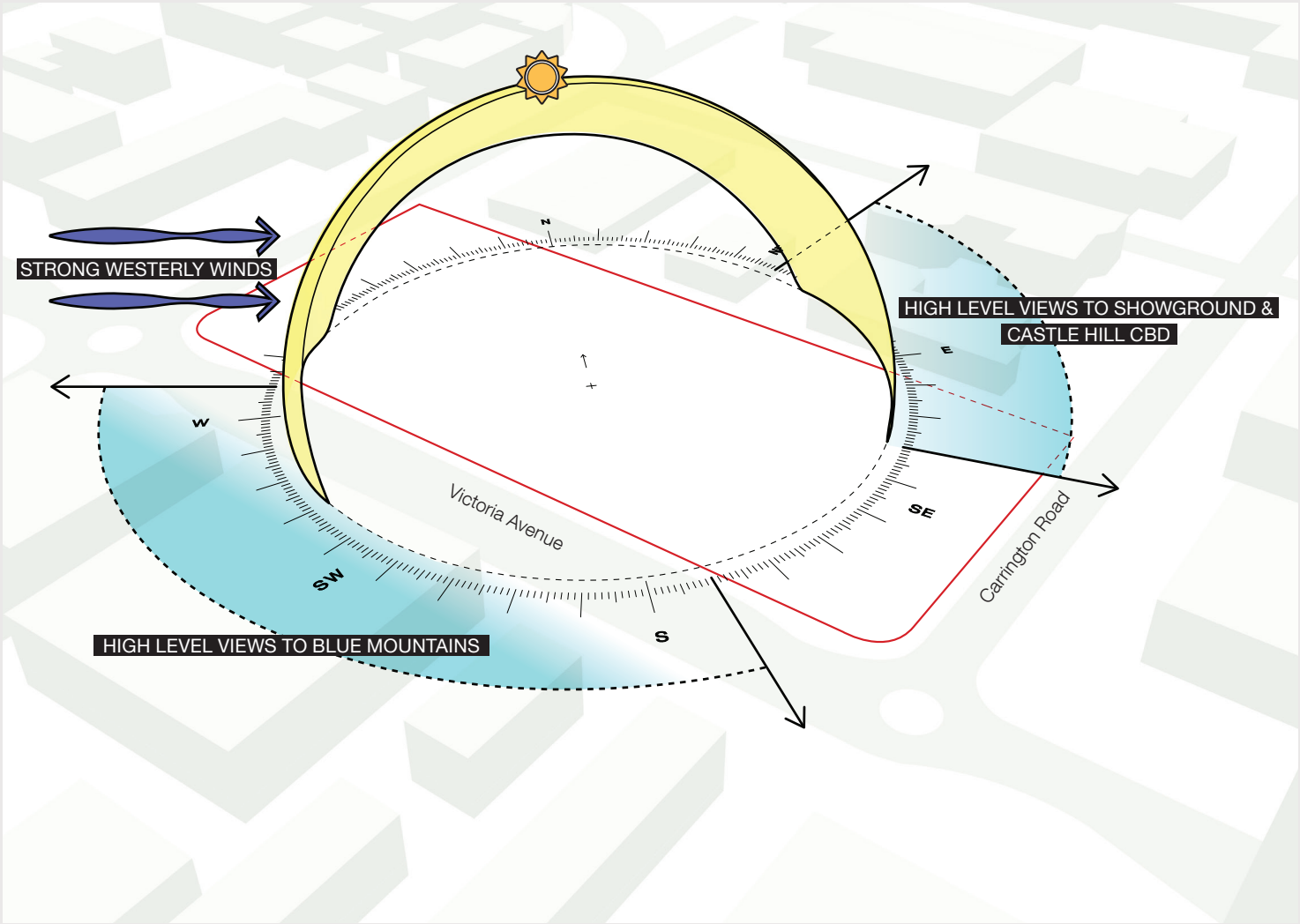
Site Analysis

4.0 Site Analysis



4.1 Existing site

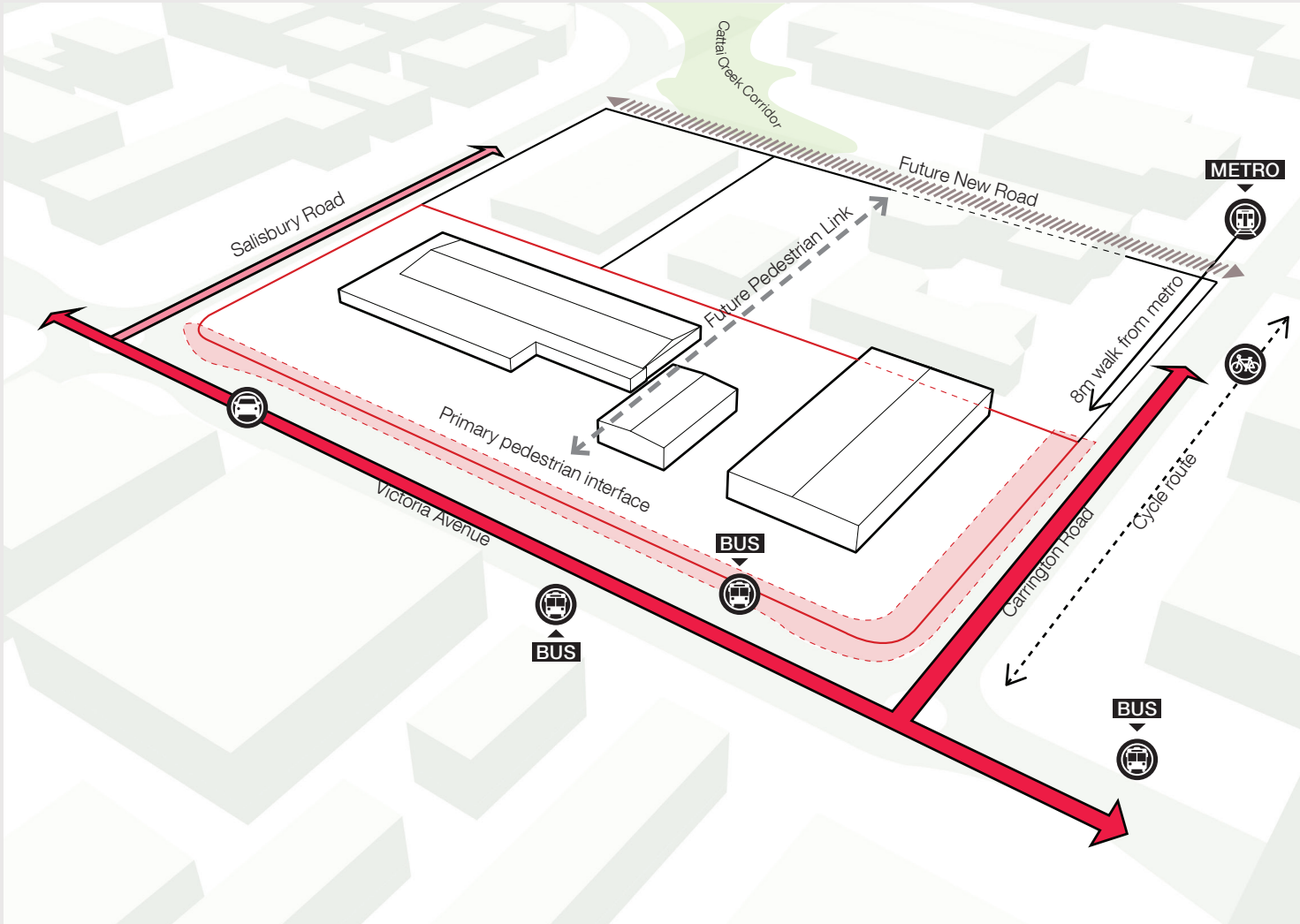
The 2.1 hectare site has dimensions of 96m by 220m and benefits from three street frontages with Carrington Road to the south, Victoria Avenue to the west and Salisbury Road to the north. There are currently three single level warehouse buildings on site. Some high and medium retention value trees exist on the site.



4.2 Climatic context

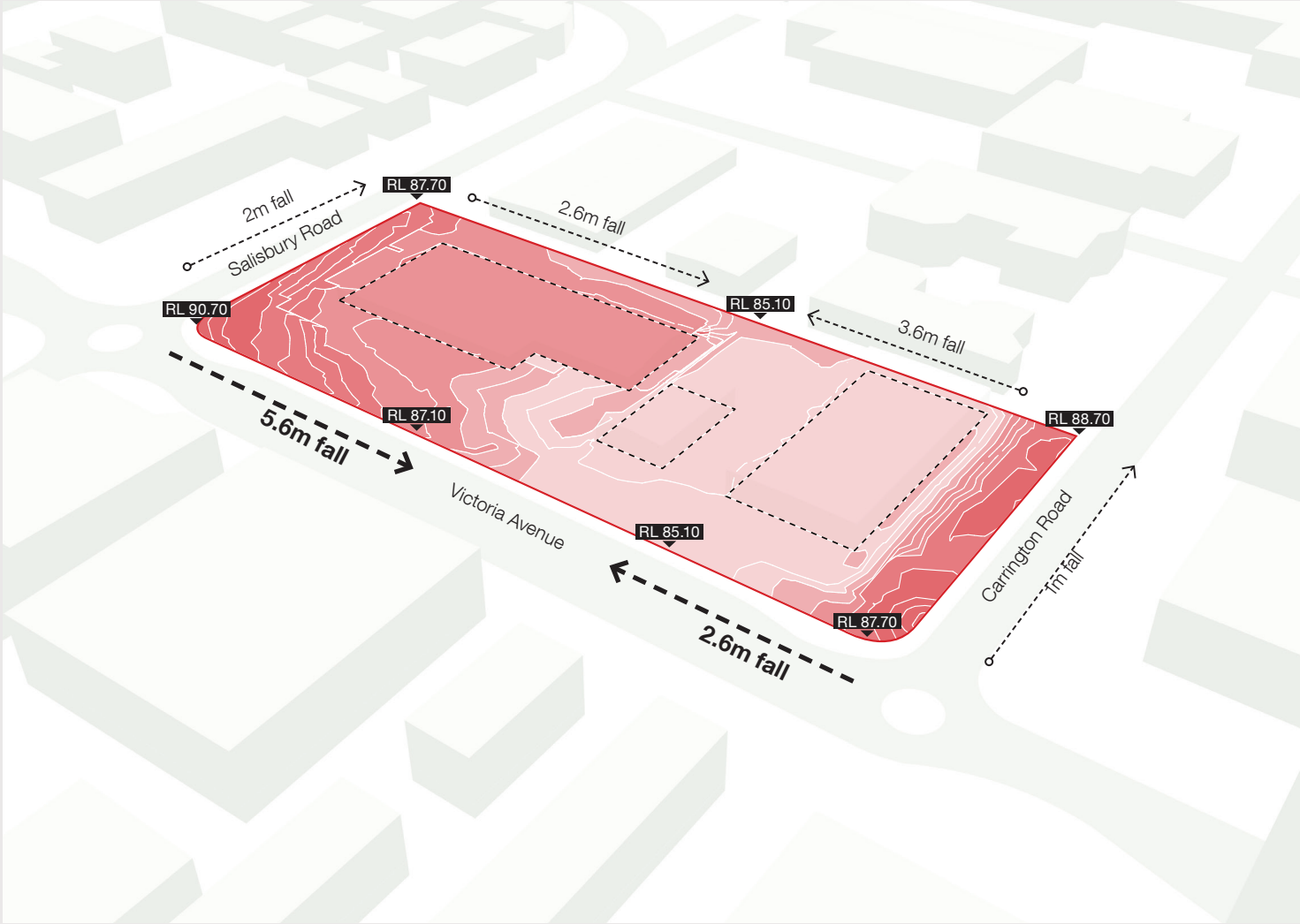
The site is oriented generally north/south, with a long western frontage to Victoria Avenue. Low height warehouse buildings surround the site providing good solar access to all parts of the site, with the western street frontage benefiting from good afternoon sun. The site benefits from high level western views to the Blue Mountains and views to Showground and Castle Hill CBD to the east. Strong westerly winds affect the site from March to October.

4.0 Site Analysis



4.3 Vehicular and pedestrian movement

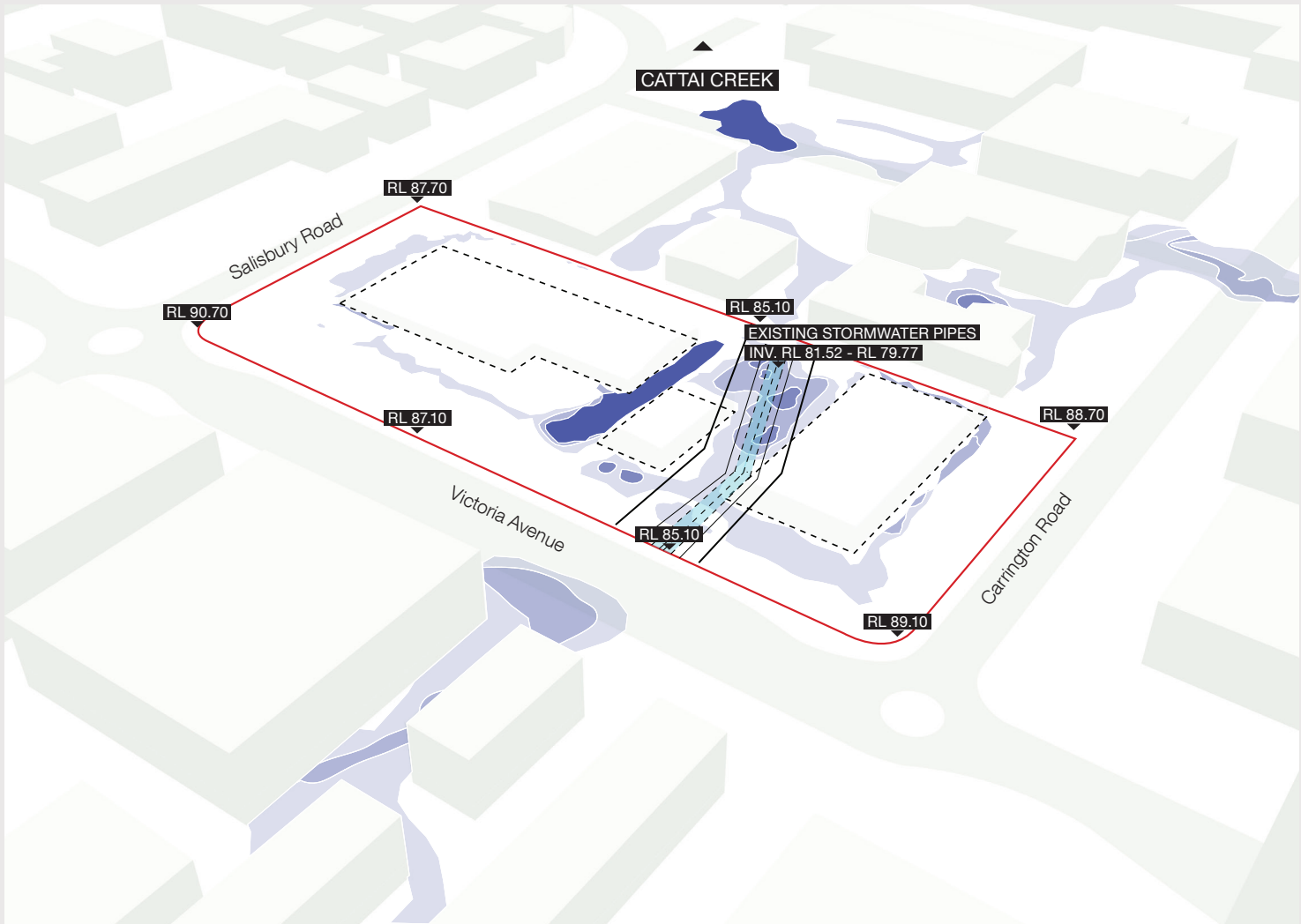
Traffic approaching the Hills Showground town centre will arrive via Victoria Avenue turning into Carrington Road. These two primary vehicle routes are used by a number of existing Bus routes 619, 601, 715, T70, T71. Pedestrians will approach the site on Carrington Road. The Hills Showground metro station is 8mins walk to the east. The DCP proposes an east west pedestrian link to be located toward the centre of the site.



4.4 Topography

A localised depression feeding into Cattai Creek catchment falls west to east across the site, resulting in a falls along the Victoria Avenue frontage with a localised depression toward the centre of the frontage. The eastern boundary, with Carrington Road and Salisbury Road and roughly the same level. Salisbury Road frontage falls from west to east, at RL90.7m to RL88.7m and Carrington Road falls from east to west from RL88.7m to RL87.7m. The low point at the centre of the site is at RL85.1m.

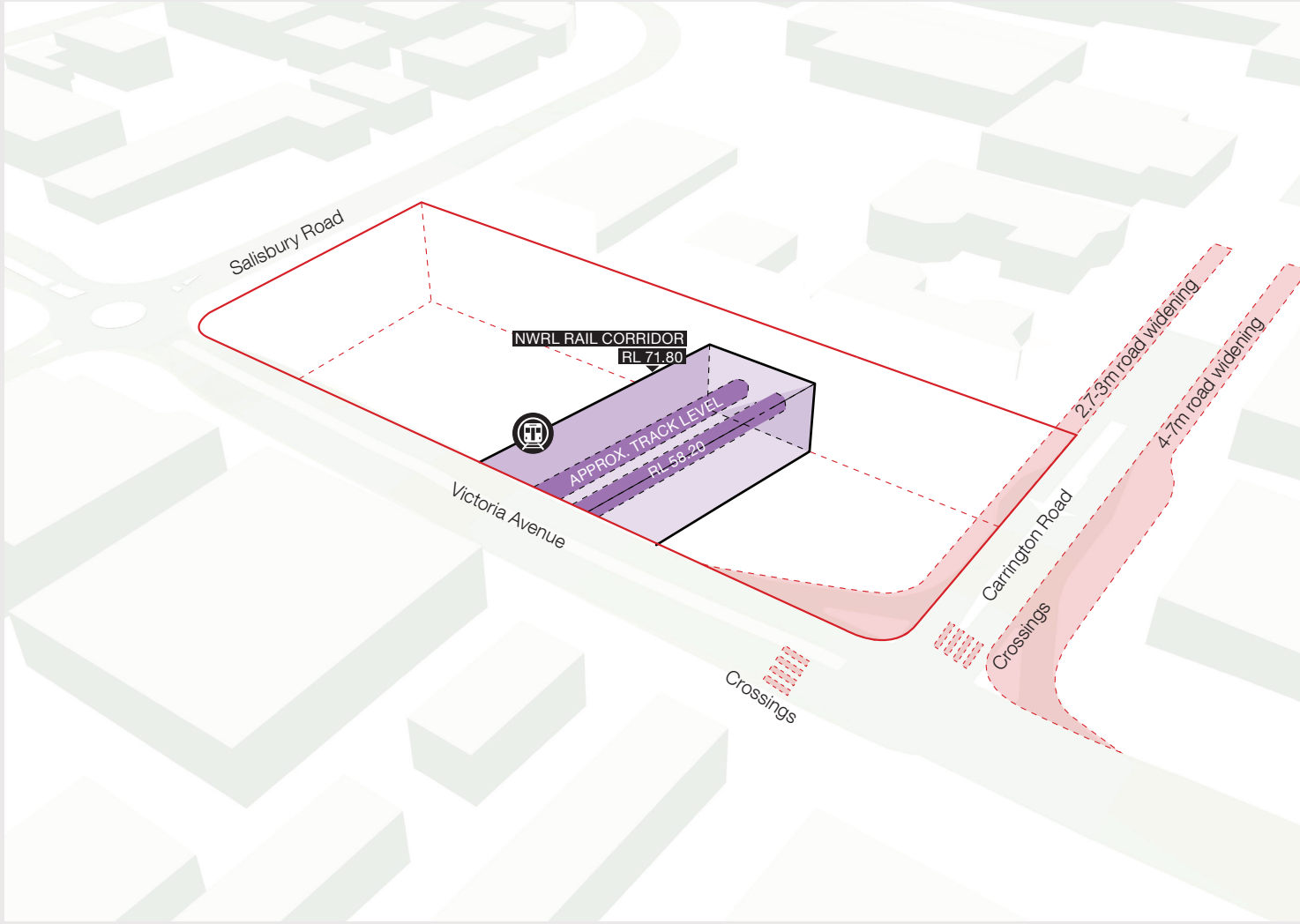
4.0 Site Analysis



4.5 Overland flow and flooding

The site is in the Cattai Creek catchment with an overland flow path running west to east through the centre of the site. Due to the shallow falls and the location of existing buildings, the 1%AEP flood event results in inundation and the Flood Planning required for the site sits at RL85.2 plus 500mm freeboard.

Toward the south of the site, twin 1800mm stormwater pipes are located in an 8-10m wide easement running east-west across the site, discharging into Cattai Creek further to the east.



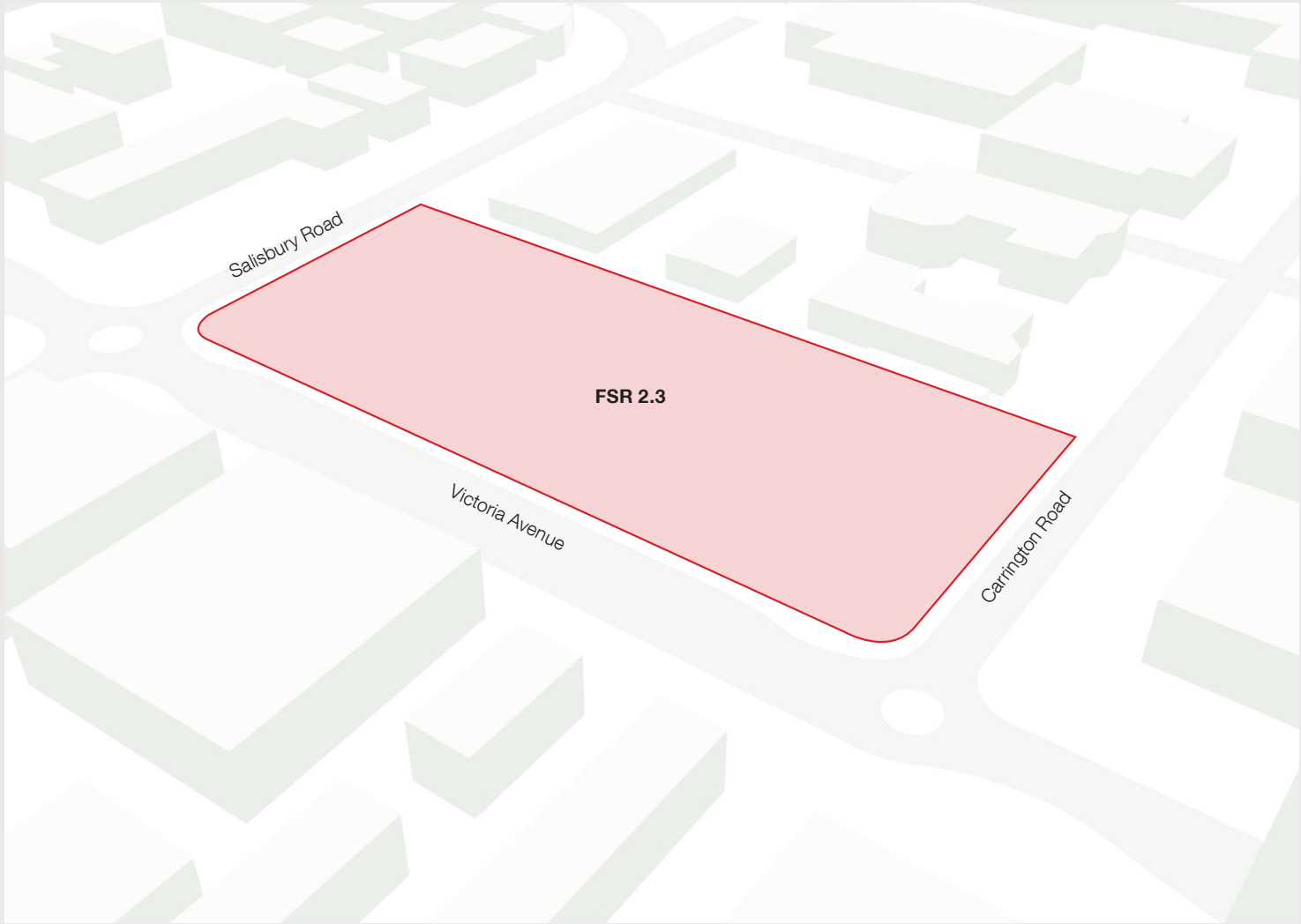
4.6 Transport infrastructure

The North West Rail Link tunnel runs east-west below the centre of the site at RL58.2m with the First Reserve zone at RL71.8m.

The LEP indicates SP2 land acquisition for proposed road widening to Carrington Road of 2.7m-3m along the southern edge of the site.

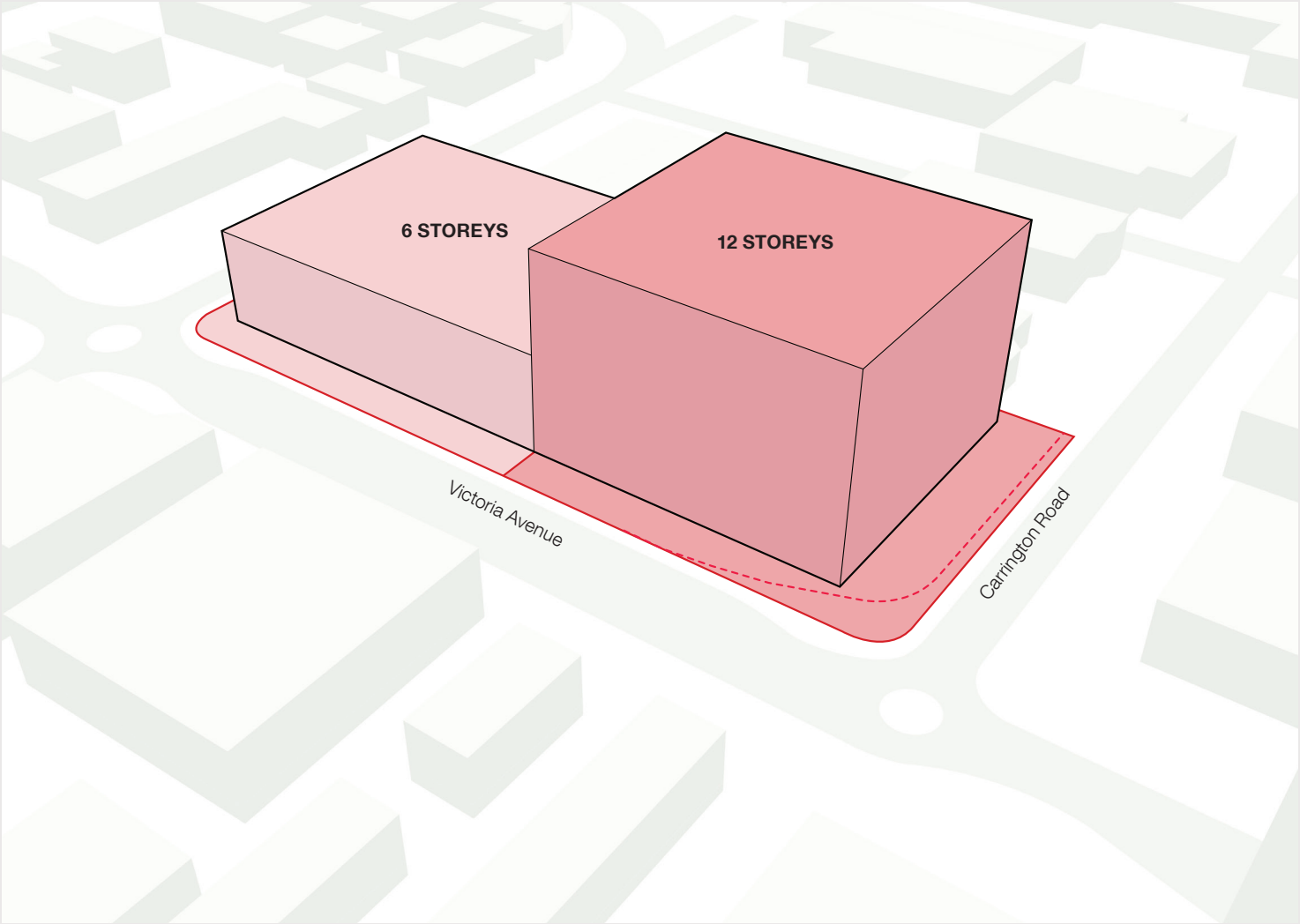
TfNSW plans indicate that the intersection of Victoria Avenue and Carrington Road will be upgraded from the existing roundabout to signalised lights and crossings. Additional dedicated space from the site will be required to accommodate this.

4.0 Site Analysis



4.7 Precinct Plan FSR

The Draft Norwest Precinct Plan proposes an FSR of 2.3:1 be applied to the site, resulting in a maximum allowable GFA of 48,410m².



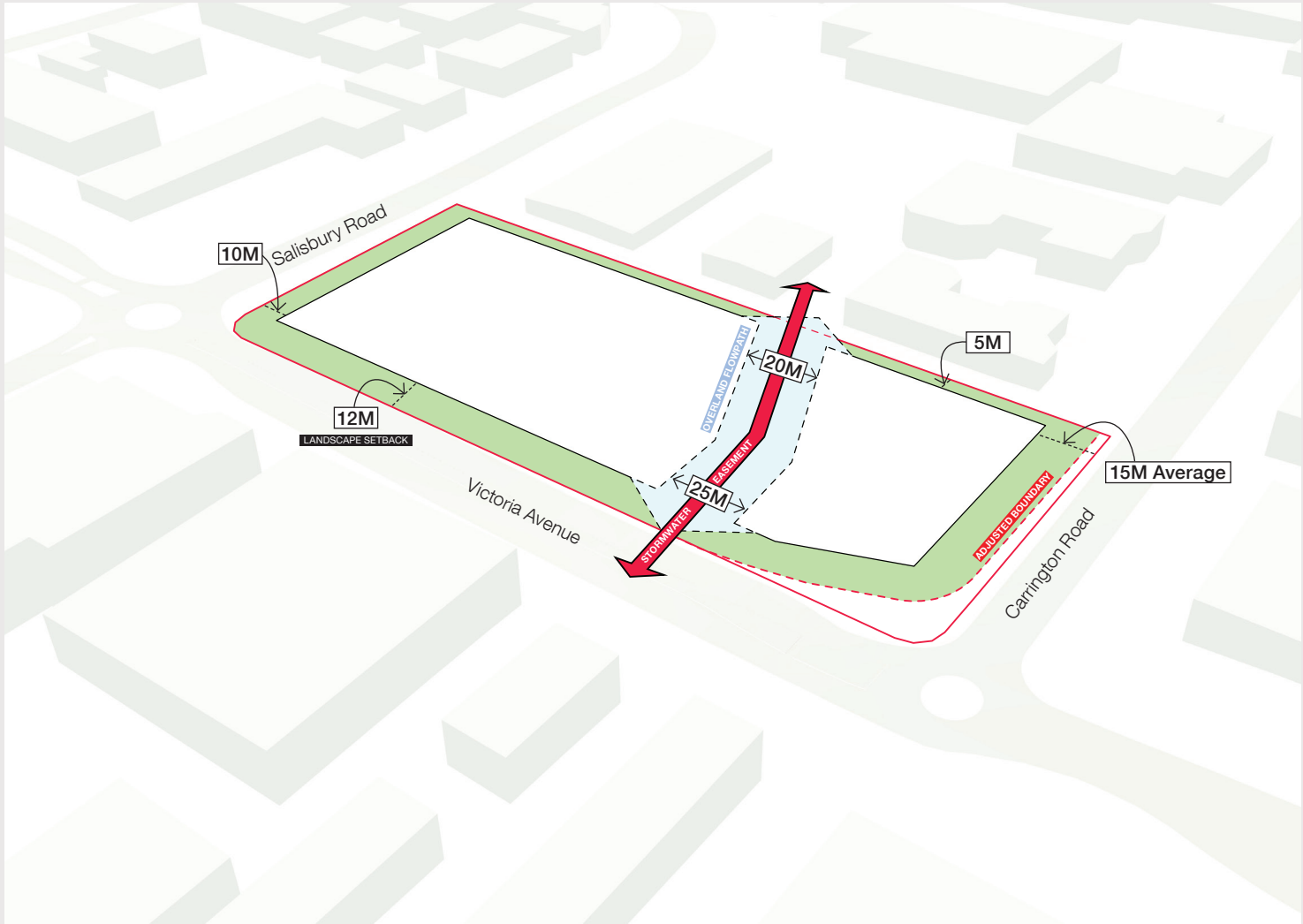
4.8 Precinct Plan Height in Storeys

The Draft Norwest Precinct Plan proposes maximum building heights for the site, with a maximum of 6 storeys to the north and 12 storeys to the south.

5.0

Site Strategy

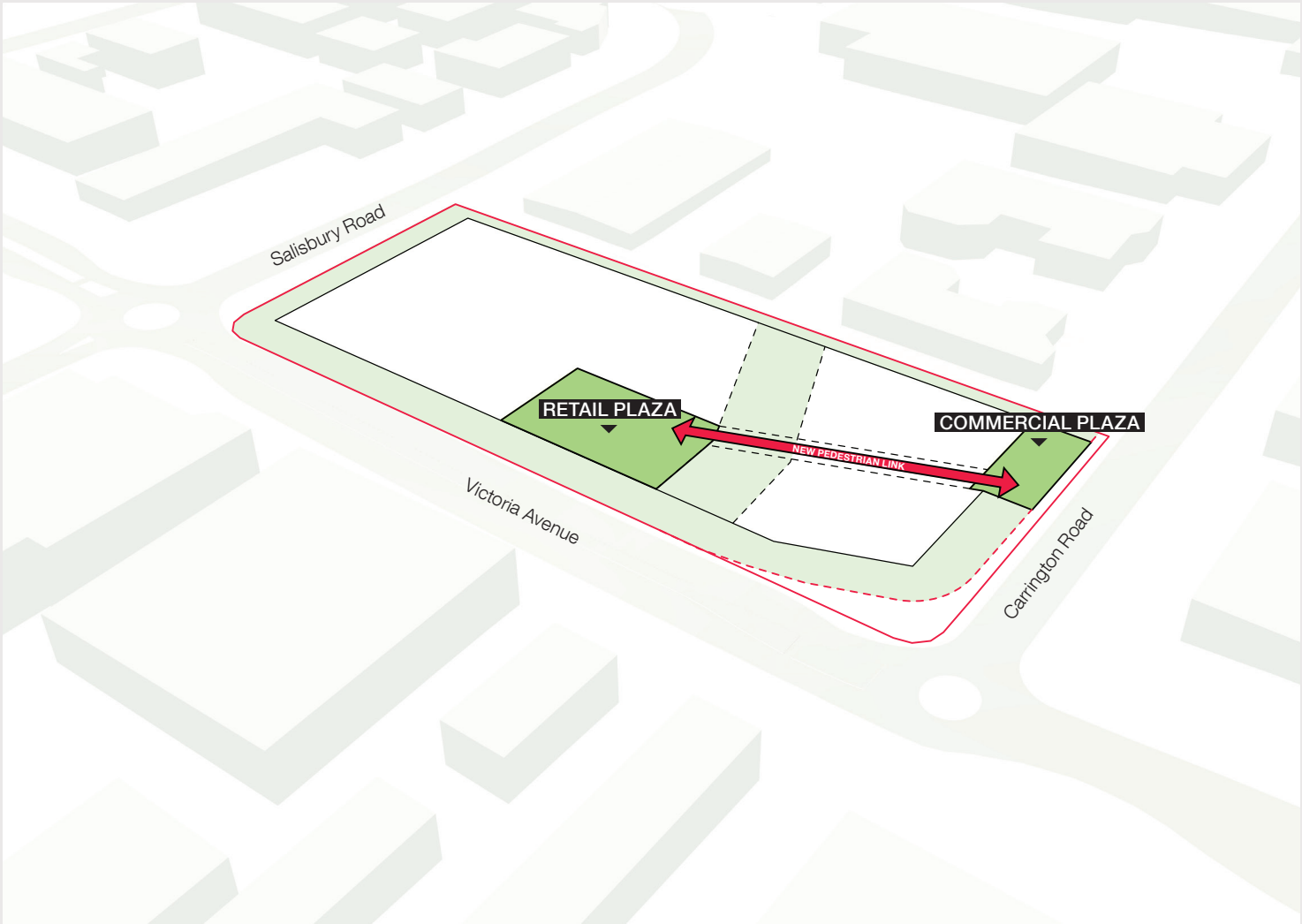
5.0 Site Strategy



5.1 Through Site Link

The mid block link and overland flow path are combined in a generous linear park of 20-25m width.

The area allocated to this landscaped open space is offset by minor refinements to the Salisbury Road and Victoria Avenue landscaped setbacks, which are proposed at 10m and 12m respectively.

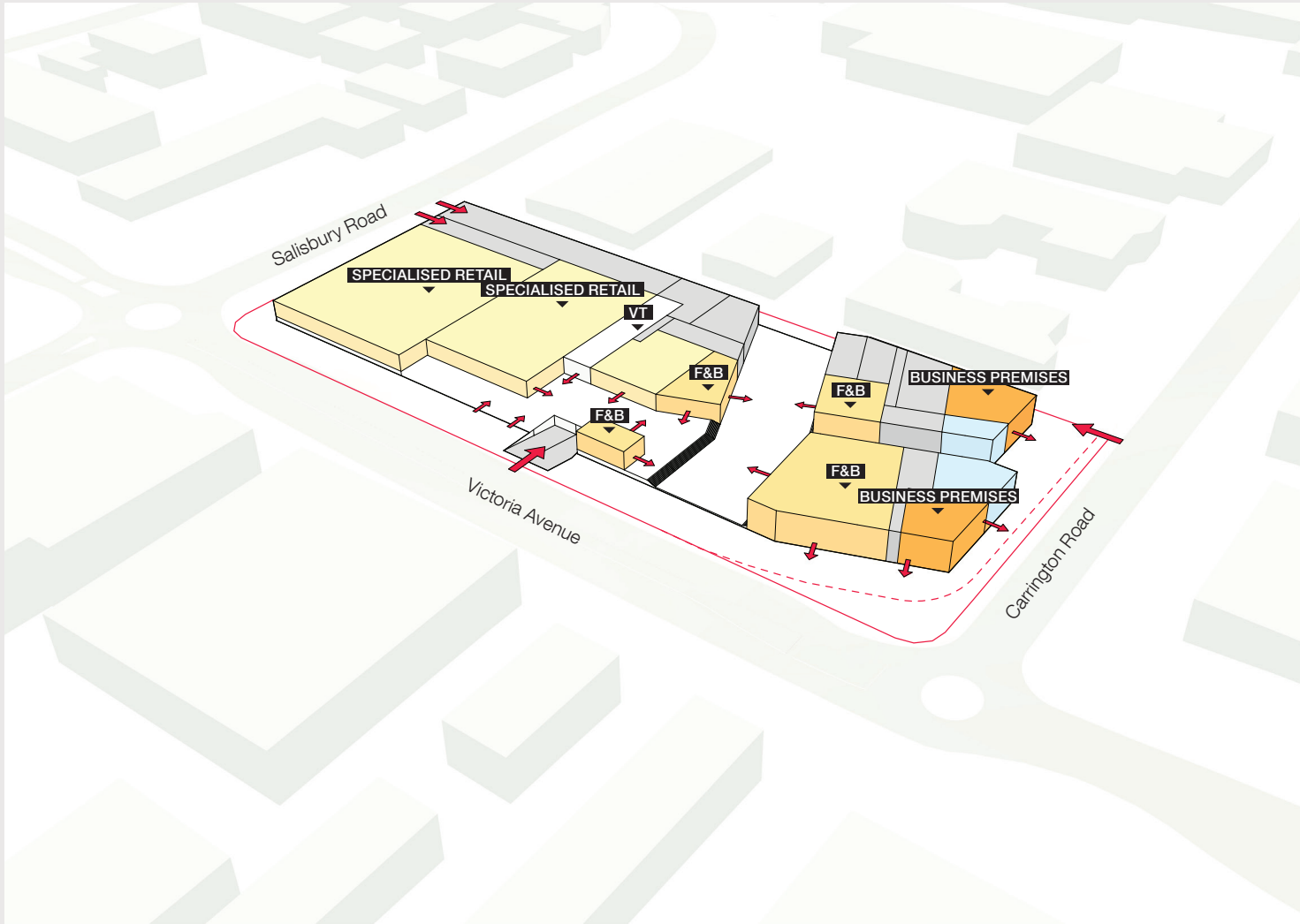


5.2 Plazas linked by Laneway

The site strategy proposes two plazas linked by a laneway:

- In the southeast corner of the site, a commercial plaza provides a welcoming arrival space for metro commuters arriving on foot
- Fronting Victoria Avenue, a retail plaza provides sunny outdoor dining midway along the western frontage.

5.0 Site Strategy

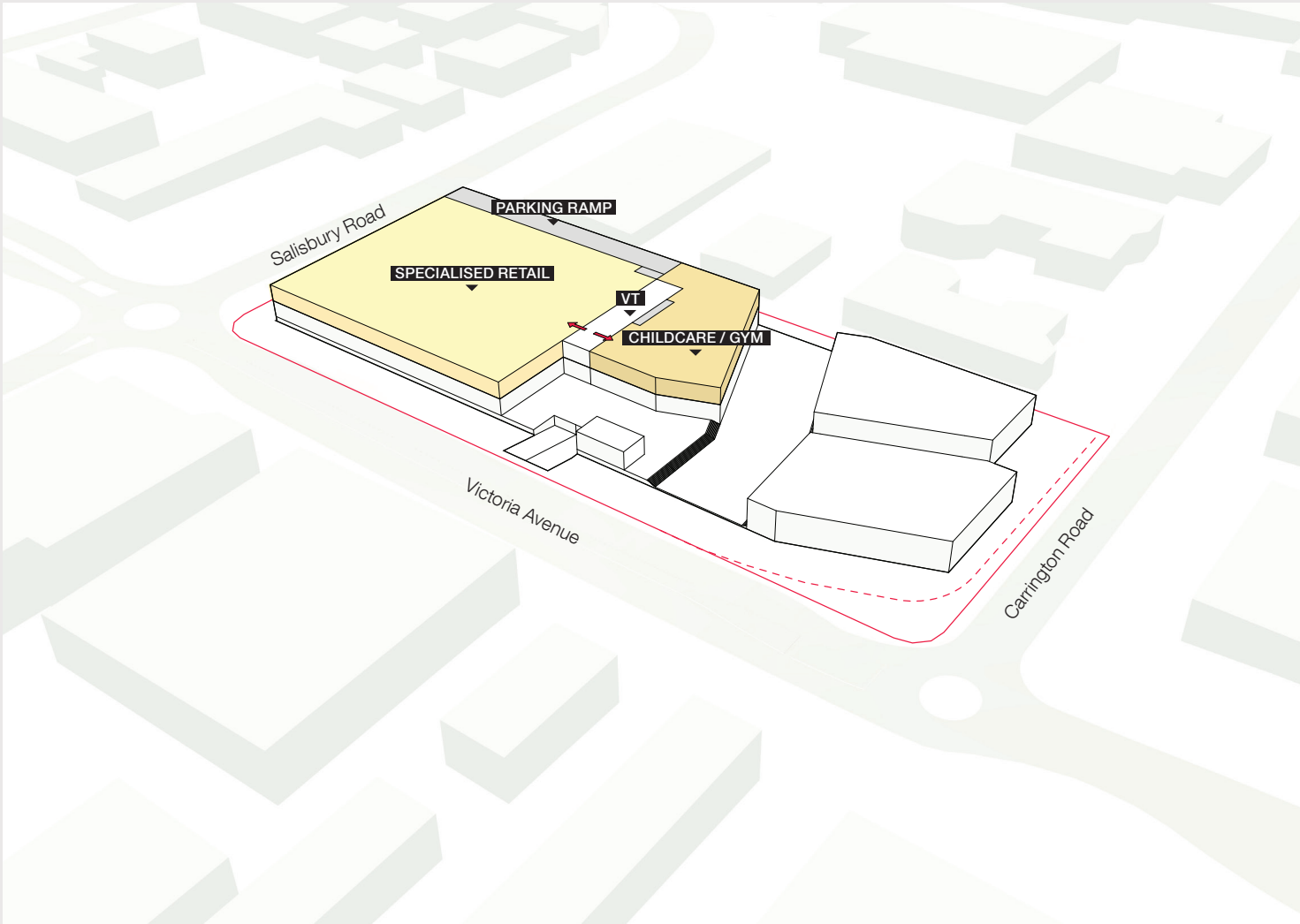


5.3 Activated Ground Plane

The Carrington Road landscaped setback is ‘averaged’ to create a protected commercial entry plaza at the important corner, providing a clear address for two commercial buildings.

F&B tenancies activate both sides of the linear park and two sides of the retail plaza. At the north end of the site large format retail tenancies are buried into the hillside but accessed at grade mid-way along the Victoria Avenue frontage

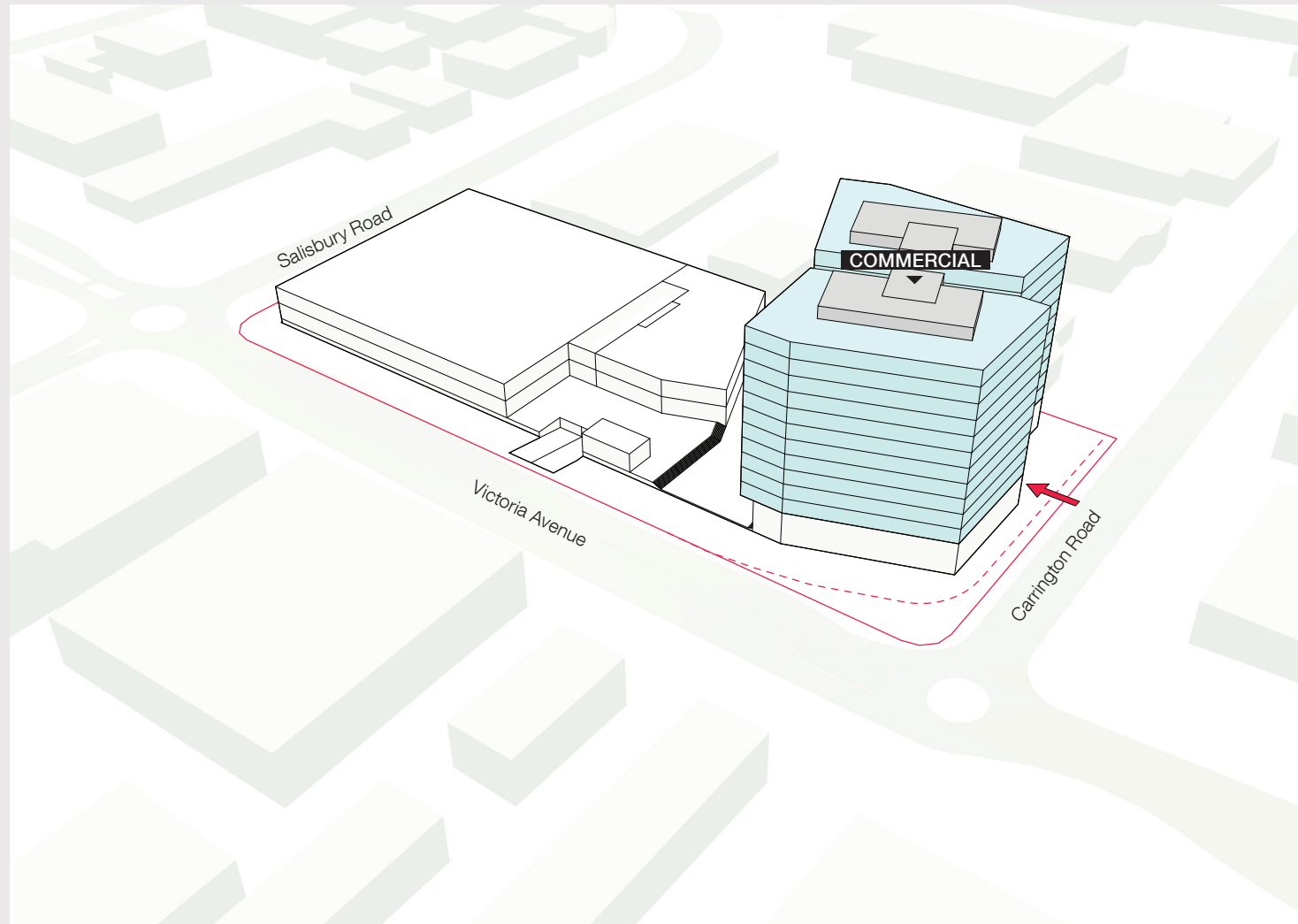
Lower ground parking is accessed at the low point on Victoria Ave, while all other vehicles access is along the eastern boundary, avoiding disruption to active frontages addressing primary streets and separating pedestrians from service vehicles.



5.4 Level 1

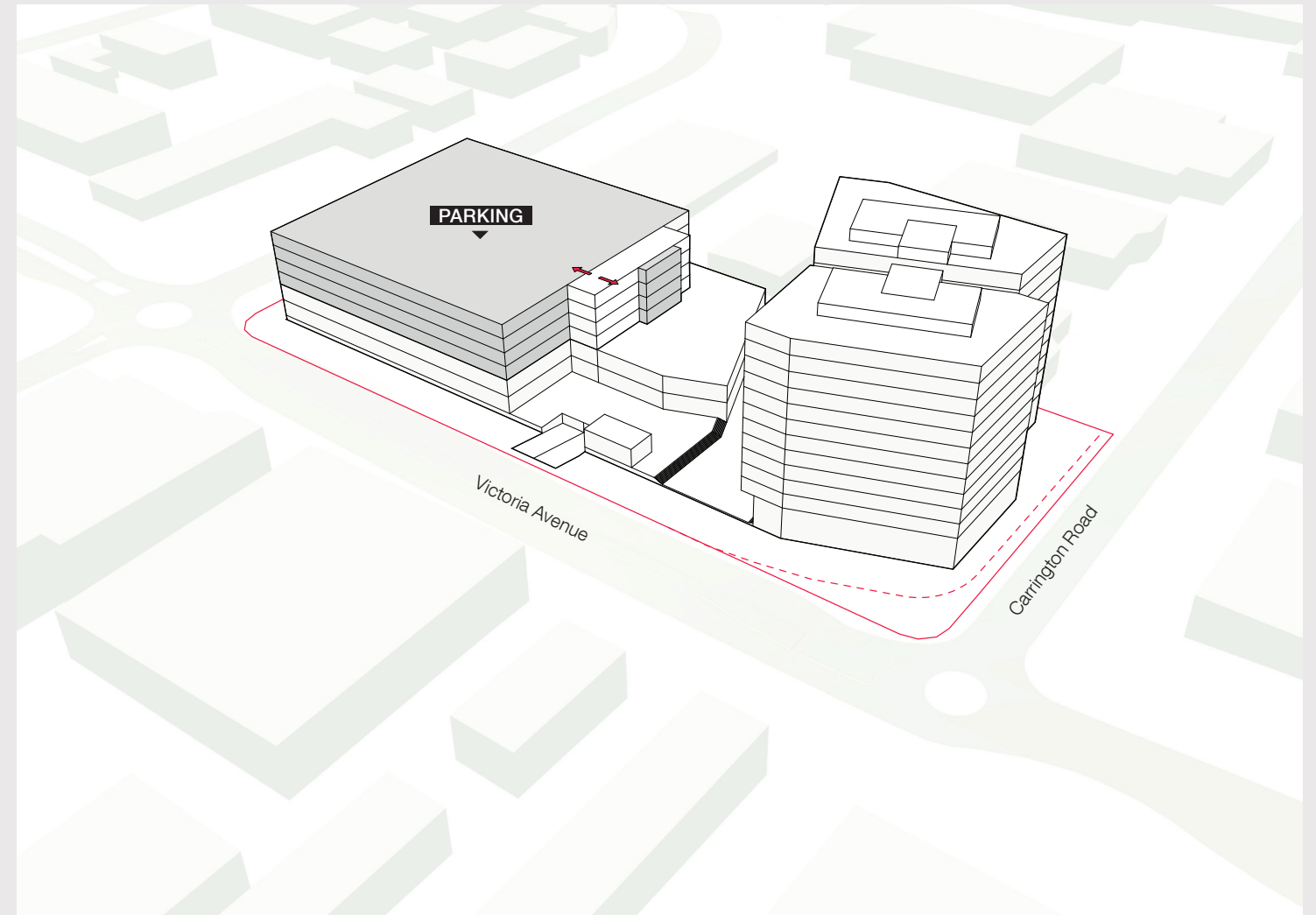
At the north end of the site, larger specialised retail tenancies accessed via a central vertical circulation core featuring lifts and travelators. Immediately to the south, a mid sized tenancy accommodates childcare or gym overlooking the linear park.

5.0 Site Strategy



5.5 Commercial Towers

The southern end of the site is defined by two 12-storey commercial towers separated by an 8m wide laneway link. Commercial lobbies are located either side of the link at the corner of the southern plaza.

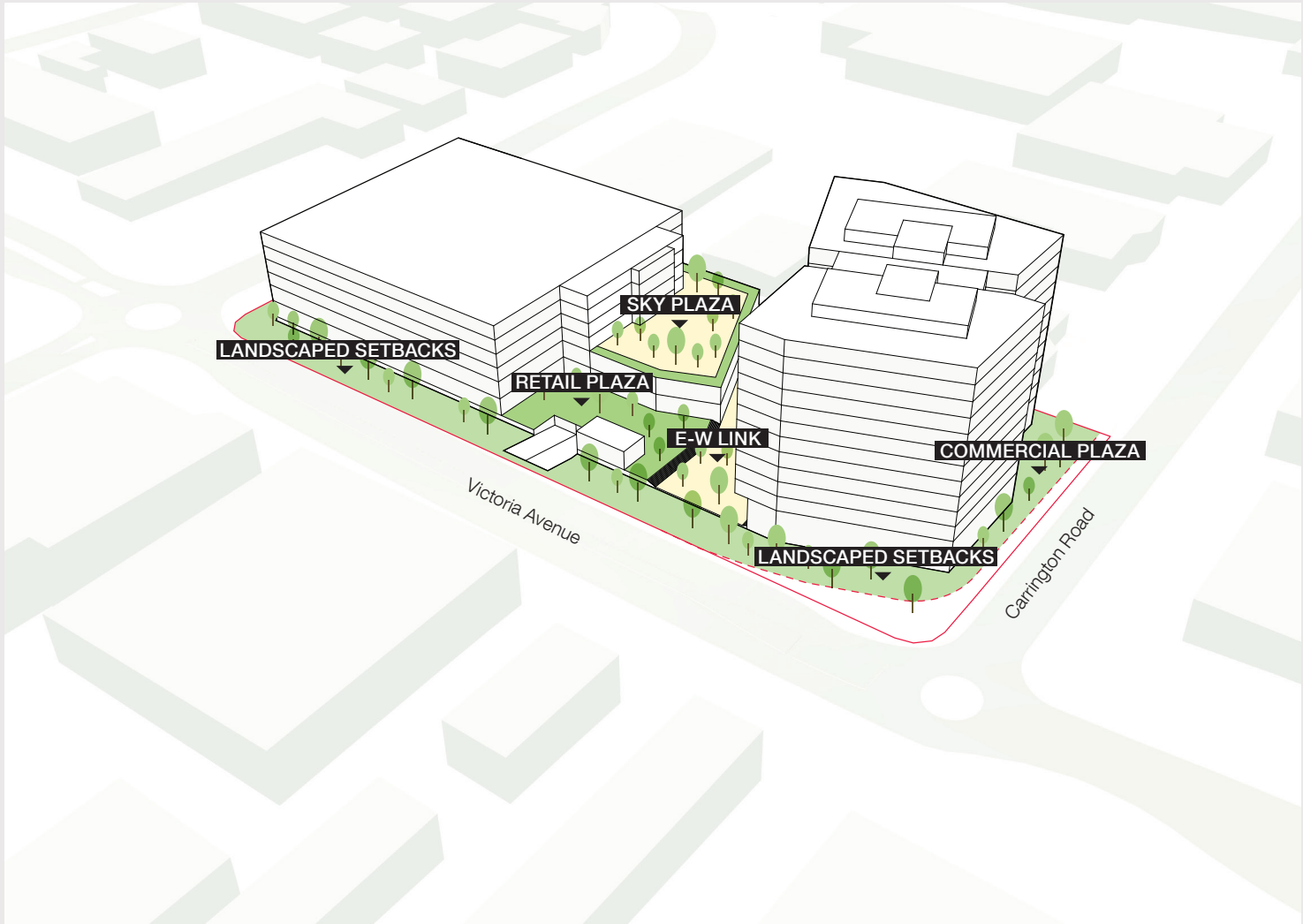


5.6 Podium Parking

Basement parking is limited to two levels by close proximity to the stormwater pipes and metro tunnel which run below the site.

Above the specialised retail, four levels of podium parking are screened by a high quality naturally ventilated facade.

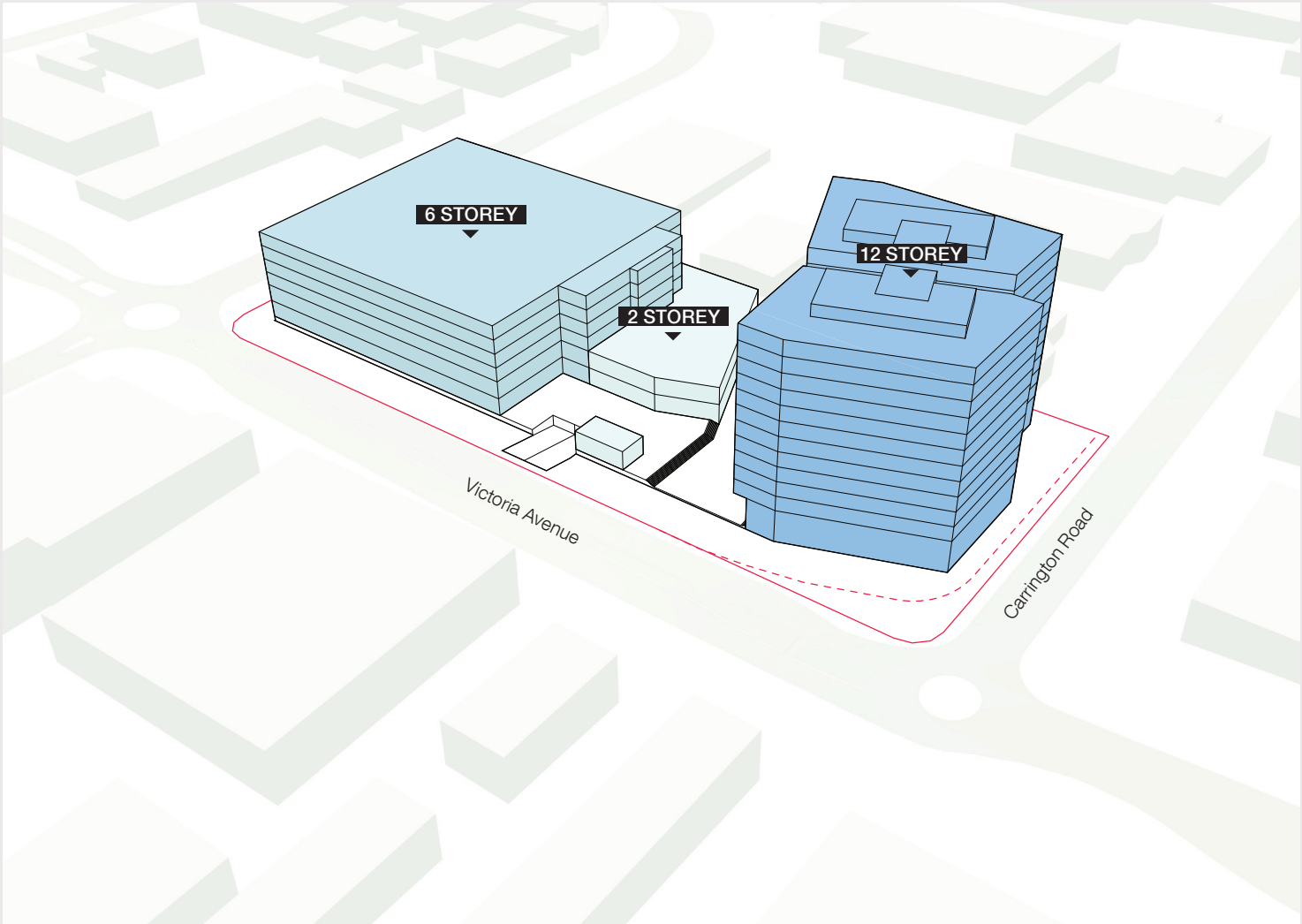
5.0 Site Strategy



5.7 Integrated landscape

Generous landscaped setbacks and the 20-25m through site link benefit from deep soil throughout and several retained trees.

The green spaces are complemented by paved plazas and a landscaped rooftop above the gym/childcare.



5.8 Compliant Building Heights

Proposed building heights are consistent with the Draft Norwest Precinct Plan with six storeys to the north of the site and twelve storeys alongside Carrington Road.

Immediately to the north of the through site link, a two-storey volume minimises overshadowing of the public open space.

6.0

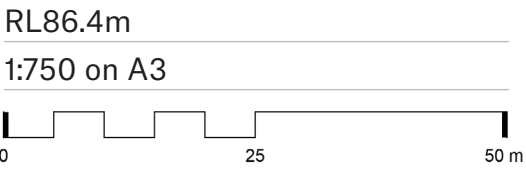
**Design
Description**

6.1 Ground level

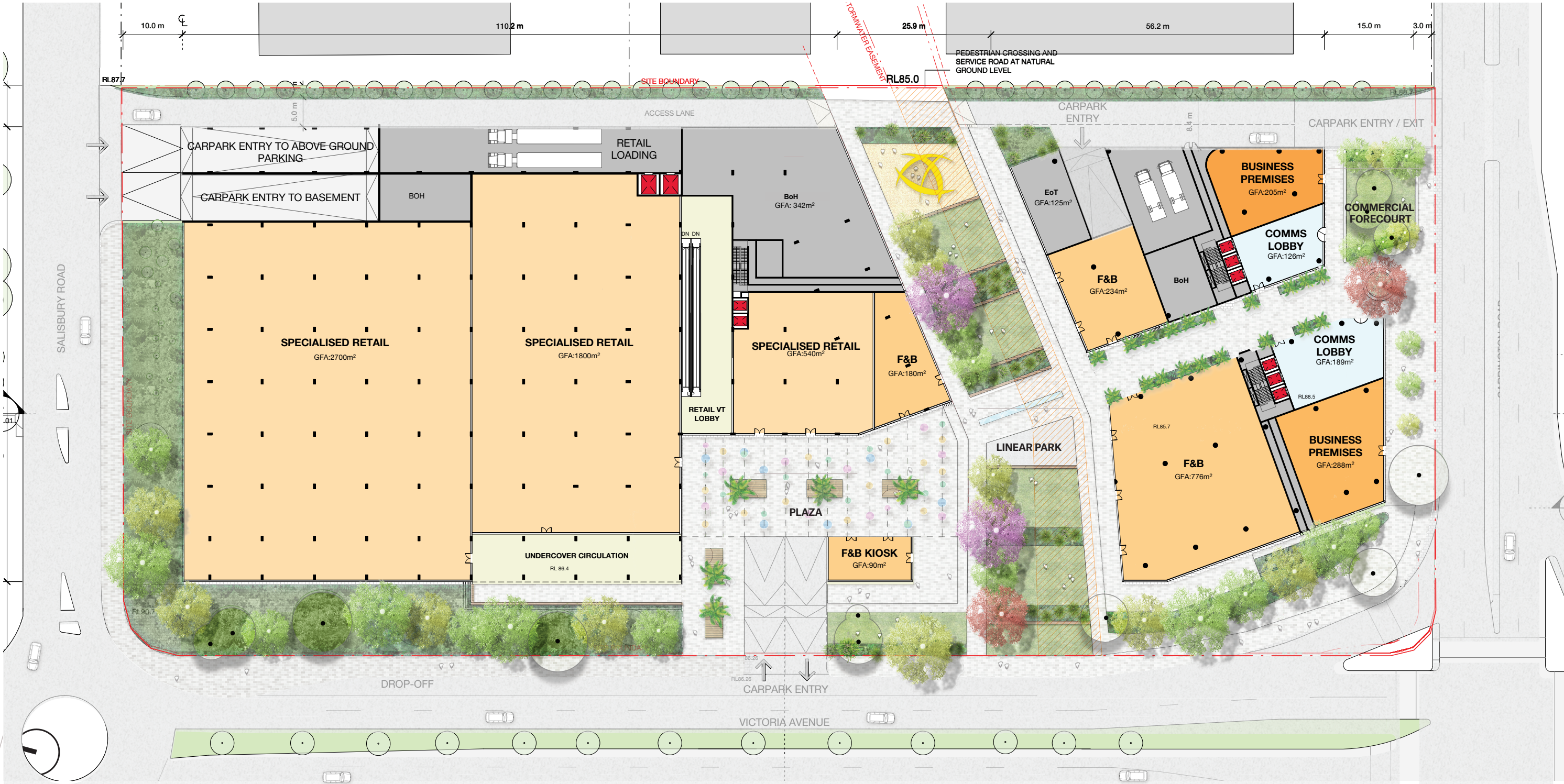
A bustling commercial and retail precinct

A highly connected ground plane provides a network of landscaped spaces activated by F&B and specialised retail. Loading and parking access is accessed on the eastern edge and a retail basement entry from Victoria Avenue.

Ground Level Plan



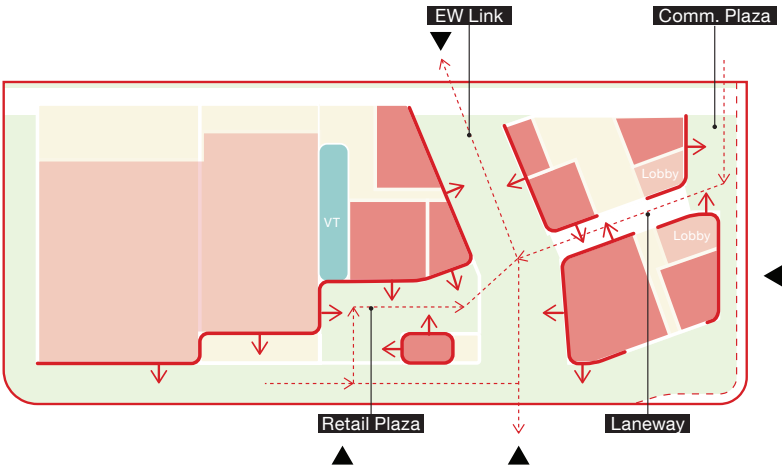
Building Key	Tree Key
Office	Signif. tree retained
Medical, Childcare & Gym	Tree to be retained
Specialised Retail	Tree to be removed
Food and Drink, Business	
Carparking, BoH & Loading	



6.1 Ground level

Linear Park

The proposed design integrates an east west through site link into a generous 20-25m wide linear park which provides pedestrian connectivity, overland flow and outdoor amenity activated on both sides by F&B tenancies.



Pictured

- 1. EW Link looking east towards plaza
- 2. EW Link looking west towards Victoria Avenue





Pictured
Perspective of approach from the
West towards linear park

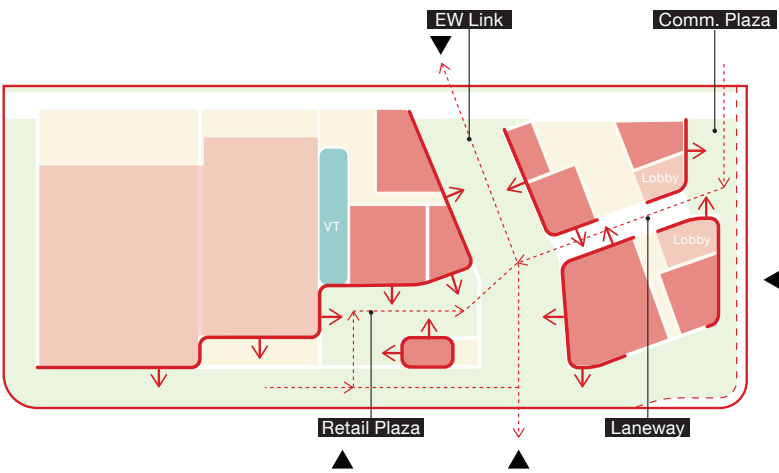
6.1 Ground level

Retail plaza

North of the linear park, a retail plaza is flanked by active edges and F&B tenancies.

On the western edge, along the Victoria Avenue frontage, a single storey F&B pavilion is located between the linear park and the carpark entry, framing the retail plaza.

The northwest corner provides a level connection to Victoria Avenue and access into the northern retail tenancies.



Pictured

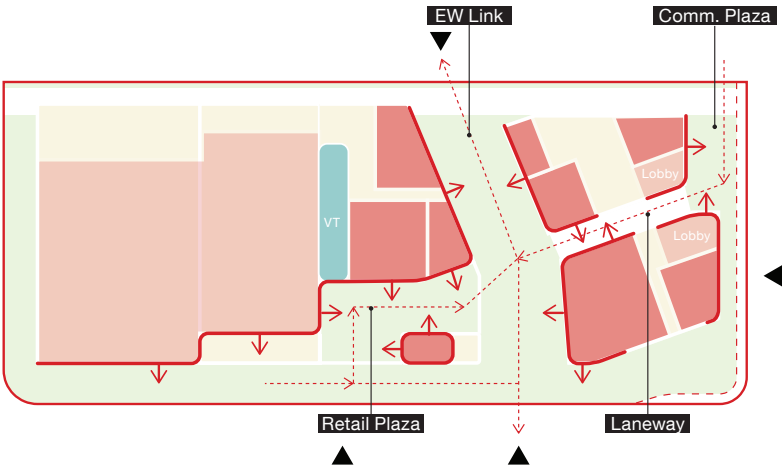
- 1. Upper plaza from the North looking south towards EW link
- 2. Arrival from Victoria Avenue looking towards upper plaza
- 3. Looking down towards retail plaza



6.1 Ground level

Commercial address marking new precinct

A commercial entry plaza fronts Carrington Road as a welcoming gesture for pedestrians arriving from the Metro station. The two buildings define the southern end of the laneway which connects to the central plaza.



Pictured
Laneway connection from Carrington Road to central plaza



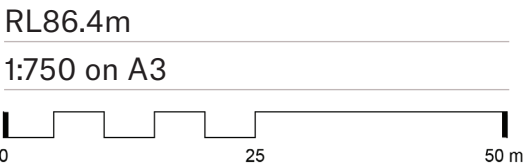


Pictured

View of plaza looking south with
Victoria Ave to the right

6.1 Ground level Alternative Option

Ground Level Plan

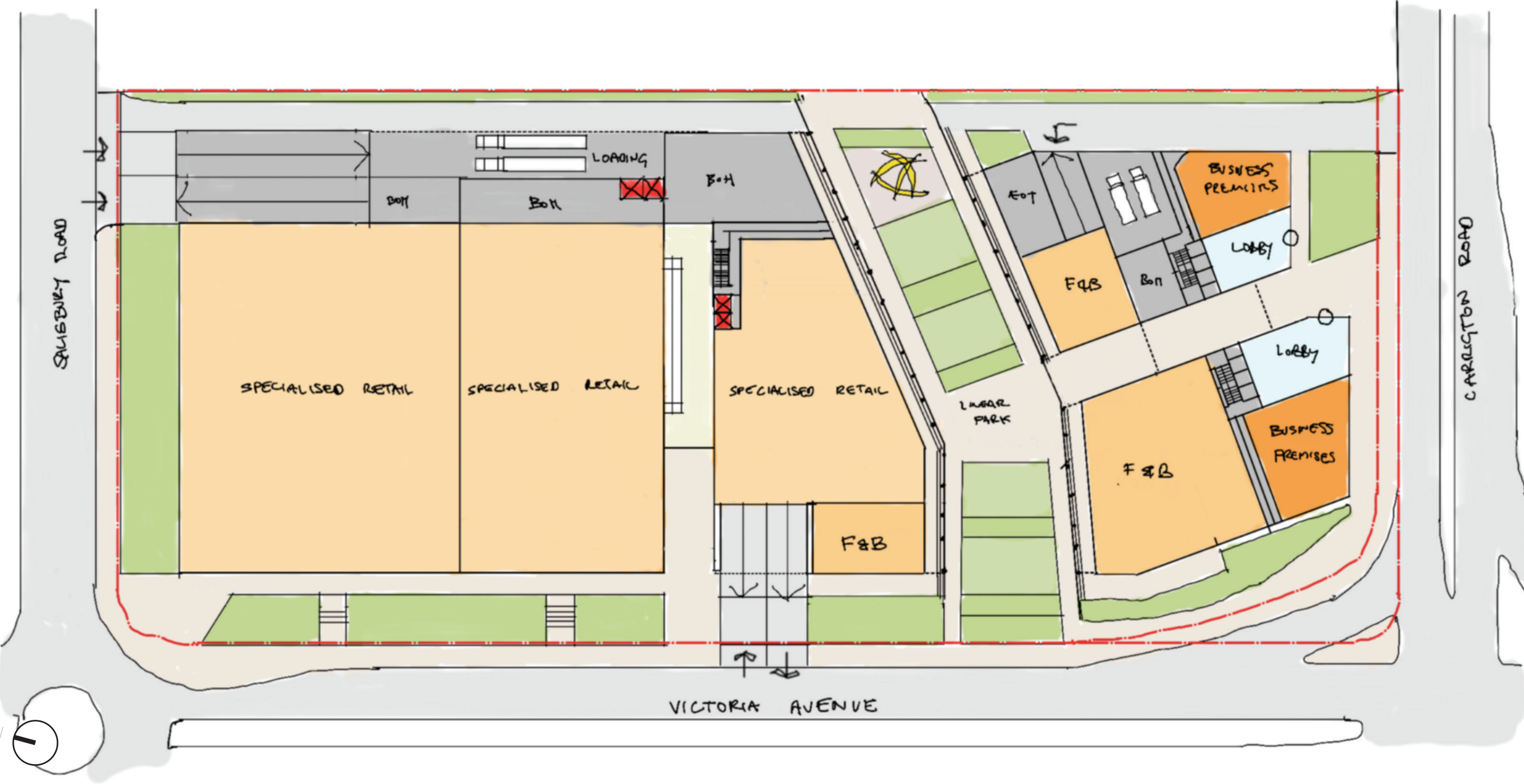


Building Key

- Office
- Medical, Childcare & Gym
- Specialised Retail
- Food and Drink, Business
- Carparking, BoH & Loading

Tree Key

- Signif. tree retained
- Tree to be retained
- Tree to be removed



6.2 Level 01

Retail and commercial uses activate the precinct

Active uses on level 1 enhance the quality and energy of the open spaces. Commercial and retail floorplates are arranged to optimise amenity, connectivity and solar access to open spaces.

Level 01 Plan

RL91.4m / 93.5m

1:750 on A3

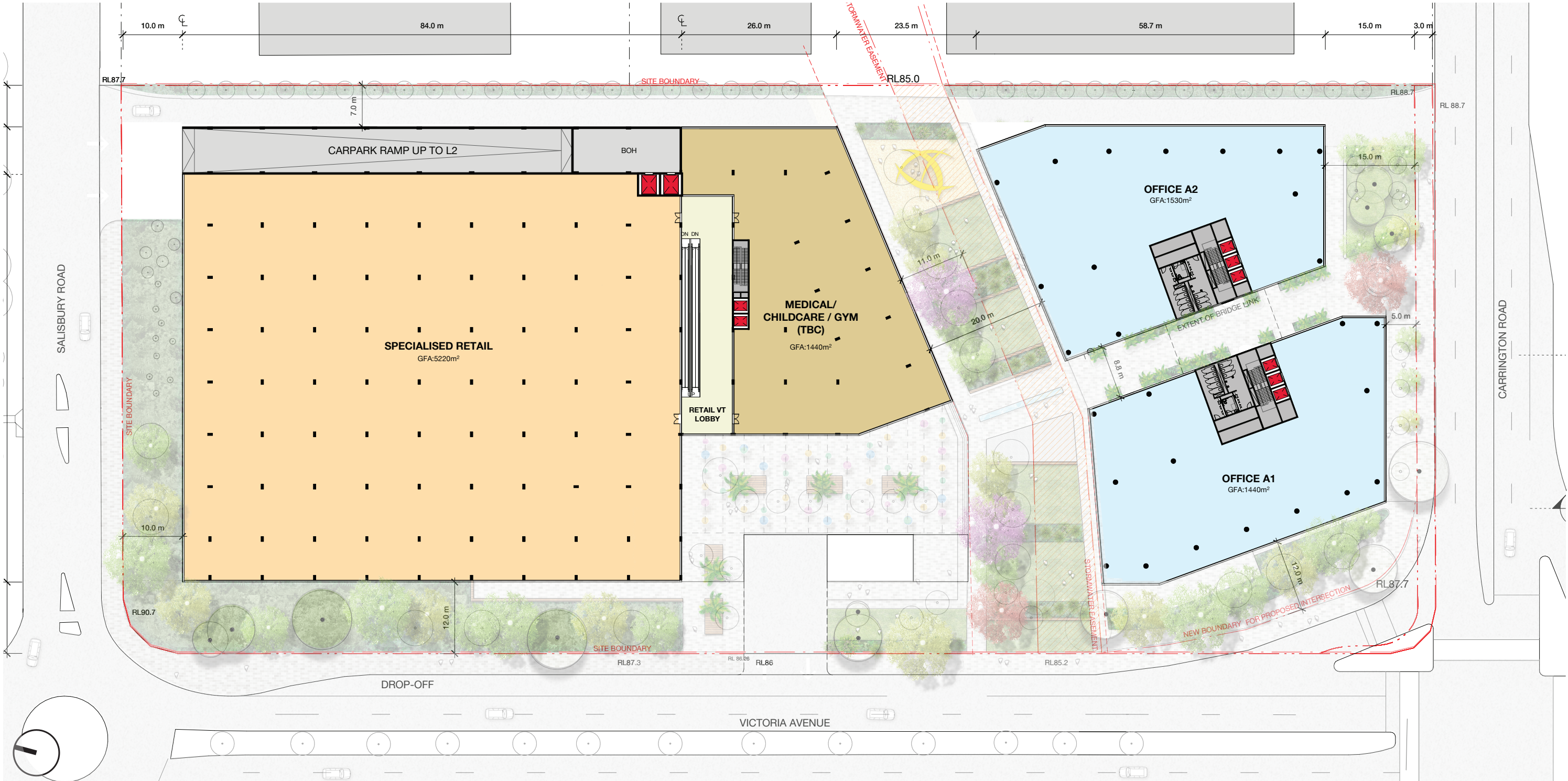


Building Key

- Office
- Medical, Childcare & Gym
- Specialised Retail
- Food and Drink, Business
- Carparking, BoH & Loading

Tree Key

- Signif. tree retained
- Tree to be retained
- Tree to be removed



6.3 Podium levels

The northern parking podium steps down to a sky plaza alongside the east west link

Podium Levels 2-5

1:750 on A3

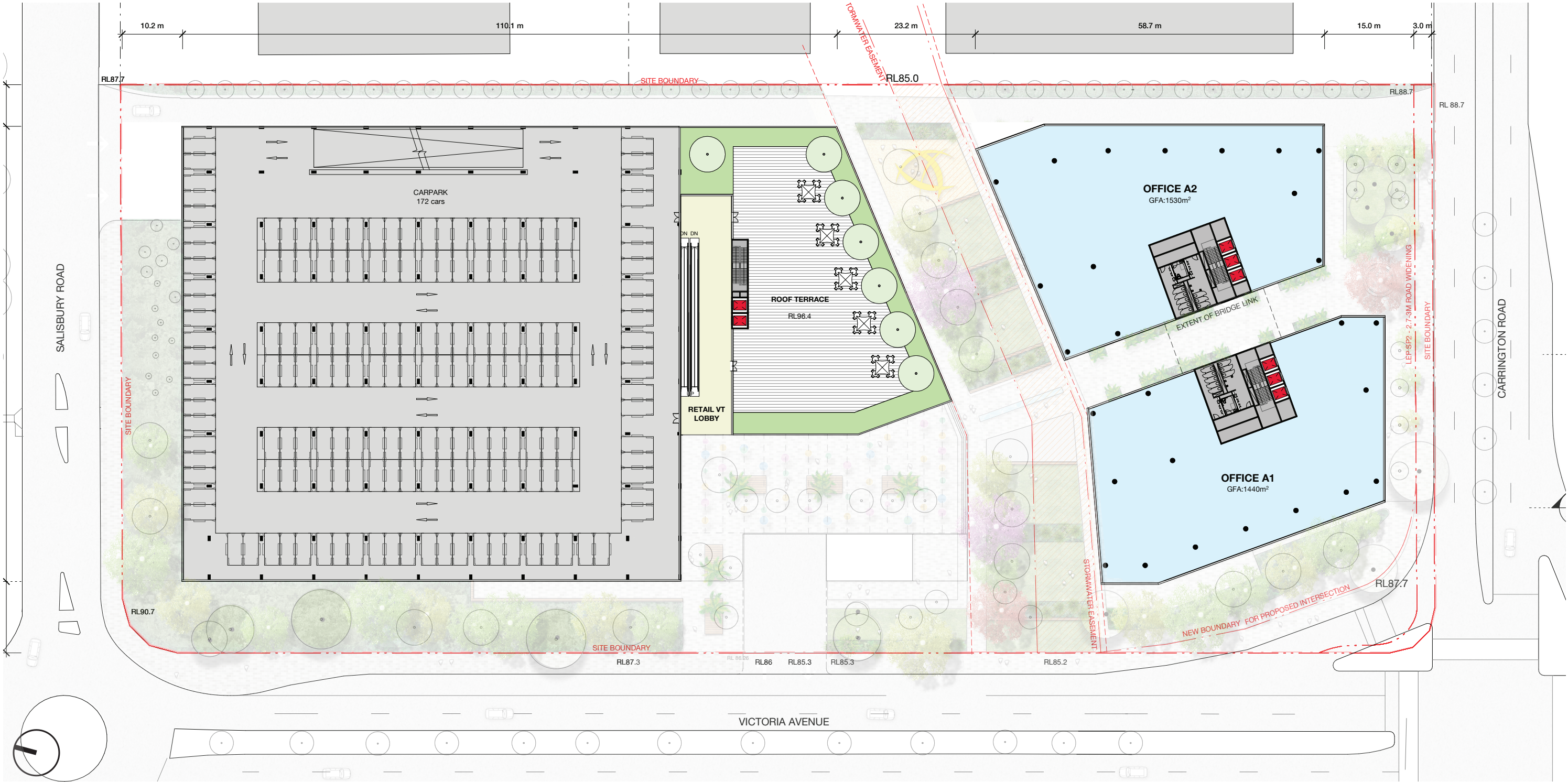


Building Key

- Office
- Medical, Childcare & Gym
- Specialised Retail
- Food and Drink, Business
- Carparking, BoH & Loading

Tree Key

- Signif. tree retained
- Tree to be retained
- Tree to be removed



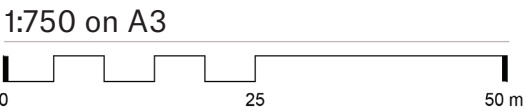


Pictured
Perspective of Sky plaza from
Victoria Avenue

6.4 Office Levels

The commercial buildings offer two side core buildings that can be linked by bridging balconies or mixed-mode spaces

Typical Office Levels

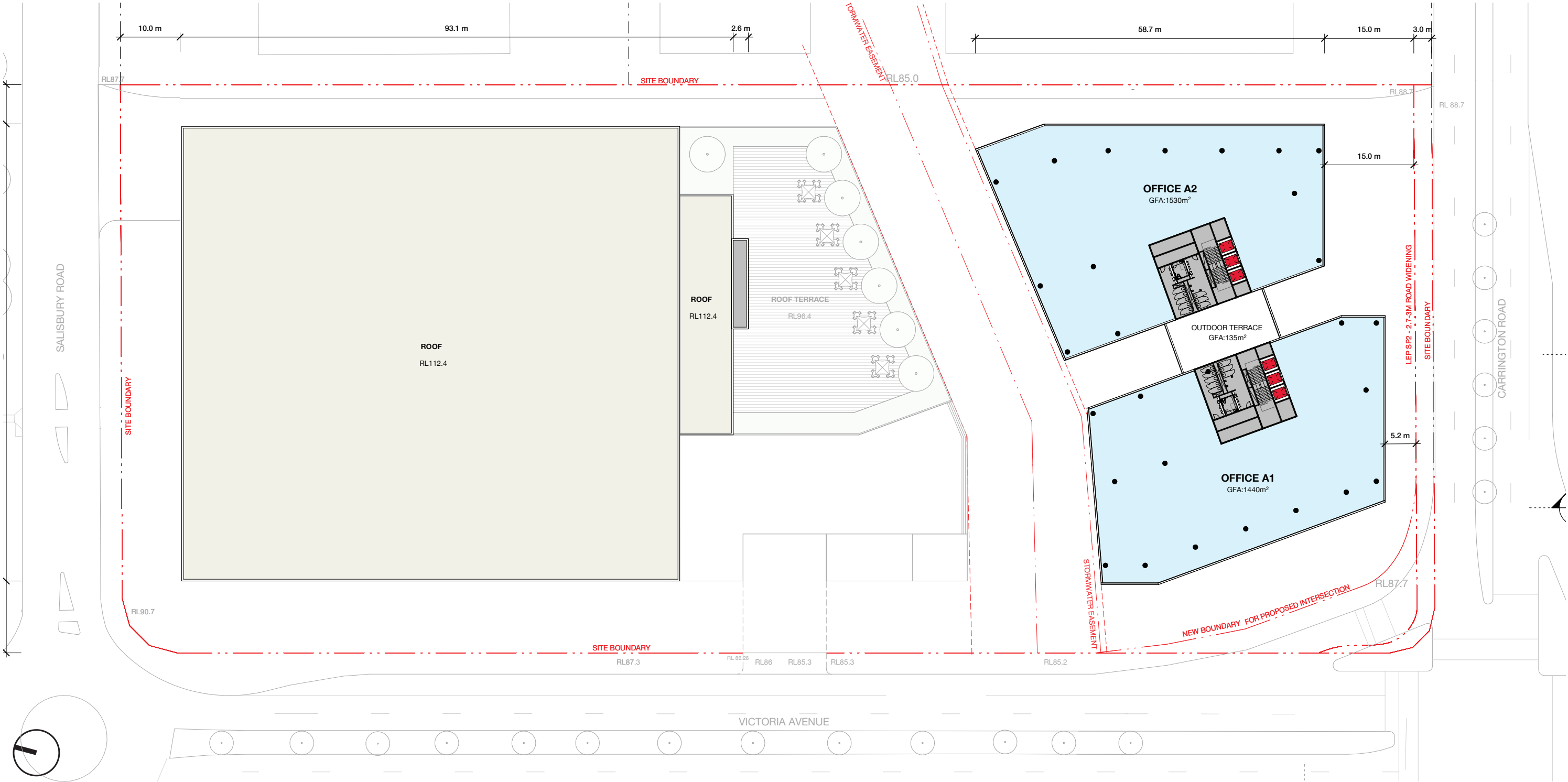


Building Key

- Office
- Medical, Childcare & Gym
- Specialised Retail
- Food and Drink, Business
- Carparking, BoH & Loading

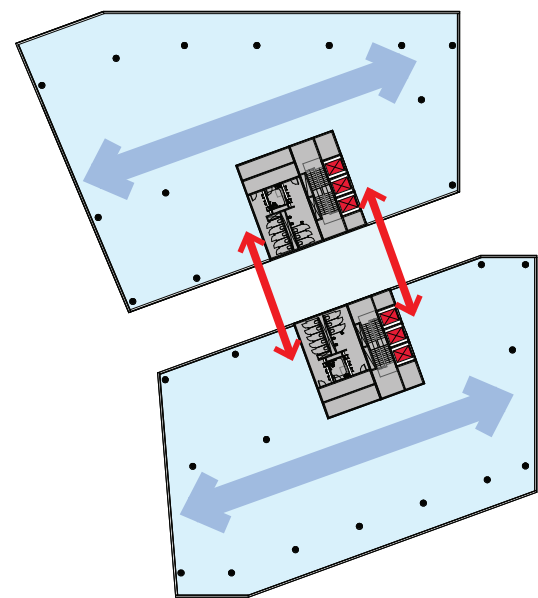
Tree Key

- Signif. tree retained
- Tree to be retained
- Tree to be removed



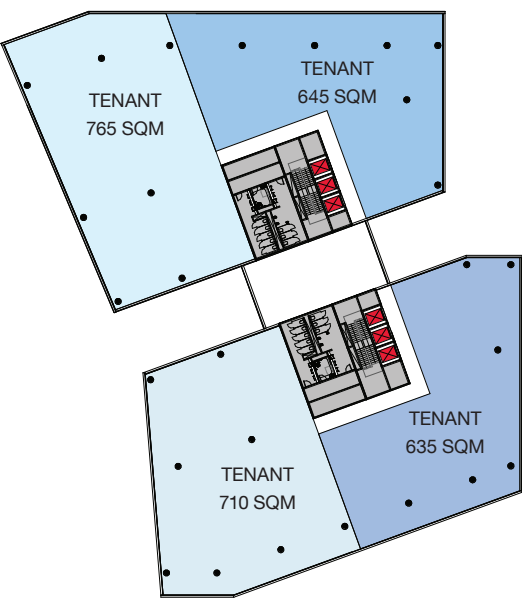
6.4 Office Levels

Two buildings could be flexibly linked to offer a range of tenancy types and sizes to suit a broad range of tenants



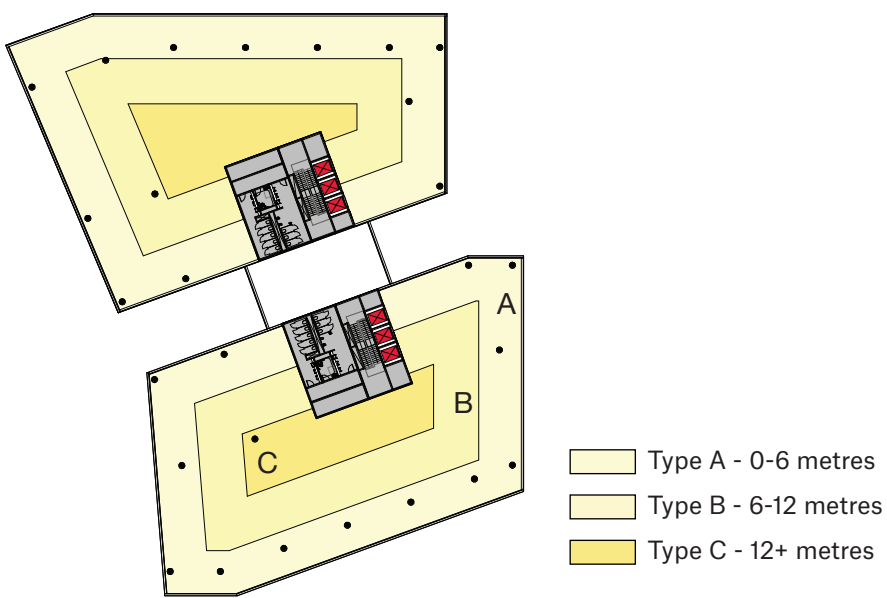
Contiguity & Connectivity

The two floorplates consist of large contiguous zones providing clear sightlines across the floorplate. Between the buildings, bridging structures could provide greater connectivity via balconies or mixed mode spaces.



Sub-Divisibility

Floorplates are able to be divided into 2-3 smaller tenancies on each floor.



Depth of Space/Natural Light

This is a measure that reflects the ability to locate near to natural light and views; the flexibility of the space to support a range of space planning; & having sufficient 'deep' space to accommodate support spaces.

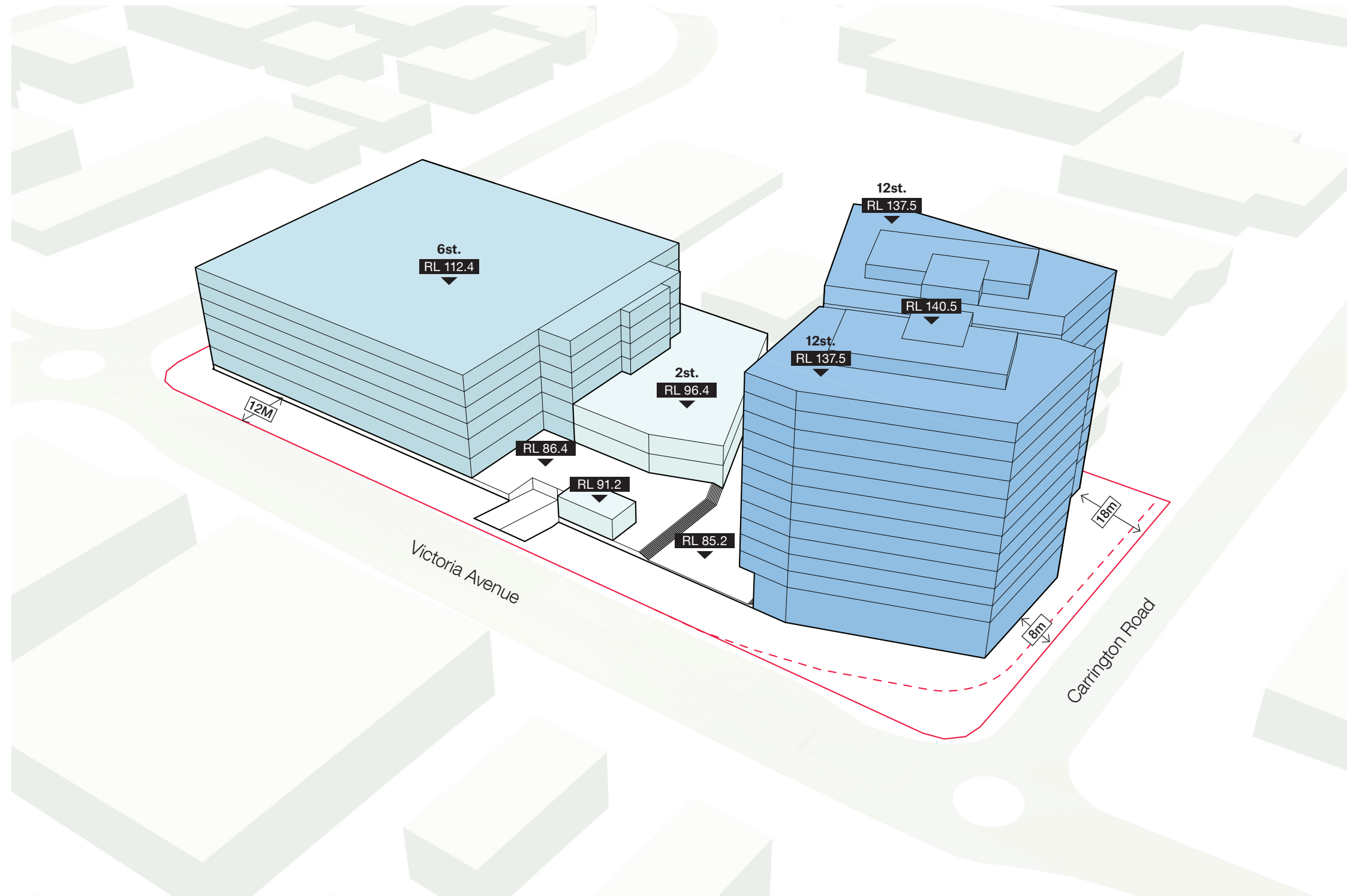
Type A space is within 6m of perimeter glazing or atrium edge, Type B is between 6-12m, and Type C is greater than 12m. Type A & B space is ideal for primary work points. Type C is suited to storage and utility spaces. The proposed dimensions have been optimised to reduce C type space to a minimum, thus offering floorplates with access to high levels of natural light.



6.5 Building Envelope

Built forms that frame public spaces

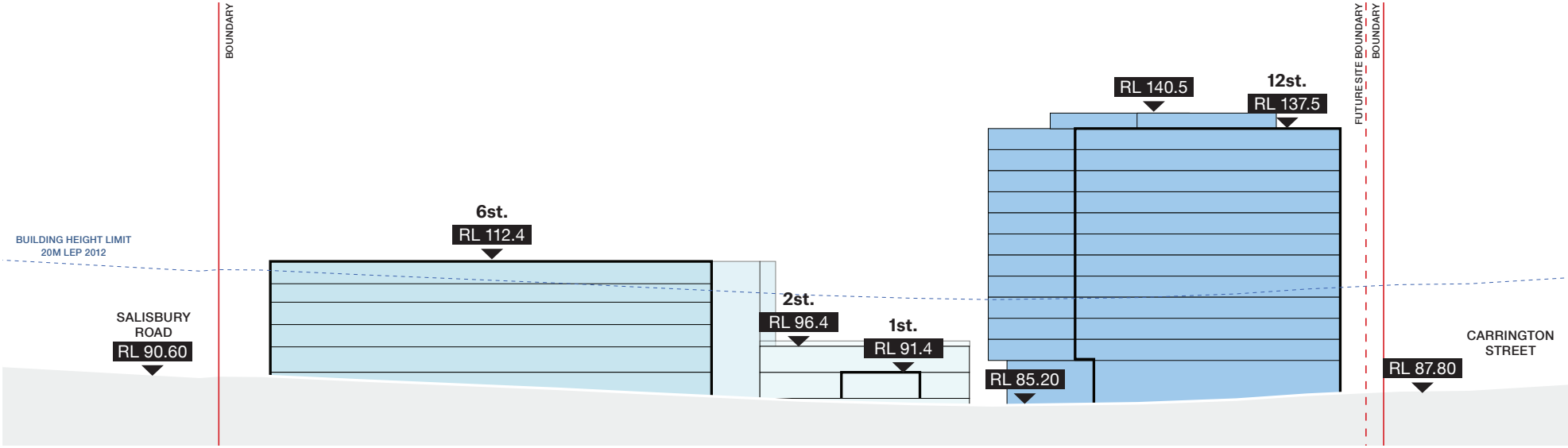
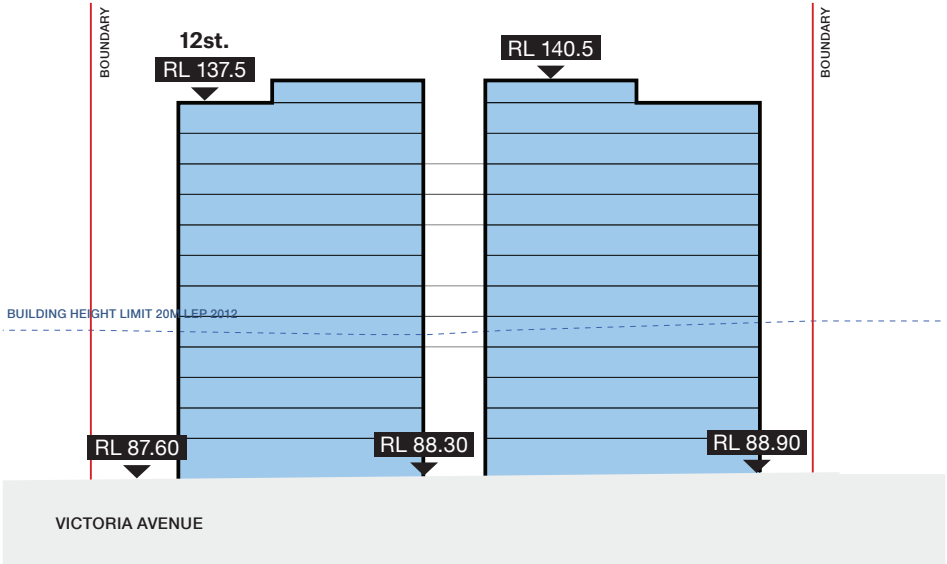
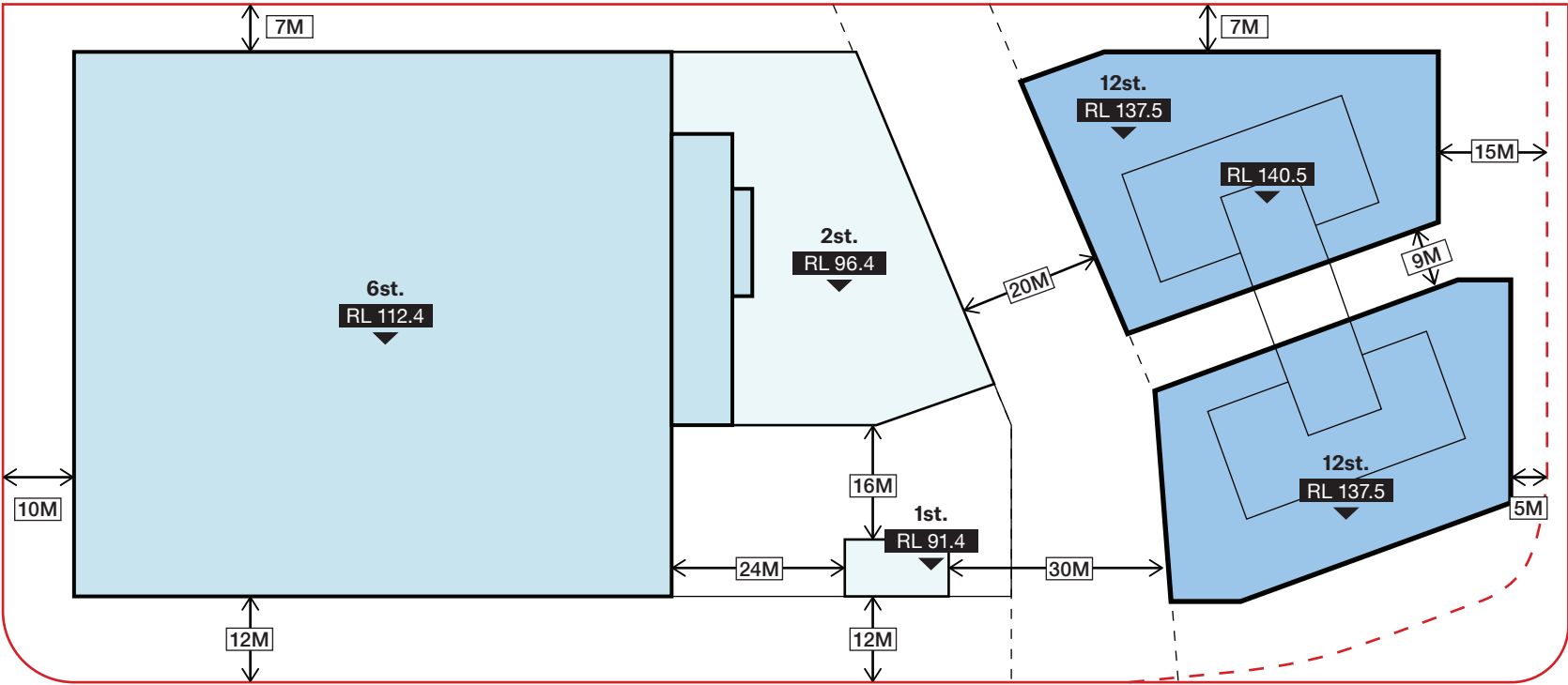
Consistent with the Draft Norwest Precinct Plan, the concept design massing prioritises height to south towards Carrington Road, secondarily to north, with large public space and low rise volume through mid block zone. The tallest volume on Carrington Road sits at RL140.5m.



6.5 Building Envelope

Boundary and perimeter setbacks

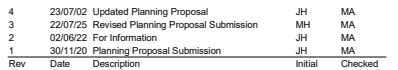
- The northern boundary proposes a 10m landscaped setback to a 20m high podium
- The western setback is 12m
- On the southern boundary the setback 15m to the east and a lesser setback to the west of 5m to define the commercial plaza.
- Along the eastern side boundary the main building forms are set back 7m.



Appendix A
Architectural Drawings

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Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.



Existing Site Conditions

Drawing no.	Revision
A01.01	4

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LEGEND:

- BOUNDARY
- OFFICE
- MEDICAL CENTRE
- CHILDCARE
- GYM
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

2	25/04/10	Updated Planning Proposal	JH	JH
1	23/07/02	Updated Planning Proposal	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Basement Level 02



Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/04/2025 10:09:31 AM		
BIM			

Drawing no.	Revision
A03.B2	2

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- GYM
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

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12	23/07/02	Updated Planning Proposal	JH	MA
11	22/07/25	Revised Planning Proposal Submission	MH	MA
10	22/07/06	Consultant Issue	JH	MA
9	22/07/04	For Information	JH	MA
8	22/06/29	Consultant Issue	JH	MA
7	22/06/22	For Information	JH	MA
6	02/06/22	For Information	JH	MA
5	09/08/21	For Information	JH	MA
4	30/11/20	Planning Proposal Submission	JH	MA
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2	16/11/20	Consultant Issue	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Basement level 01

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/04/2025 10:07:56 AM		

BIM	
Drawing no.	Revision
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- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

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14	24/06/03	Revised land road acquisition	JH	MA
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3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Ground

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/04/2025 10:31:21 AM		
BIM			

Drawing no.	Revision
A03.00	15

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- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

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- EXISTING TREE FOR RETENTION
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11	23/07/02	Updated Planning Proposal	JH	MA
10	22/07/25	Revised Planning Proposal Submission	MH	MA
9	22/07/06	Consultant Issue	JH	MA
8	22/07/04	For Information	JH	MA
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5	02/06/22	For Information	JH	MA
4	19/11/21	For Information	JH	MA
3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 01

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/04/2025 10:14:40 AM		
BIM			

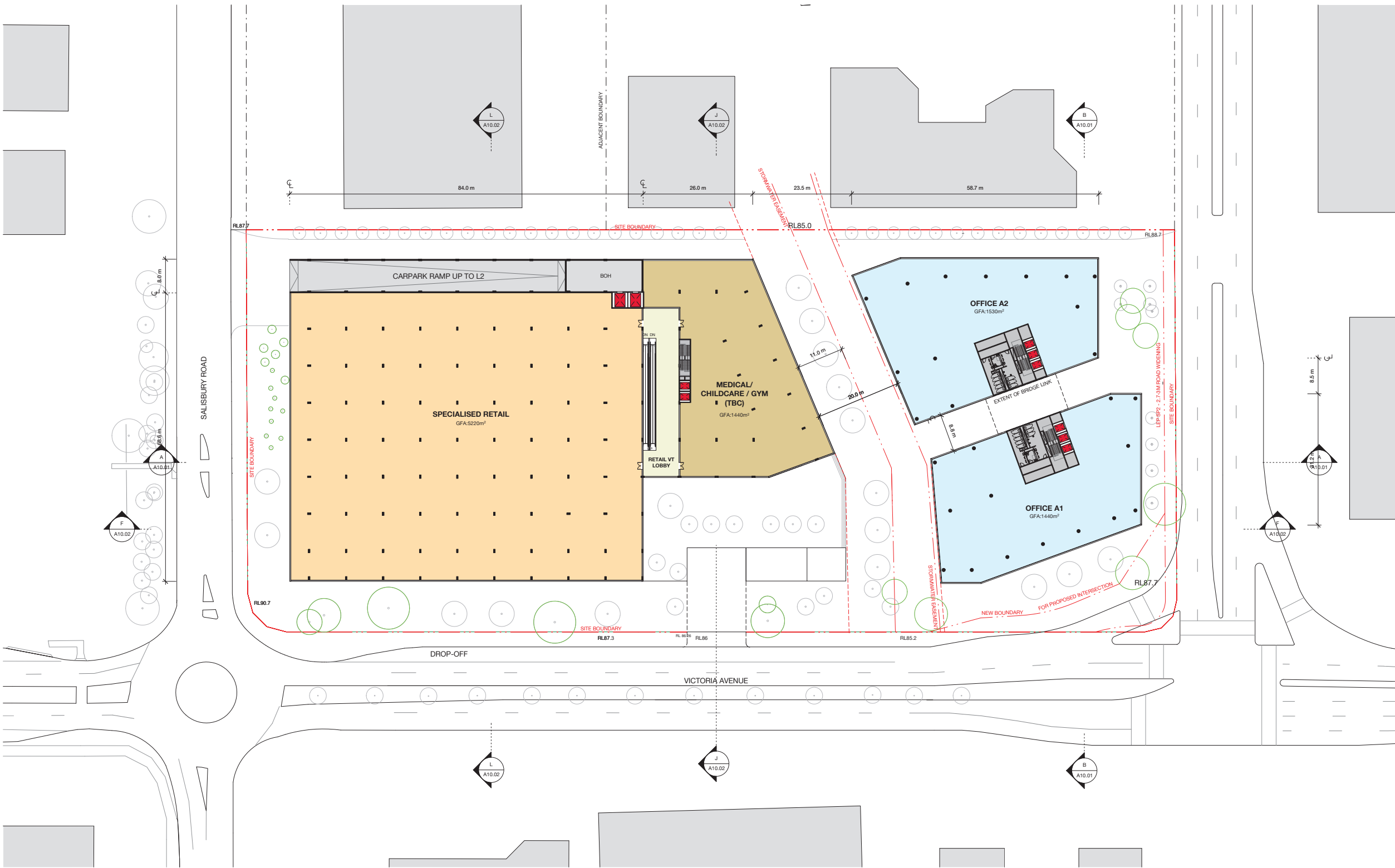
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- FOOD & DRINK PREMISES
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

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- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

12	25/04/10	Updated Planning Proposal	JH	JH
11	23/07/02	Updated Planning Proposal	JH	MA
10	22/07/25	Revised Planning Proposal Submission	MH	MA
9	22/07/06	Consultant Issue	JH	MA
8	22/07/04	For Information	JH	MA
7	22/06/29	Consultant Issue	JH	MA
6	22/06/22	For Information	JH	MA
5	02/06/22	For Information	JH	MA
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3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 02

Status	Planning Proposal
Scale	1 : 500 @ A1
Drawn	JH
Checked	MA
Project No.	S12408
Plot Date	10/04/2025 10:14:28 AM
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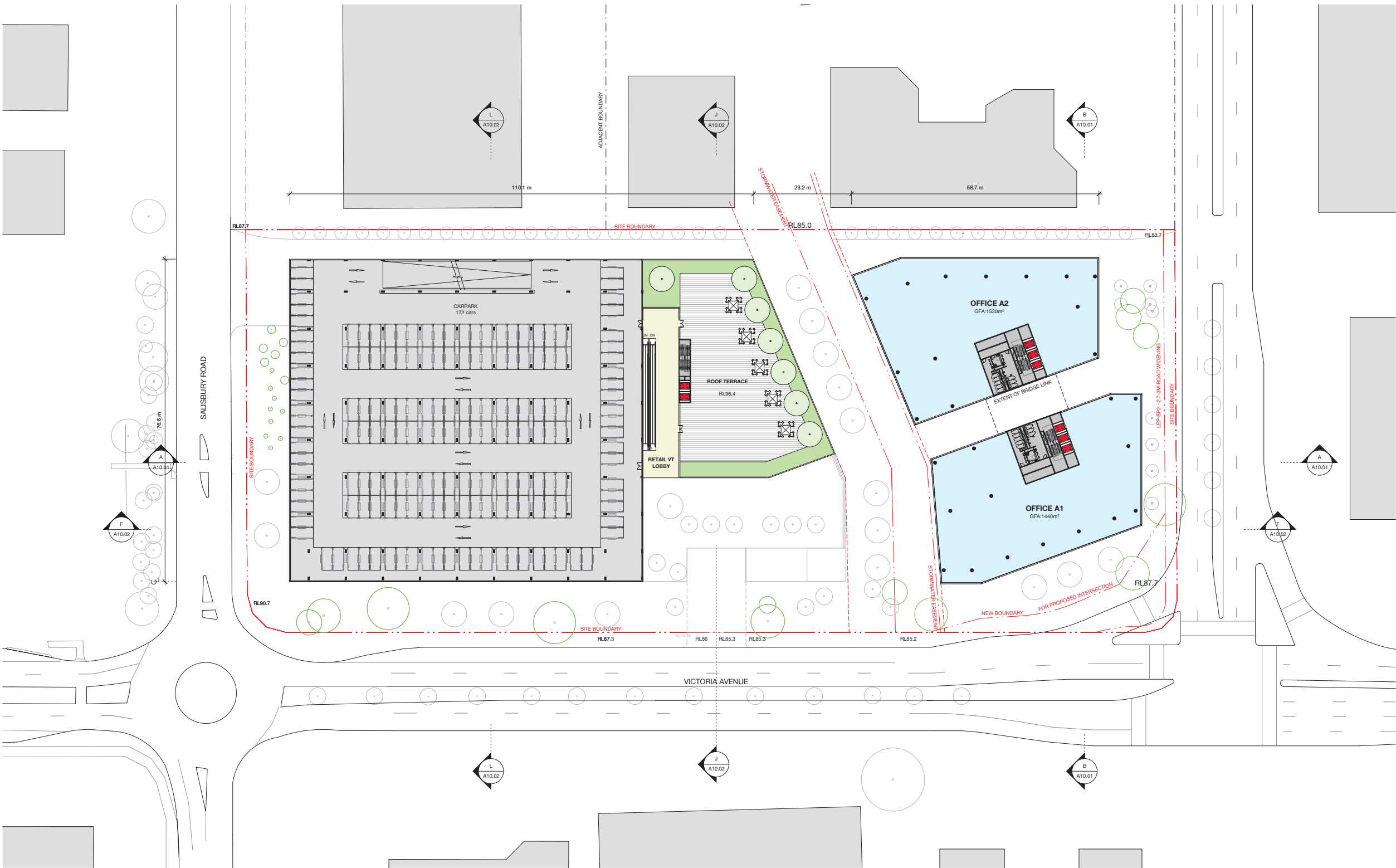
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- CHILDCARE
- GYM
- SPECIALISED RETAIL
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- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

10	25/04/10	Updated Planning Proposal	JH	JH
9	23/07/02	Updated Planning Proposal	JH	MA
8	22/07/25	Revised Planning Proposal Submission	MH	MA
7	22/07/06	Consultant Issue	JH	MA
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3	02/06/22	For Information	JH	MA
2	30/11/20	Planning Proposal Submission	JH	MA
1	27/11/20	For Information	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Podium Level 03 - 04

Status	Planning Proposal
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Drawn	JH
Checked	MA
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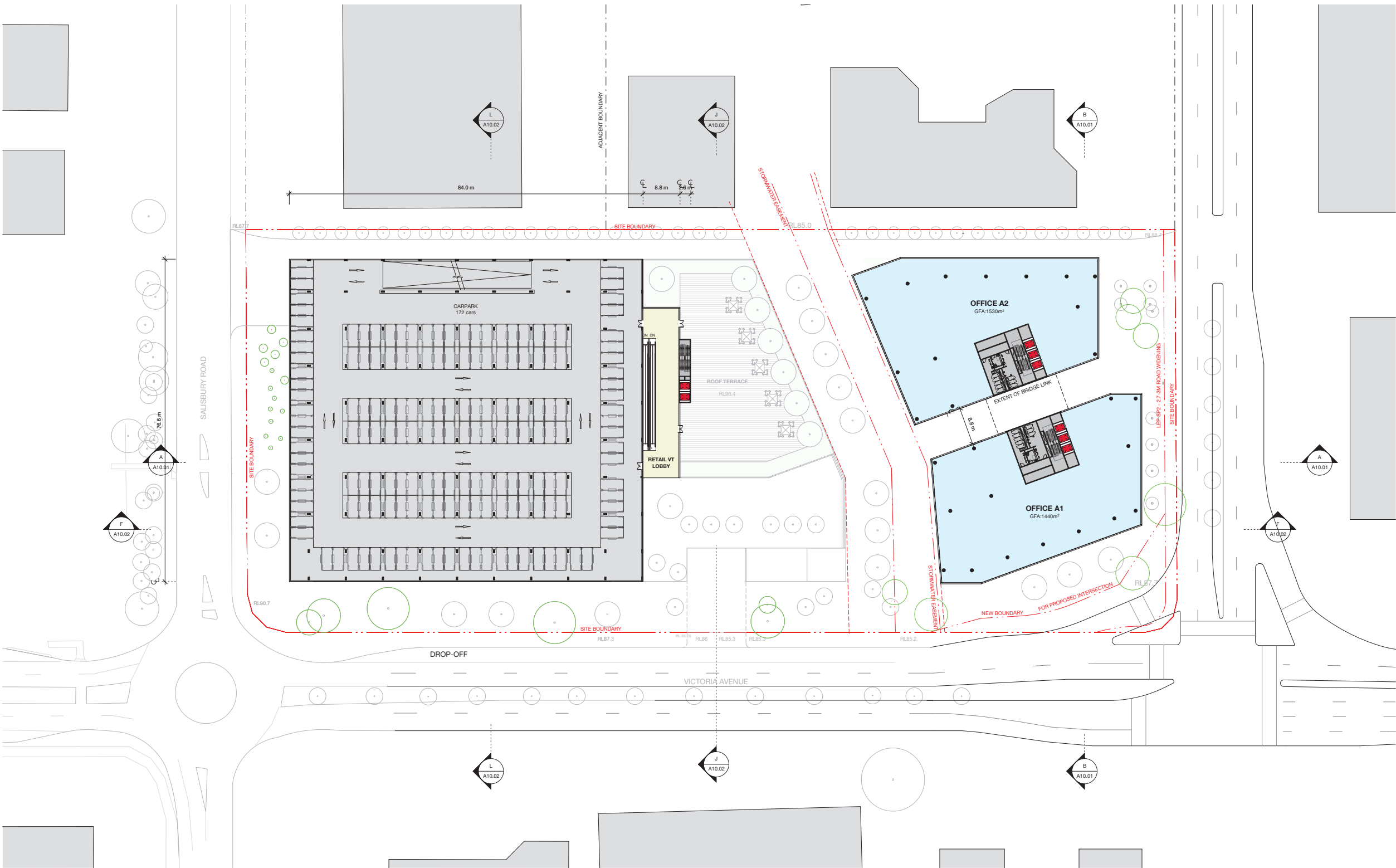
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LEGEND:

- BOUNDARY
- OFFICE
- MEDICAL CENTRE
- CHILDCARE
- GYM
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

12	25/04/10	Updated Planning Proposal	JH	JH
11	23/07/02	Updated Planning Proposal	JH	MA
10	22/07/25	Revised Planning Proposal Submission	MH	MA
9	22/07/06	Consultant Issue	JH	MA
8	22/07/04	For Information	JH	MA
7	22/06/29	Consultant Issue	JH	MA
6	22/06/22	For Information	JH	MA
5	02/06/22	For Information	JH	MA
4	19/11/21	For Information	JH	MA
3	30/11/20	Planning Proposal Submission	JH	MA
2	27/11/20	For Information	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Level 05

Status	Planning Proposal		
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Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	10/04/2025 10:24:52 AM		
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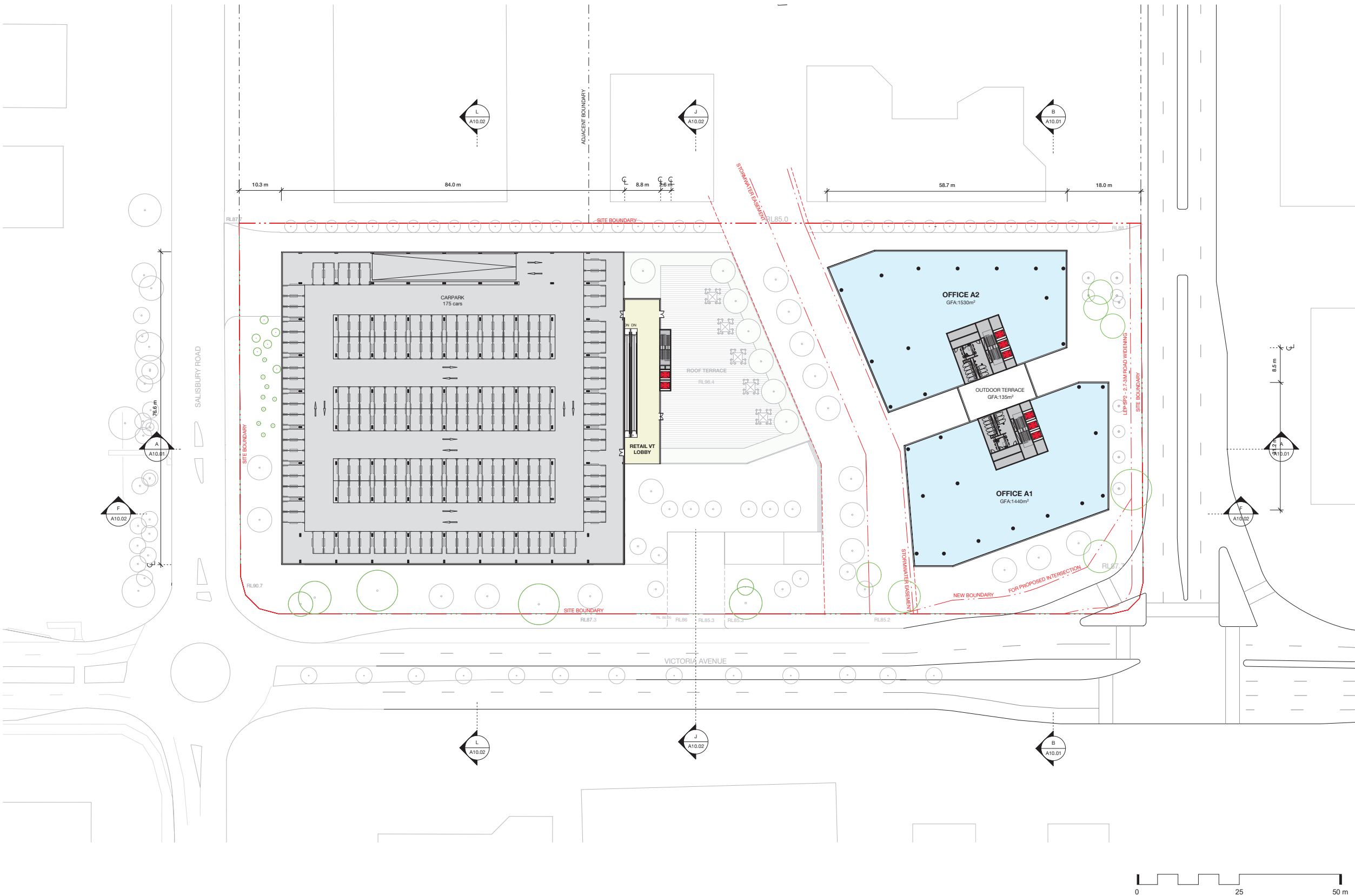
Drawing no.	Revision
A03.05	12

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LEGEND:

- BOUNDARY
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- MEDICAL CENTRE
- CHILDCARE
- GYM
- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
- BUSINESS PREMISES
- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

8	25/04/10	Updated Planning Proposal	JH	JH
7	23/07/02	Updated Planning Proposal	JH	MA
6	22/07/25	Revised Planning Proposal Submission	MH	MA
5	22/07/06	Consultant Issue	JH	MA
4	22/07/04	For Information	JH	MA
3	22/06/29	Consultant Issue	JH	MA
2	22/06/22	For Information	JH	MA
1	02/06/22	For Information	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Level 06 - 11

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	Author	Checked	Checker
Project No.	S12408		
Plot Date	10/04/2025 10:25:08 AM		
BIM			

Drawing no.	Revision
A03.06	8

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- CHILDCARE
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- SPECIALISED RETAIL
- FOOD & DRINK PREMISES
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- SERVICES

TREE LEGEND:

- SIGNIFICANT A1 & A2 GRADE TREE FOR RETENTION
- EXISTING TREE FOR RETENTION
- PROPOSED NEW TREES

2	25/04/10	Updated Planning Proposal	JH	JH
1	23/07/02	Updated Planning Proposal	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Roof Plan



Status	Planning Proposal
Scale	1 : 500 @ A1
Drawn	Author Checked Checker
Project No.	S12408
Plot Date	10/04/2025 10:25:19 AM
BIM	

Drawing no.	Revision
A03.13	2

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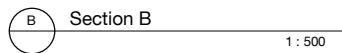
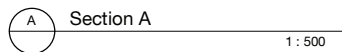
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Concept Design
21-23 Victoria Ave Castle Hill

Status	Planning Proposal
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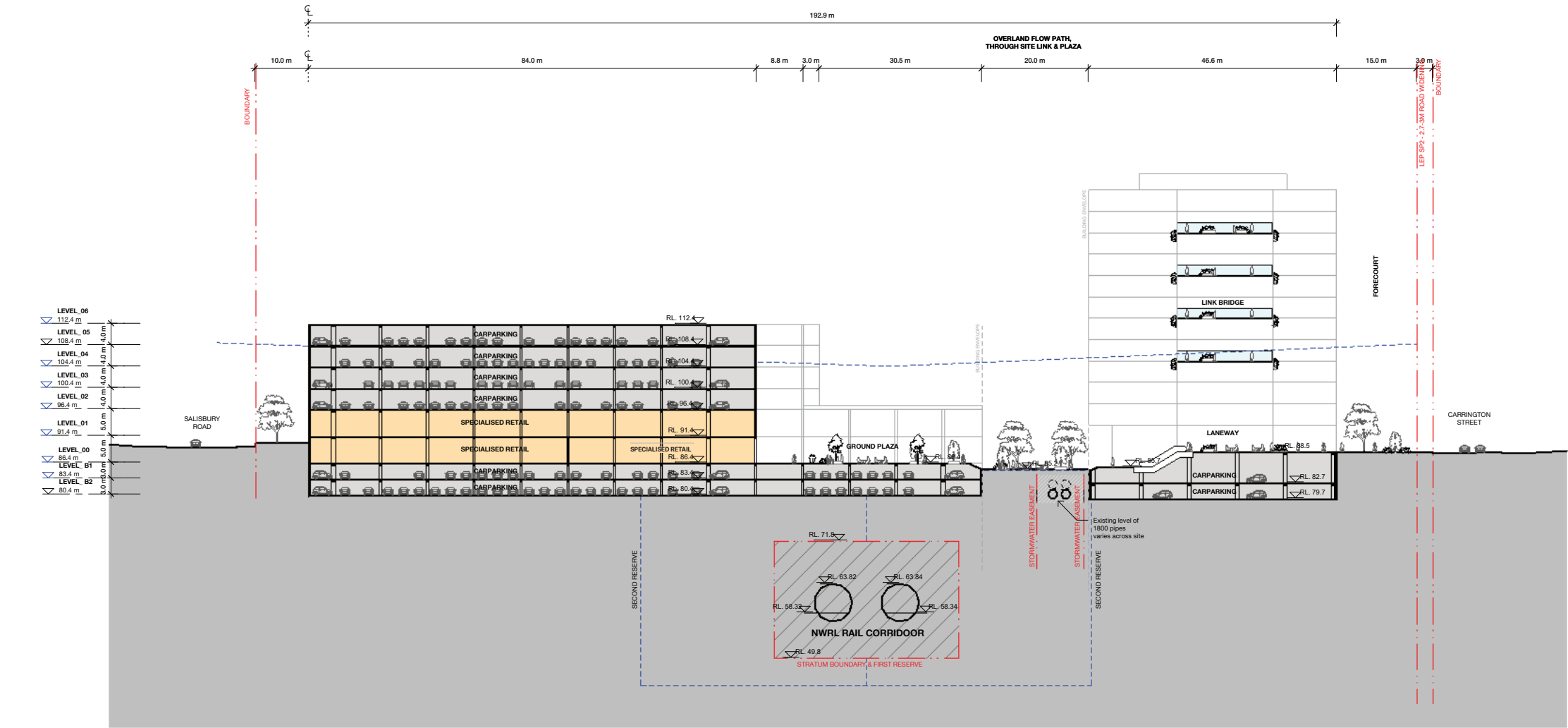
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Section F
1 : 500

5	23/07/02	Updated Planning Proposal	JH	MA
4	22/07/05	Revised Planning Proposal Submission	MH	MA
3	06/07/21	For Information	JH	MA
2	30/11/20	Planning Proposal Submission	JH	MA
1	11/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Sections F & J & L

Status	Planning Proposal
Scale	1 : 500 @ A1
Drawn	JH
Checked	MA
Project No.	S12408
Plot Date	13/07/2023 5:30:08 PM
BIM	

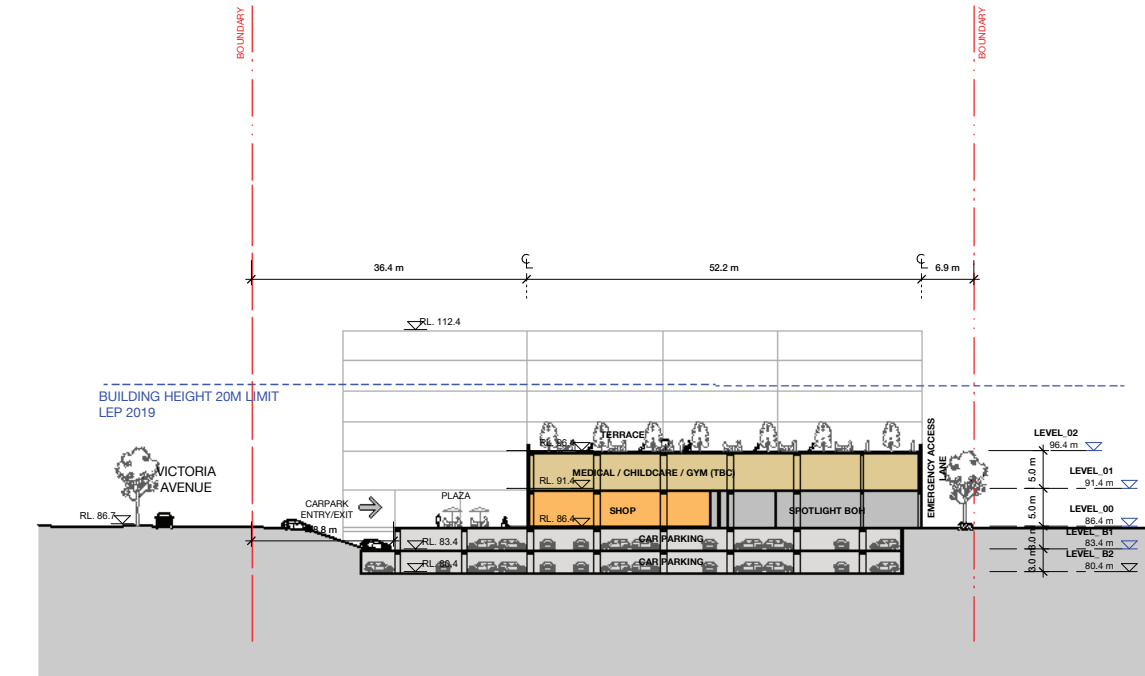
Drawing no.	Revision
A10.02	5

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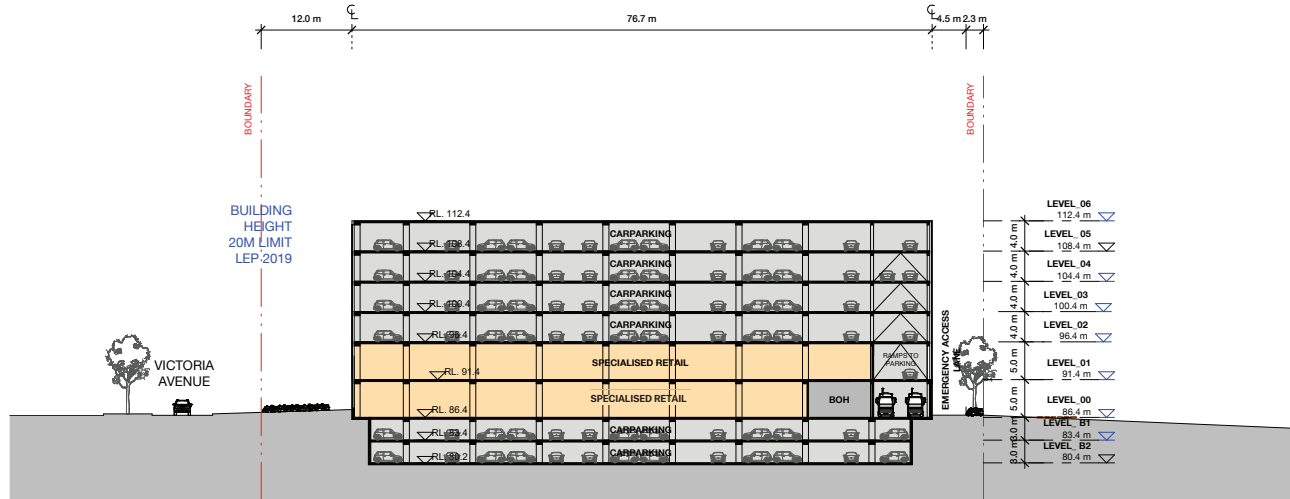
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Section J
1 : 500

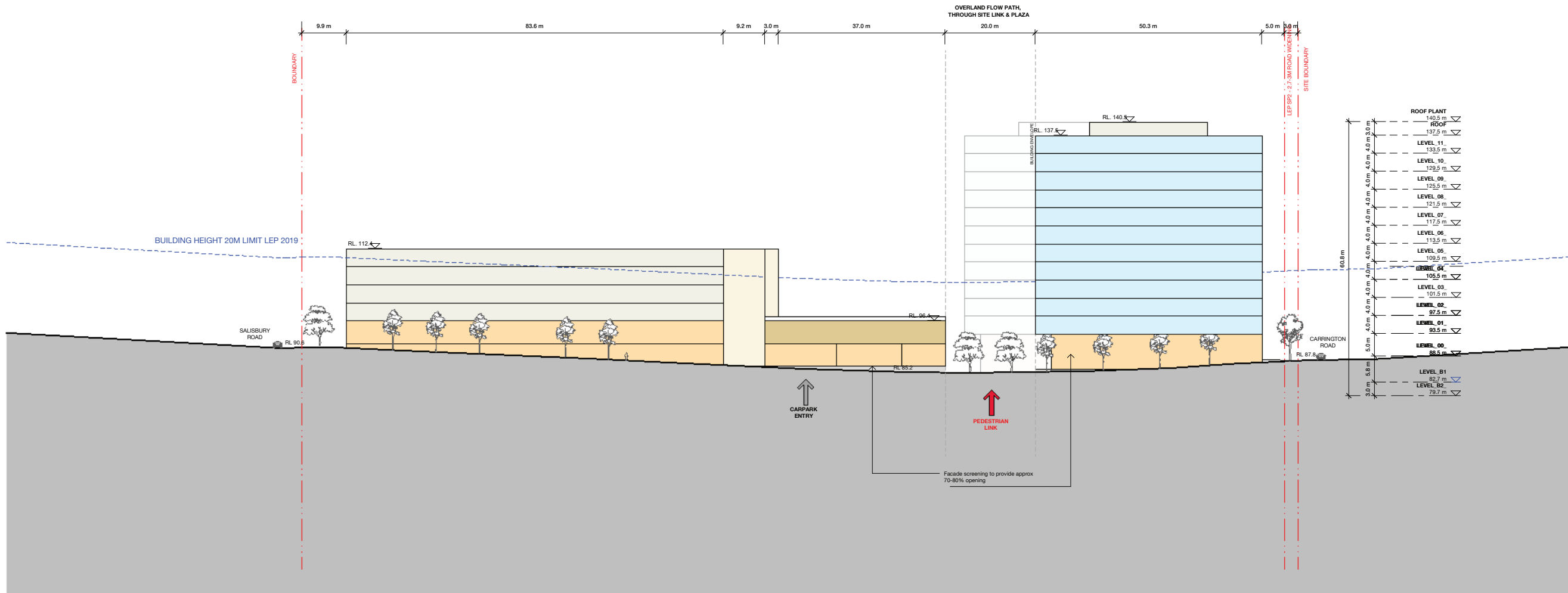


Section L
1 : 500

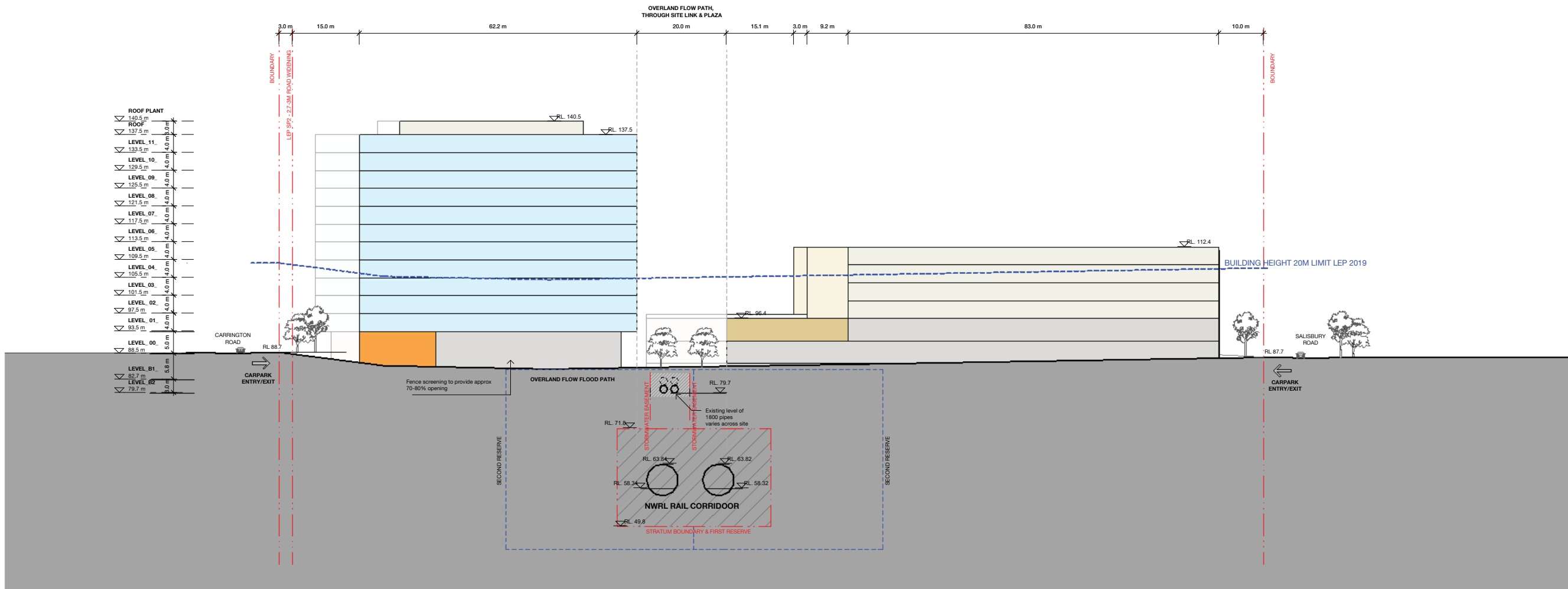
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1 West - Victoria Ave
1 : 500



2 East -
1 : 500

6	23/07/02	Updated Planning Proposal	JH	MA
5	22/07/25	Revised Planning Proposal Submission	JH	MA
4	22/08/22	For Information	JH	MA
3	09/08/21	For Information	JH	MA
2	30/11/20	Planning Proposal Submission	JH	MA
1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

East & West Elevations

Status	Planning Proposal
Scale	1 : 500 @ A1
Drawn	JH
Checked	MA
Project No.	S12408
Plot Date	21/07/2023 5:33:53 PM

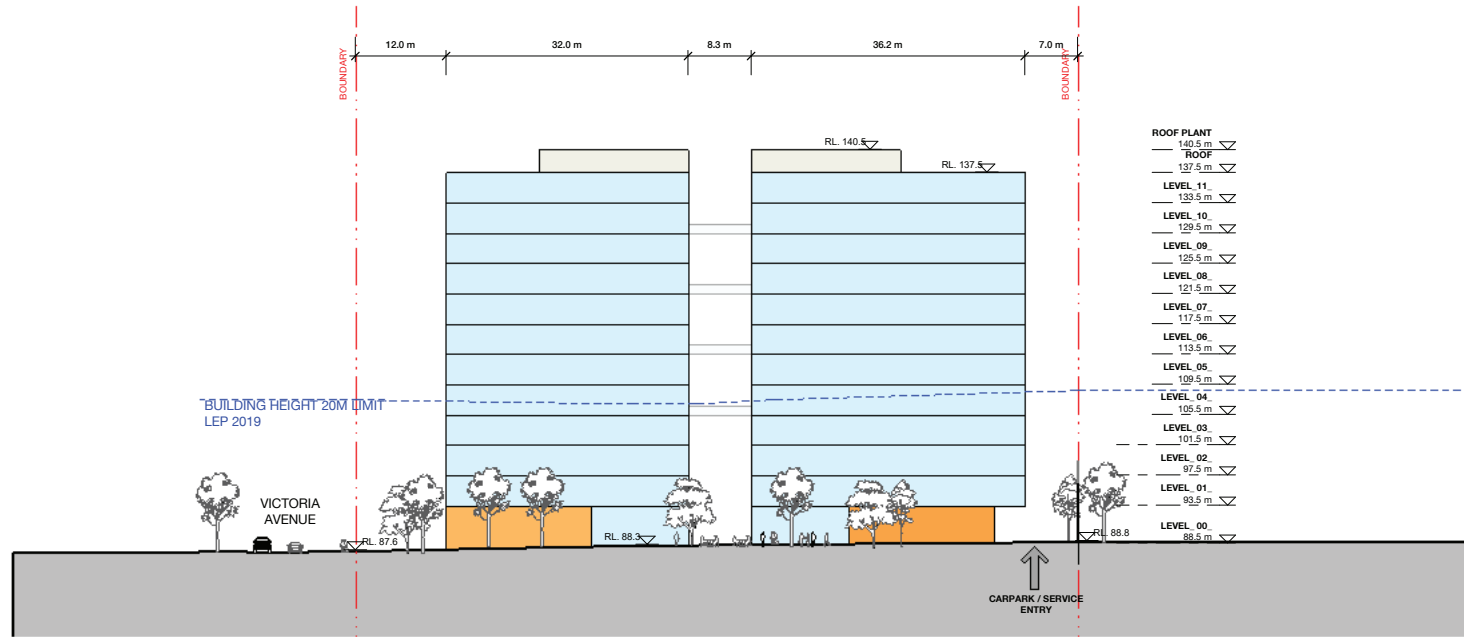
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Drawing no.	Revision
A11.01	6

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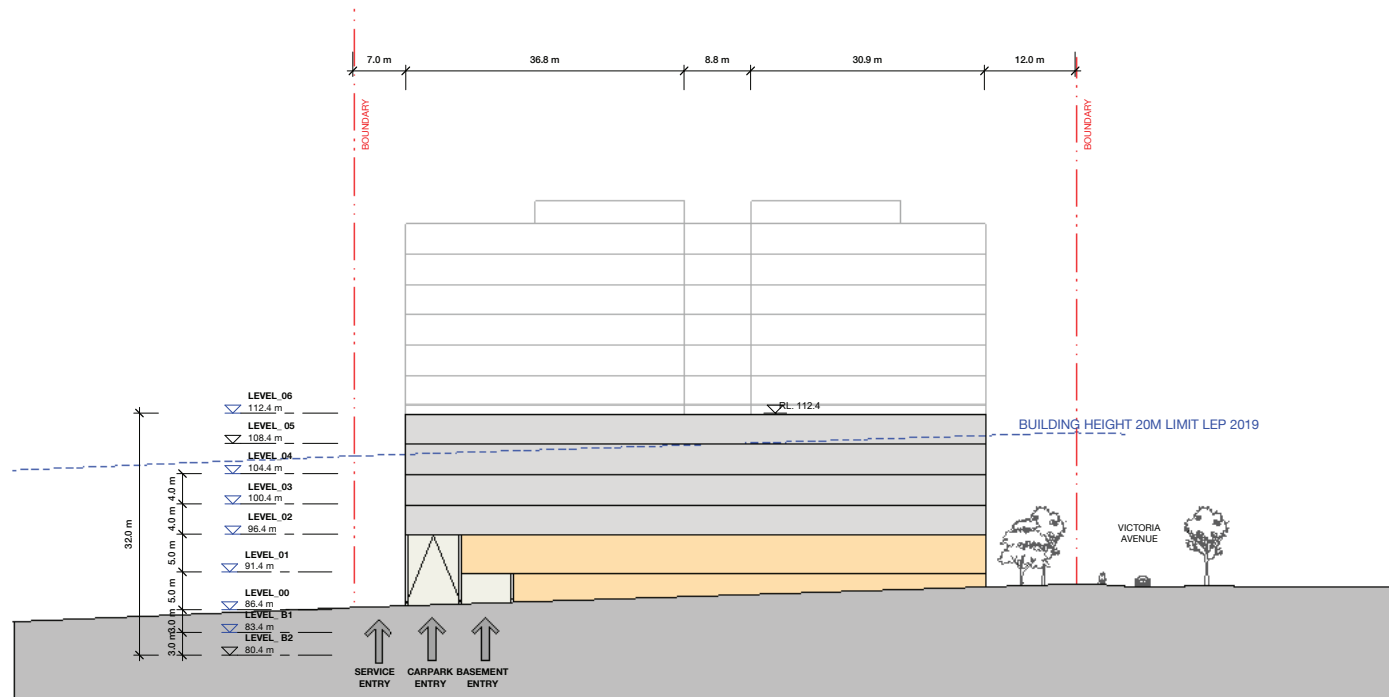
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1 South - Carrington Rd

1 : 500



2 North - Salisbury Rd

Elevation

1 : 500

5	23/07/02	Updated Planning Proposal	JH	MA
4	22/07/25	Revised Planning Proposal Submission	MH	MA
3	22/06/22	For Information	JH	MA
2	30/11/20	Planning Proposal Submission	JH	MA
1	16/11/20	Consultant Issue	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design

21-23 Victoria Ave Castle Hill

North & South Elevations

Status	Planning Proposal		
Scale	1 : 500	@ A1	
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	13/07/2023 2:11:05 PM		

BIM	
Drawing no.	Revision
A11.02	5

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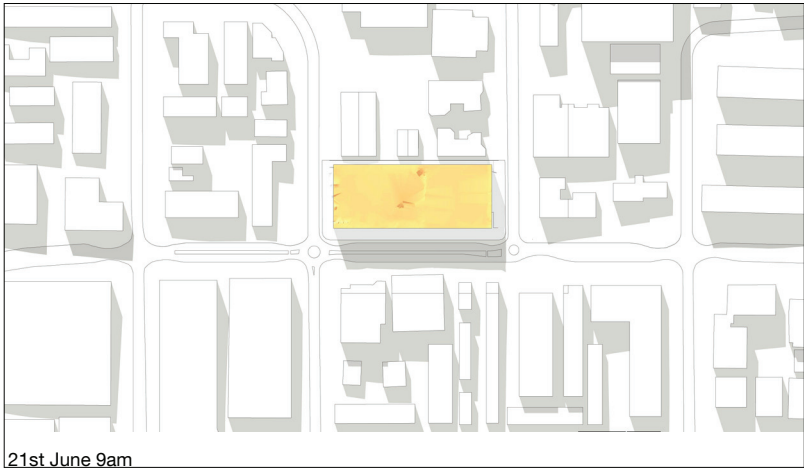
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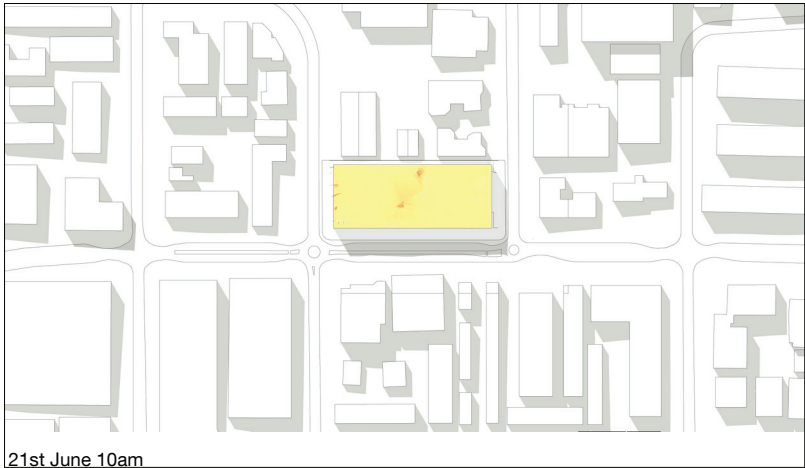
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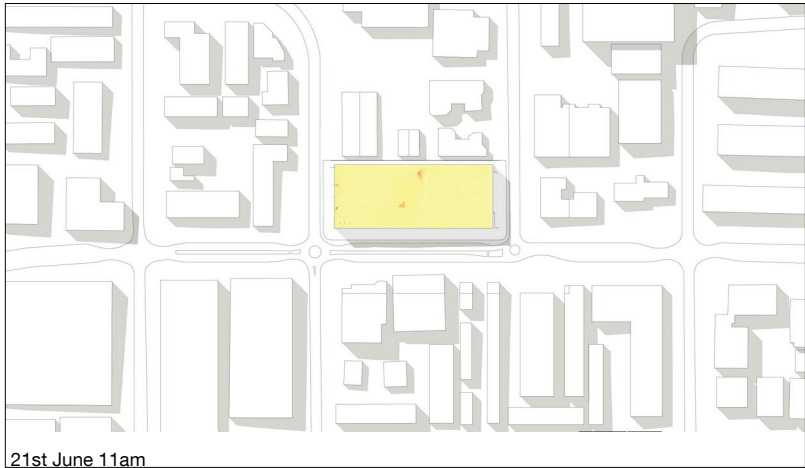
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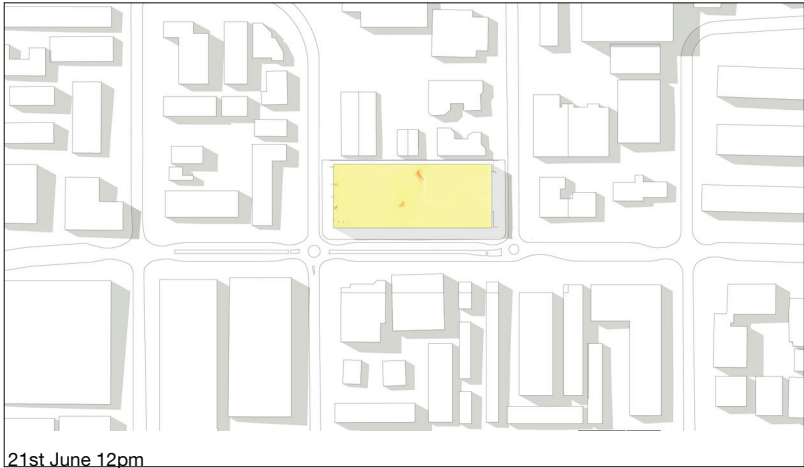
21st June 9am



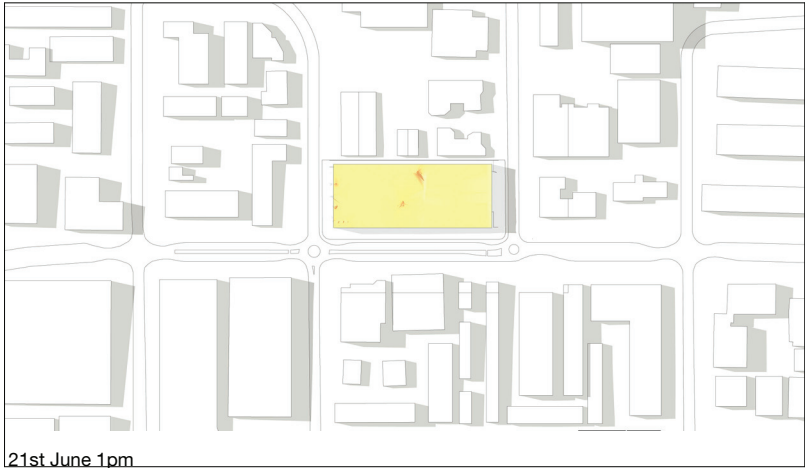
21st June 10am



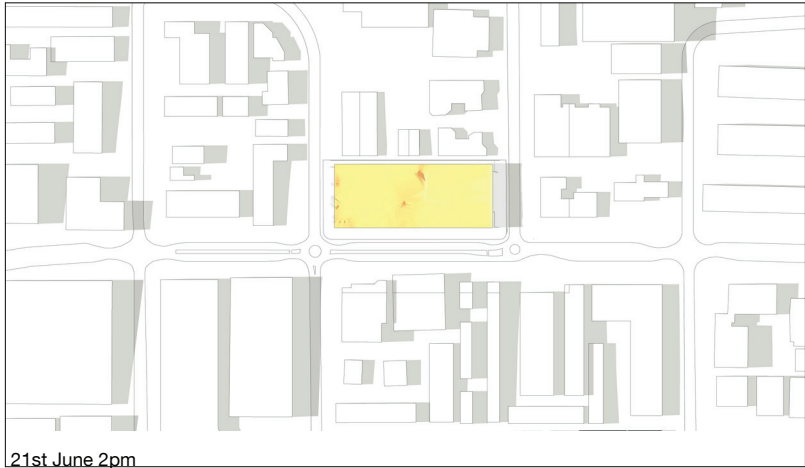
21st June 11am



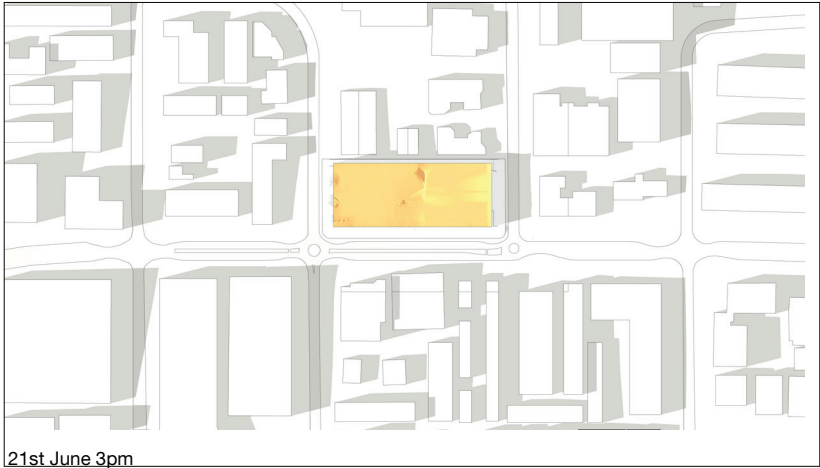
21st June 12pm



21st June 1pm



21st June 2pm



21st June 3pm

2	22/07/25	Revised Planning Proposal Submission	MH	MA
1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design

21-23 Victoria Ave Castle Hill

Winter Solstice 21th June
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	25/07/2022 3:35:45 PM		
BIM			

Drawing no.	Revision		
A12.04	2		
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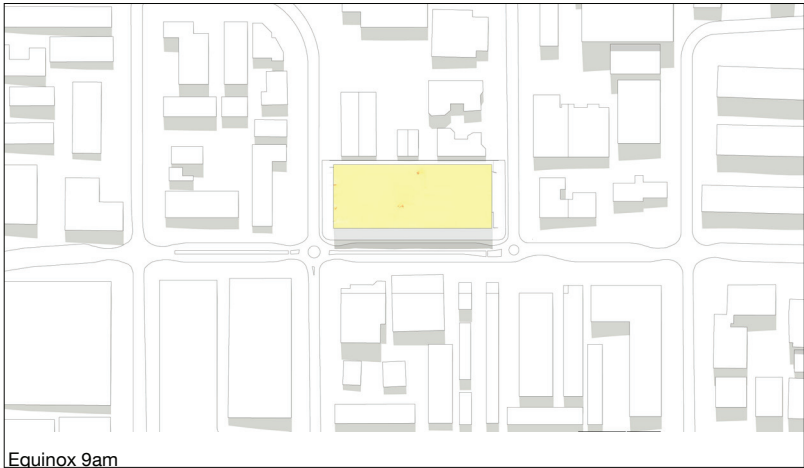
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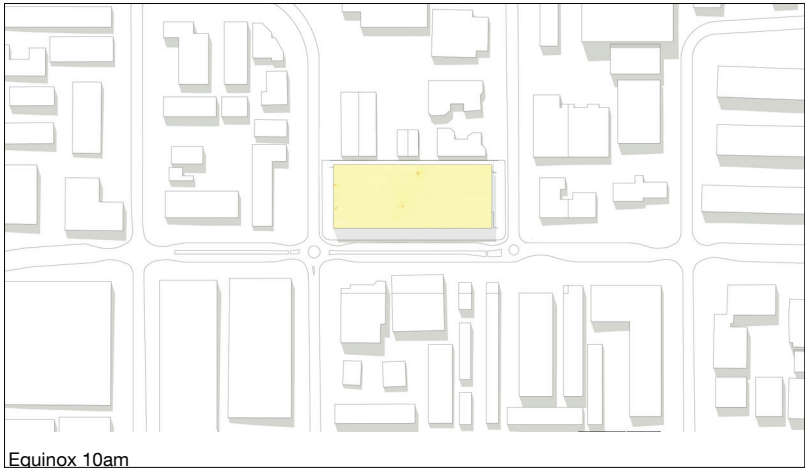
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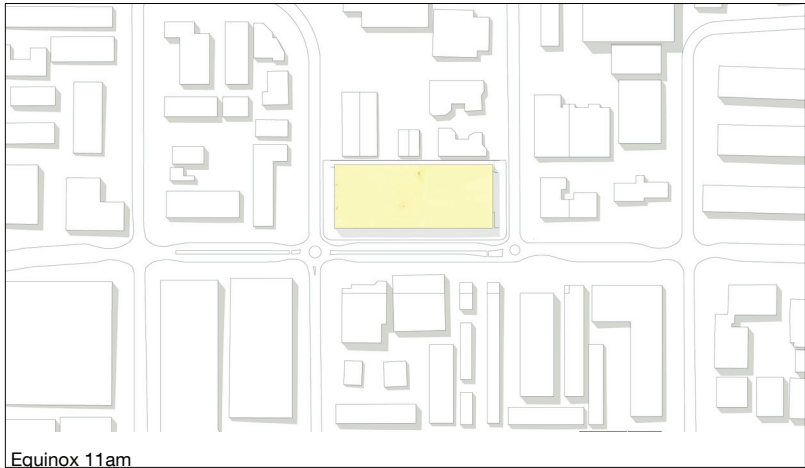
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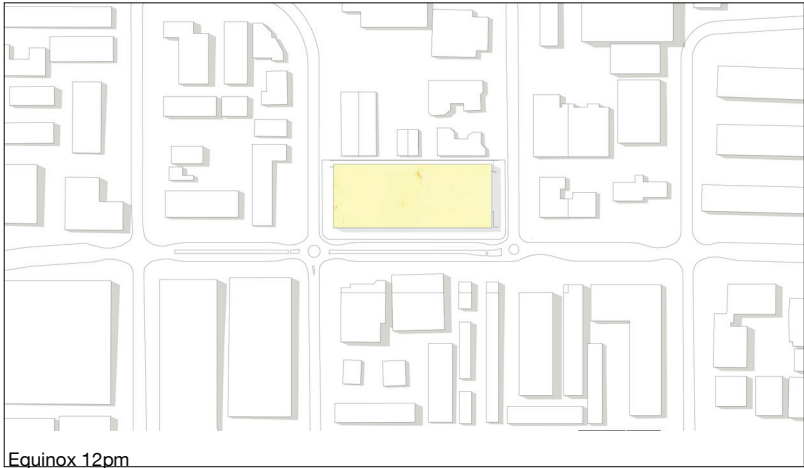
Equinox 9am



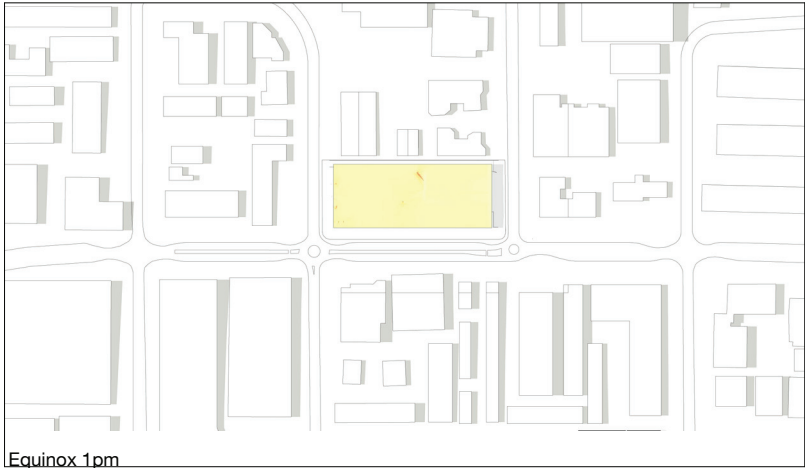
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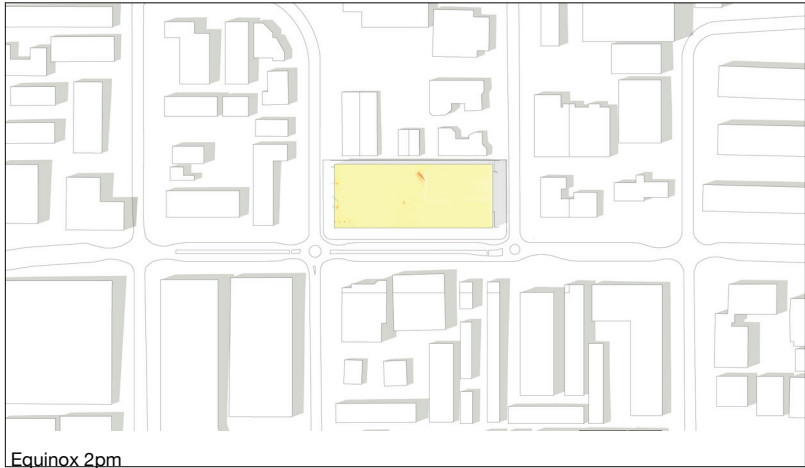
Equinox 11am



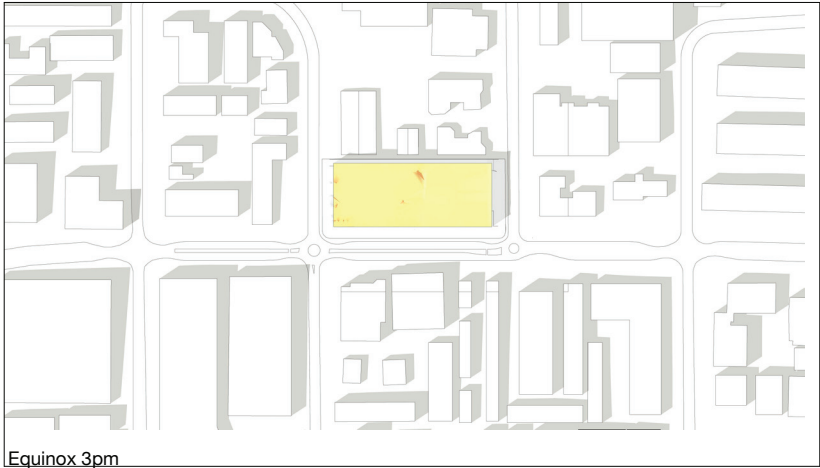
Equinox 12pm



Equinox 1pm



Equinox 2pm



Equinox 3pm

2	22/07/25	Revised Planning Proposal Submission	MH	MA
1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design

21-23 Victoria Ave Castle Hill

Equinox March/September
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	25/07/2022 3:35:49 PM		
BIM			

Drawing no.	Revision
A12.05	2

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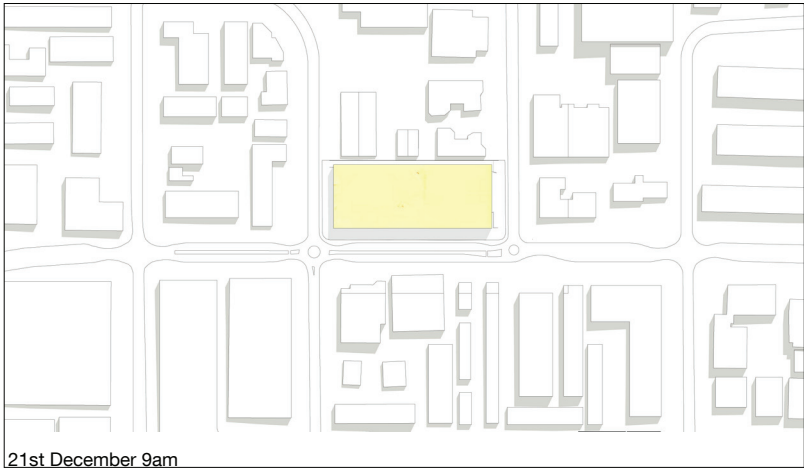
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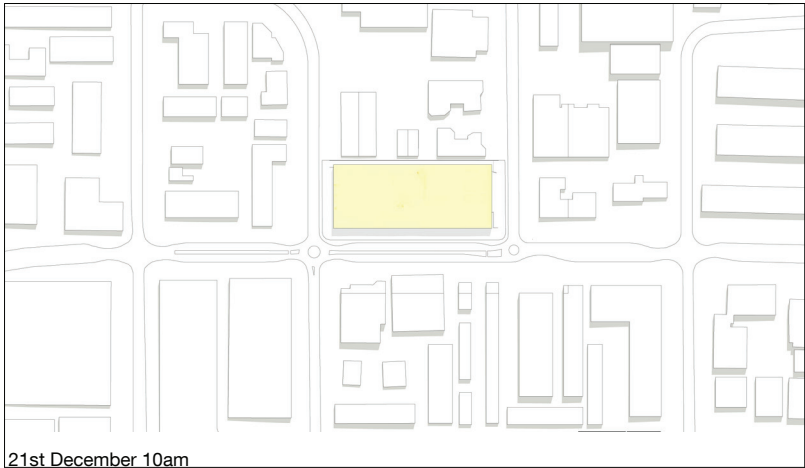
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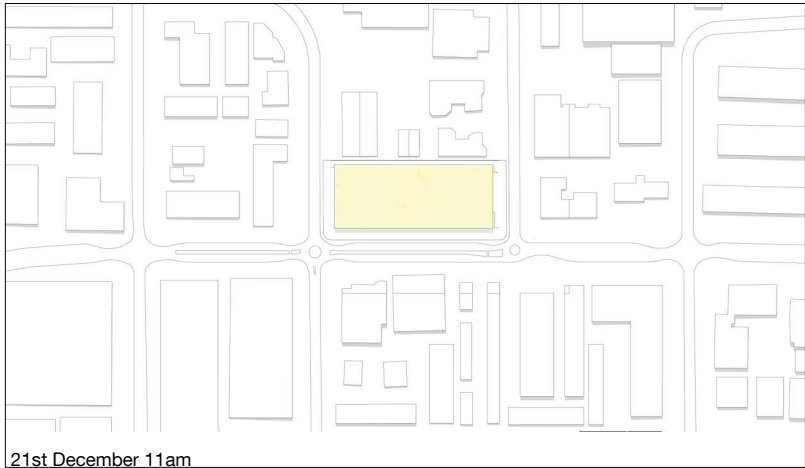
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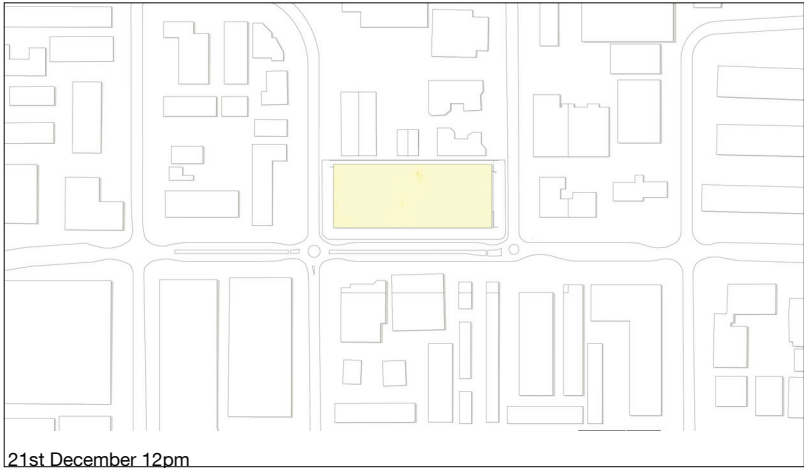
21st December 9am



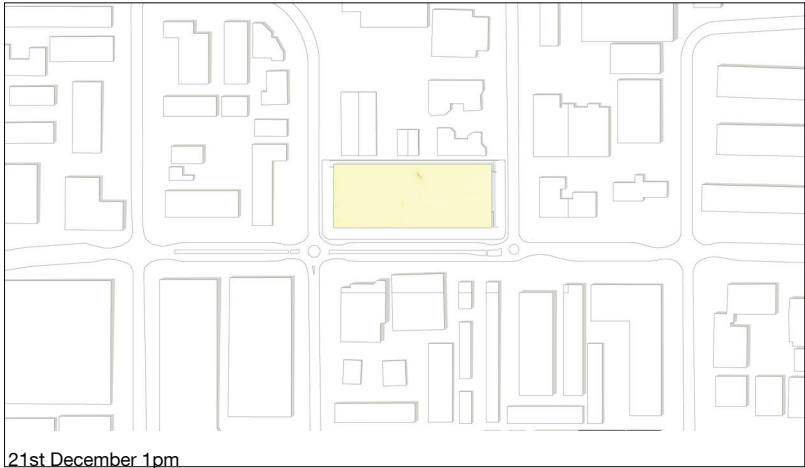
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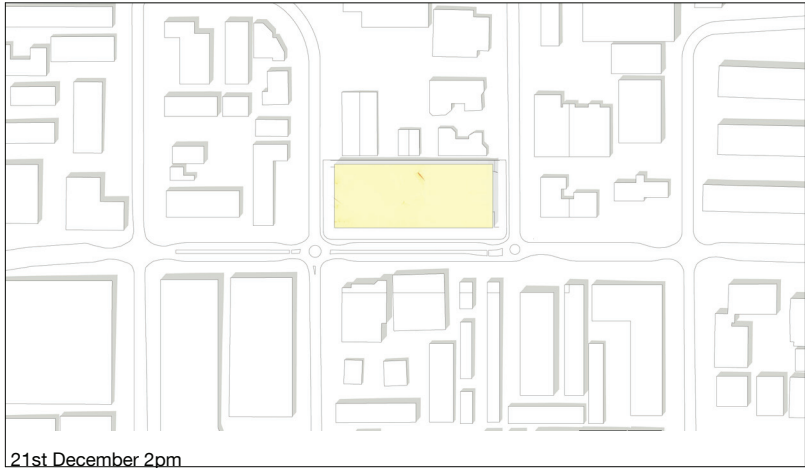
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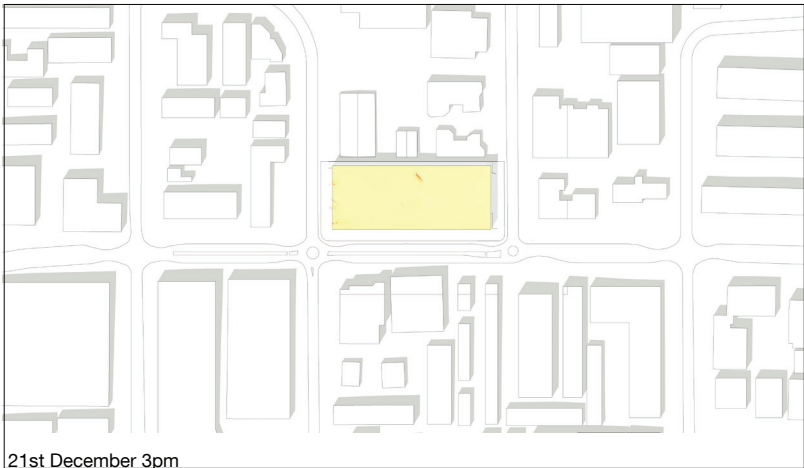
21st December 12pm



21st December 1pm



21st December 2pm



21st December 3pm

3	23/07/02	Updated Planning Proposal	JH	MA
2	22/07/25	Revised Planning Proposal Submission	MH	MA
1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design

21-23 Victoria Ave Castle Hill

Summer Solstice 21st December
Shadow diagrams - LEP Envelope



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	13/07/2023 5:24:46 PM		
BIM			

Drawing no.	Revision
A12.06	3

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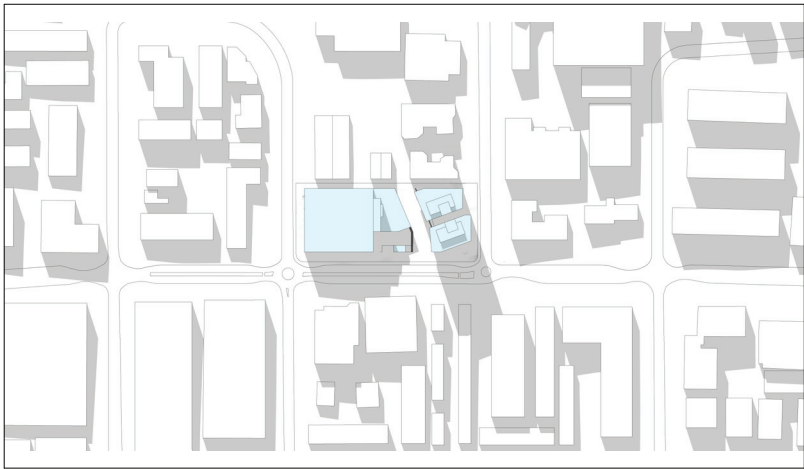
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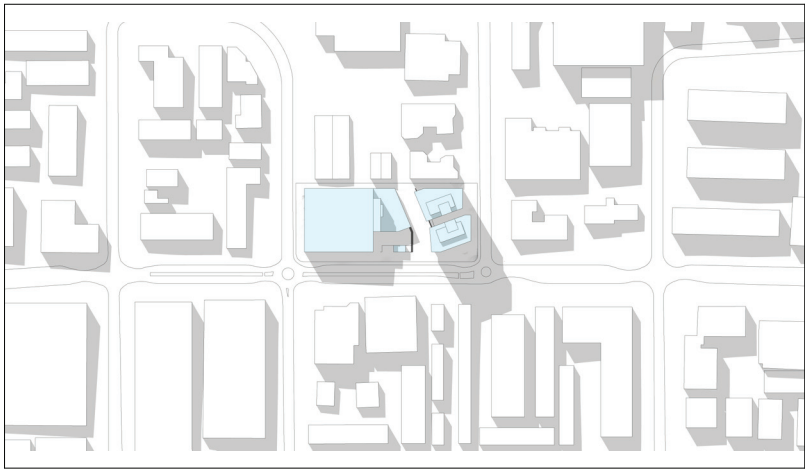
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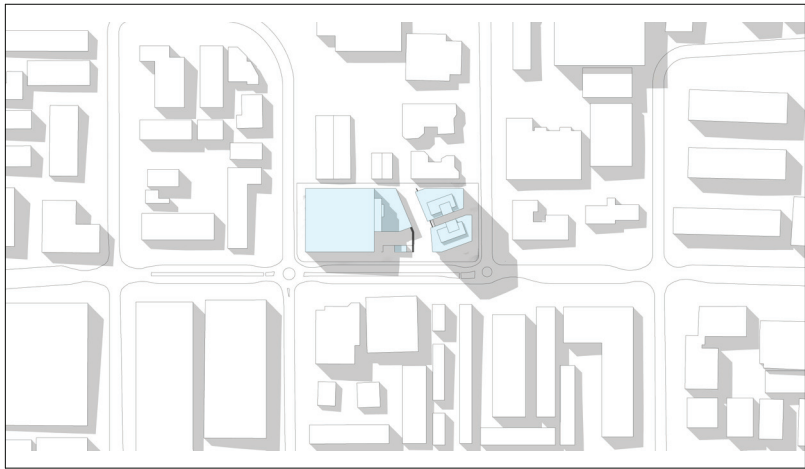
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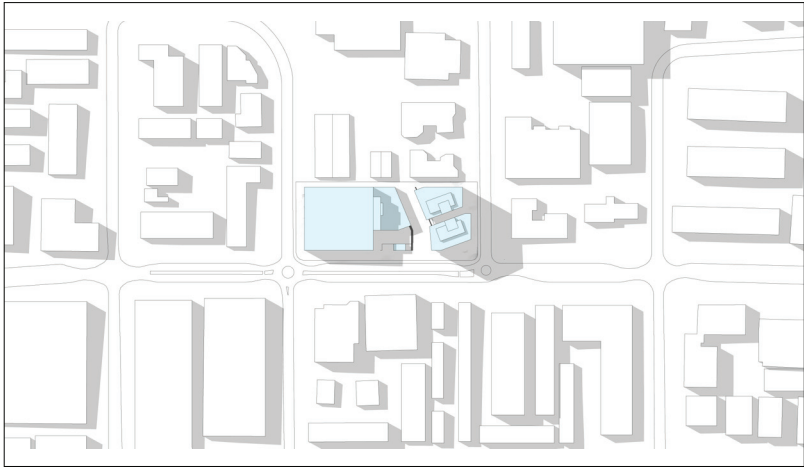
21st June 9am



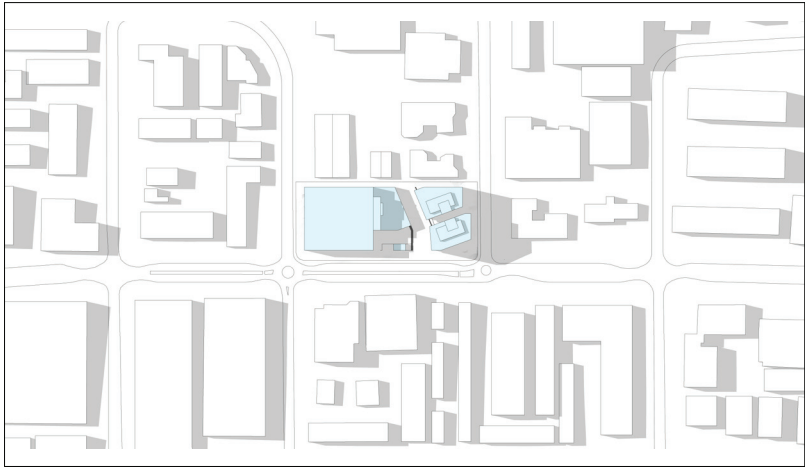
21st June 10am



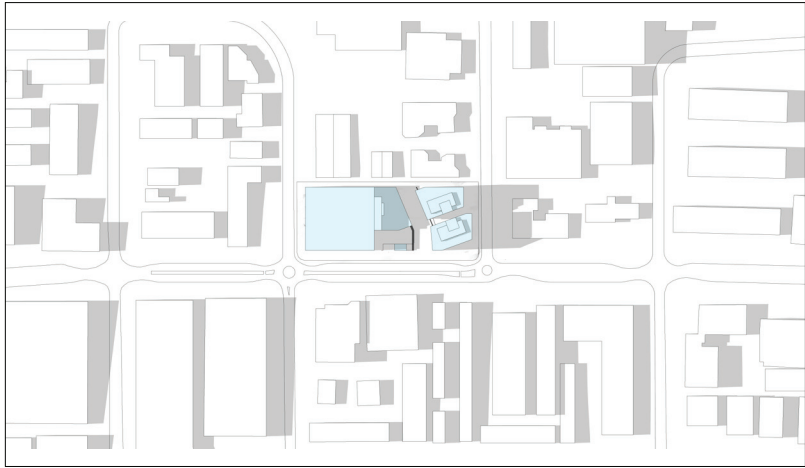
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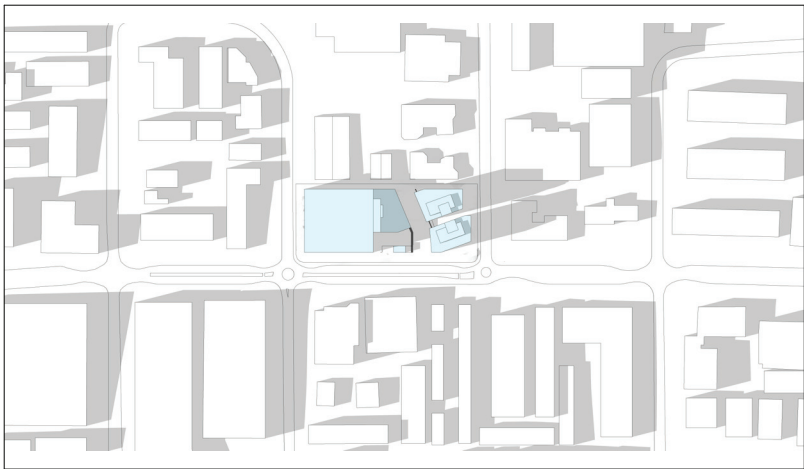
21st June 12pm



21st June 1pm



21st June 2pm



21st June 3pm

4	23/07/02	Updated Planning Proposal	JH	MA
3	22/07/25	Revised Planning Proposal Submission	MH	MA
2	22/06/29	Consultant Issue	JH	MA
1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design

21-23 Victoria Ave Castle Hill

Winter Solstice 21th June
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	13/07/2023 4:18:58 PM		

Drawing no.	Revision
A12.01	4

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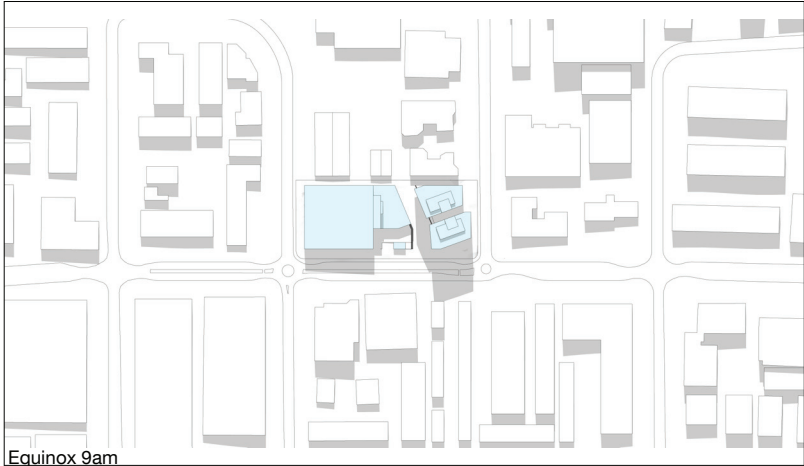
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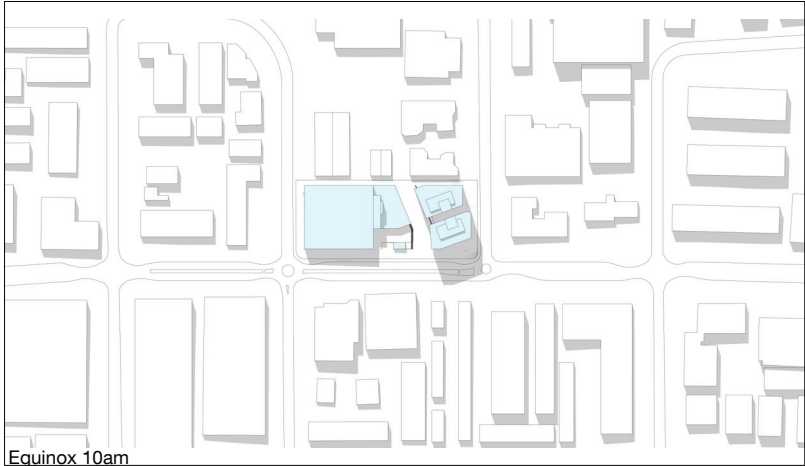
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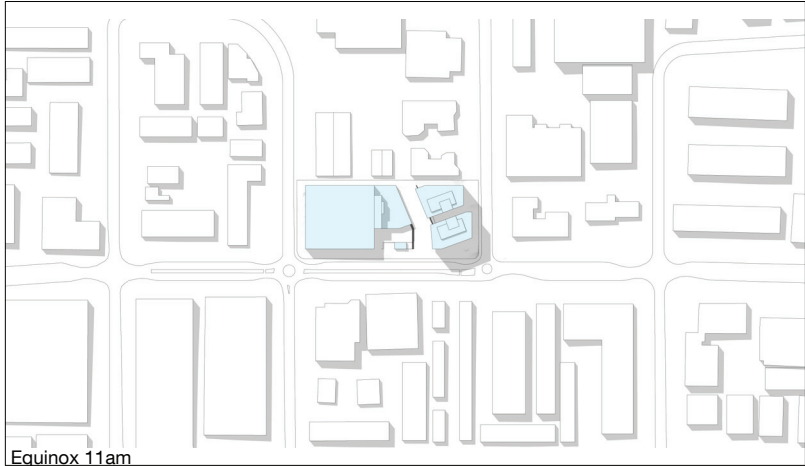
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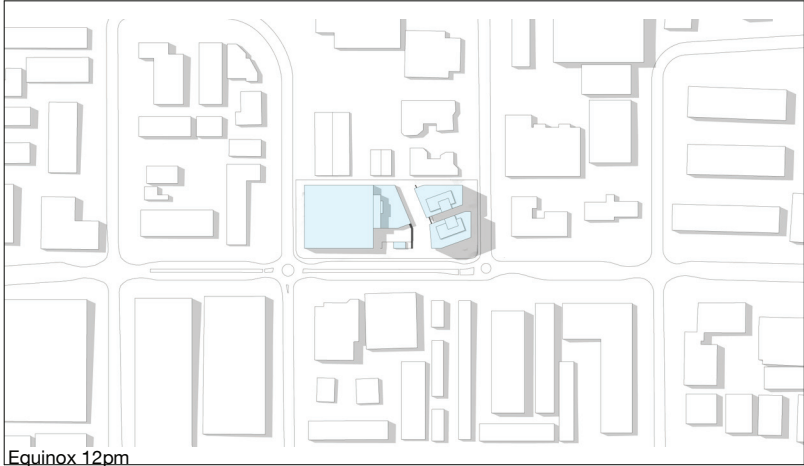
Equinox 9am



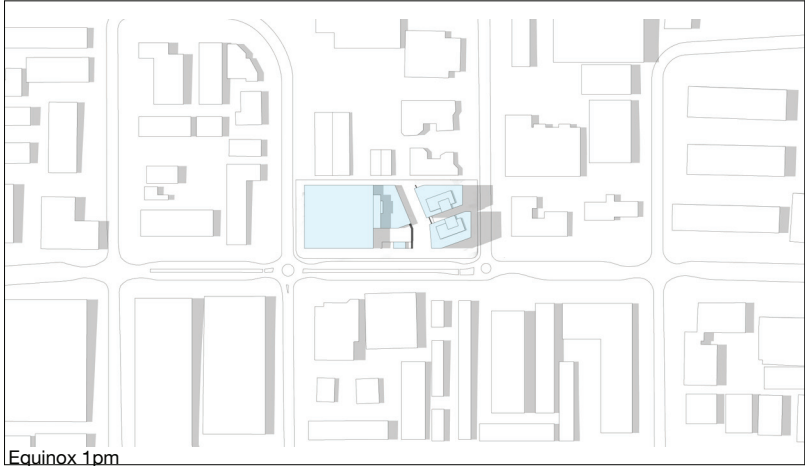
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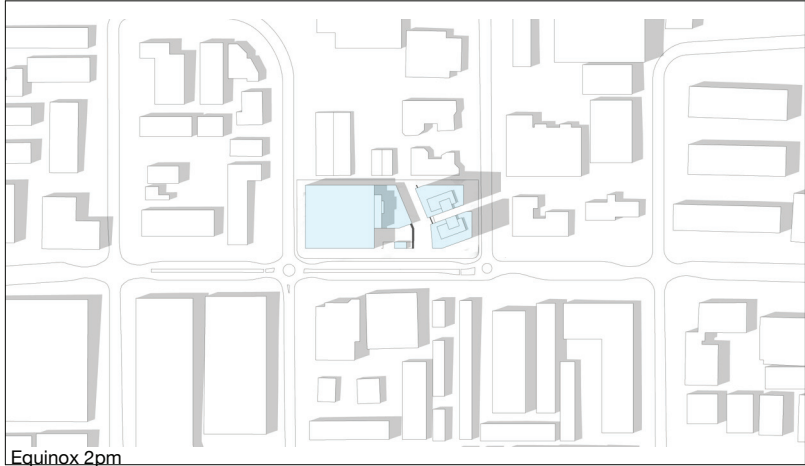
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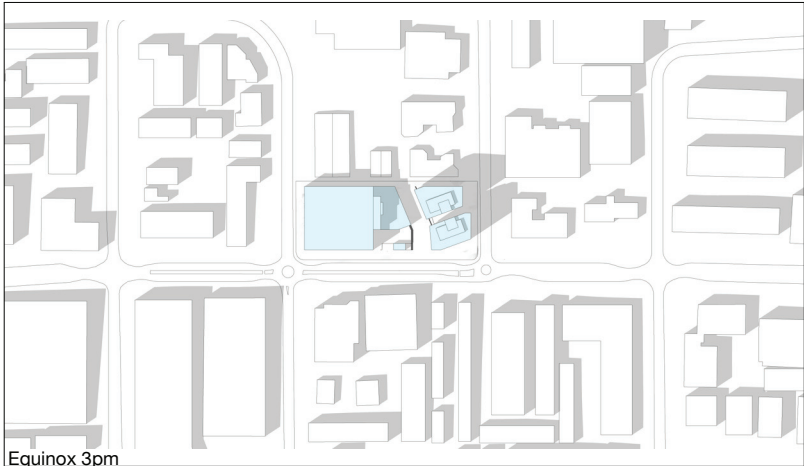
Equinox 12pm



Equinox 1pm



Equinox 2pm



Equinox 3pm

3	23/07/02	Updated Planning Proposal	JH	MA
2	22/07/25	Revised Planning Proposal Submission	MH	MA
1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design 21-23 Victoria Ave Castle Hill

Equinox March/September
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	13/07/2023 4:19:00 PM		

BIM				
Drawing no.	A12.02		Revision	
			3	

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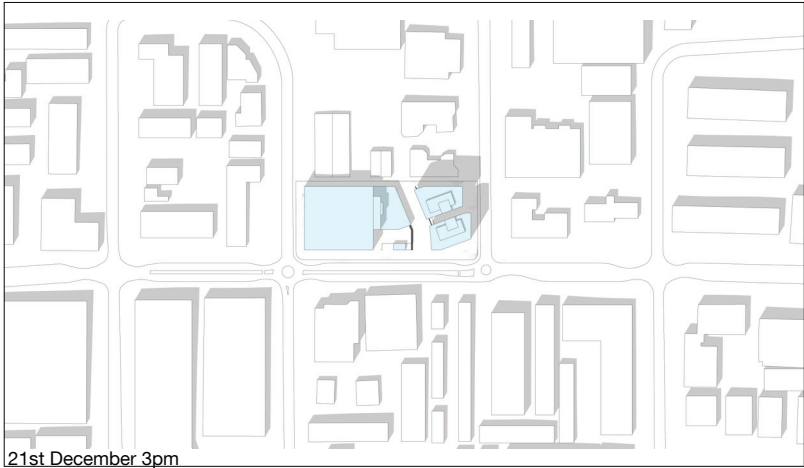
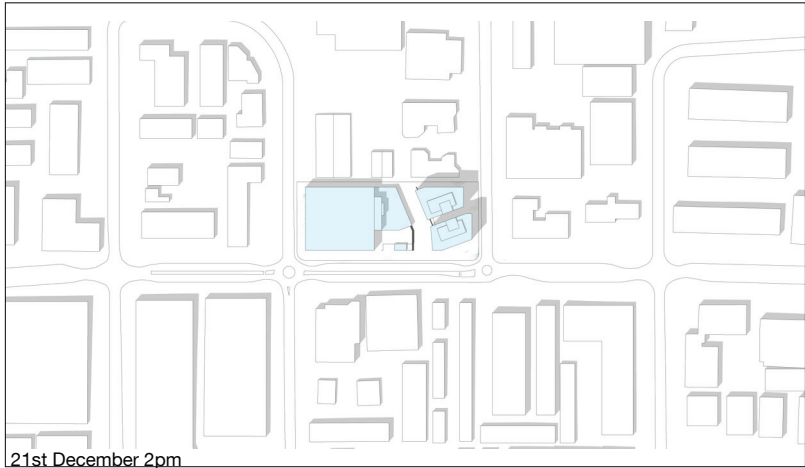
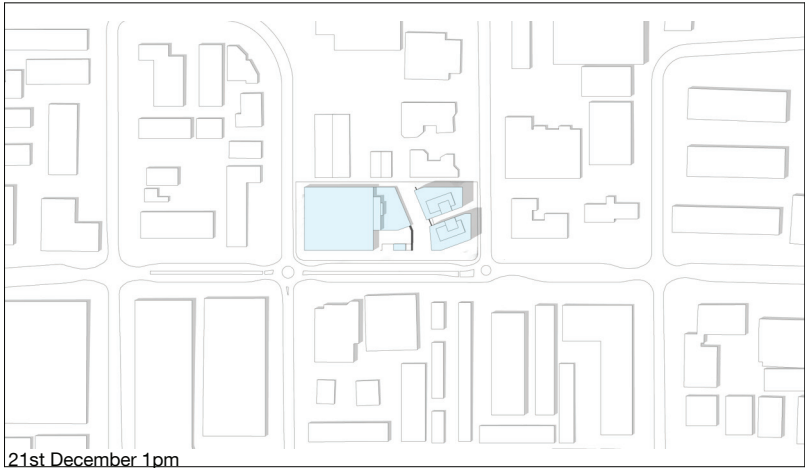
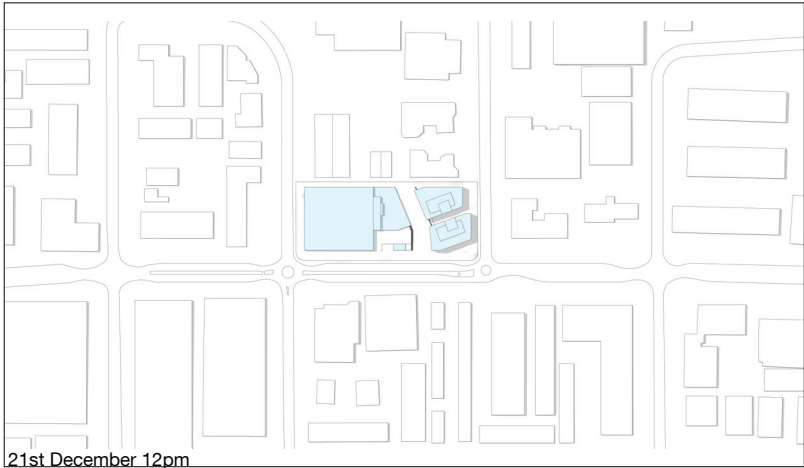
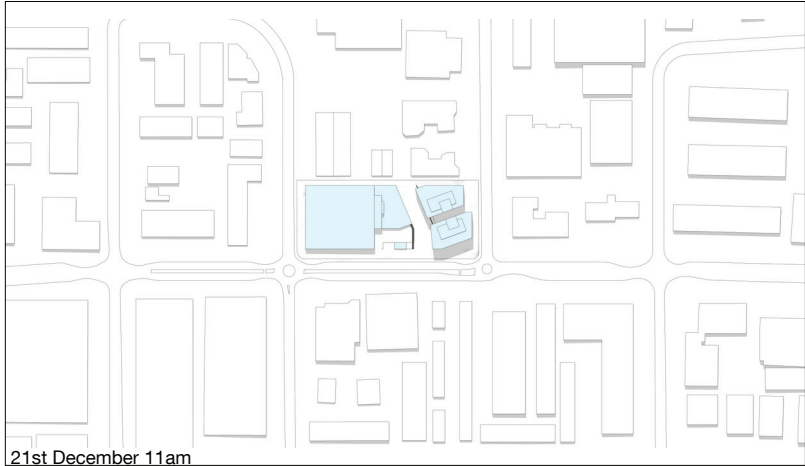
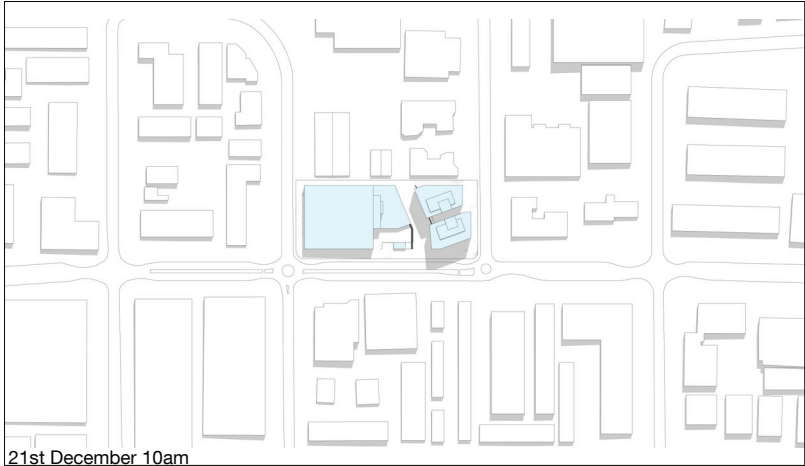
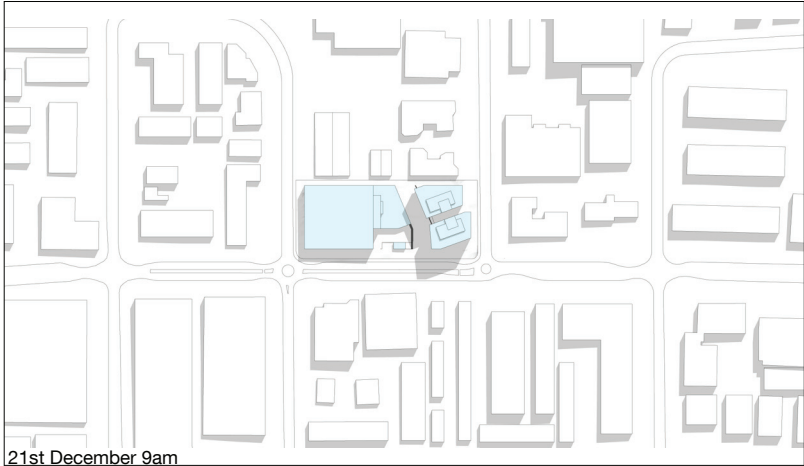
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1	30/11/20	Planning Proposal Submission	JH	MA
Rev	Date	Description	Initial	Checked

Concept Design
21-23 Victoria Ave Castle Hill

Summer Solstice 21st December
Shadow diagrams - Proposed



Status	Planning Proposal		
Scale	@ A1		
Drawn	JH	Checked	MA
Project No.	S12408		
Plot Date	13/07/2023 4:19:03 PM		
BIM			

Drawing no.	Revision
A12.03	3
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Site Areas & Calculations

Site Area (sqm)	21,048 m²	
Proposed FSR	2.30	
EFFICIENCIES		
Assumed GBA/GFA		90%
Assumed GFA/NLA		95%
Assumed GBA/NLA - OFFICE		85%
Assumed GBA/NLA - Retail		90%

SOUTH PRECINCT						
BUILDING 1 - OFFICE SOUTH/RETAIL/LIFESTYLE						
Floor	RL	Height(m)	Function	GBA (Sqm)	GFA (Sqm)	NLA (Sqm)
ROOF	140.5					
Roof Plant	137.5	3		880 m²		
Level 11	133.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 10	129.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 9	125.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 8	121.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 7	117.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 6	113.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 5	109.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 4	105.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 3	101.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 2	97.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Level 1	93.5	4	Office	3,450 m²	3,105 m²	2,933 m²
Ground	88.5	5	Office Lobby	350 m²	315 m²	298 m²
			Business Premises	530 m²	493 m²	451 m²
			VT Circulation + Loading + Services	555 m²	-	-
	85.7	7.8	Food & Beverage Premises	1,142 m²	1,010 m²	1,028 m²
			EoT	140 m²	125 m²	-
Basement 01	82.7	3 - 5.8		2,640 m²		
Basement 02	79.7	3		2,640 m²		
Sub Total		52	*Measured from UG(Carrington Rd	41,547 m²	36,098 m²	38,876 m²
Office only				39,180 m²	34,470 m²	32,555 m²

AREA SUMMARY			
USE	GBA (sqm)	GFA (sqm)	NLA (sqm)
Office	39,180 m²	34,470 m²	32,555 m²
Business Premises	530 m²	493 m²	451 m²
Medical / Childcare / Gym (TBC)	1,600 m²	1,440 m²	1,440 m²
Specialised Retail	11,780 m²	10,602 m²	10,602 m²
Retail VT Circulation	2,255 m²	-	-
Food & Beverage Premises	1,142 m²	1,280 m²	1,865 m²
EoT	140 m²	125 m²	
Carpark	42,500 m²	-	-
Total	99,127 m²	48,410 m²	46,913 m²

Number of car parking spaces

Level 4	172
Level 3	172
Level 2	172
B1	312
B2	328
Total	1,156 approx

NORTH PRECINCT						
BUILDING 2 - RETAIL/PARKING						
Floor	RL	Height	Function	GBA (Sqm)	GFA (Sqm)	NLA (Sqm)
ROOF	108.2					
Level 4	104.2	4	Parking VT Circulation	6,440 m² 405 m²	- -	- -
Level 3	100.2	4	Parking VT Circulation	6,440 m² 405 m²	- -	- -
Level 2	96.2	4	Parking VT Circulation	6,440 m² 405 m²	- -	- -
Level 1	91.2	5	Specialised Retail VT Circulation Medical / Childcare / Gym (TBC) Carpark Ramp	5,800 m² 405 m² 1,600 m² 680 m²	5,220 m² - 1,440 m² -	5,220 m² - 1,440 m² -
Ground	86.2	5	Specialised Retail VT Circulation Food & Beverage Premises	5,980 m² 405 m² 300 m²	5,382 m² - 270 m²	5,382 m² - 270 m²
Loading/Parking(+plant)				1,865 m²	-	-
Basement 01	83.2	3		8,950 m²		
Basement 02	80.2	3		8,950 m²		
Sub Total		22		55,470 m²	12,312 m²	12,312 m²

EXTERNAL AREAS		
USE	GBA (sqm)	% Site area
Public Domain - Lanes and Plazas also includes linear park comprising overland flow path (NEW BOUNDARY)	4,283 m²	20.3%
Public Domain - Landscaped setbacks (NEW BOUNDARY)	2,337 m²	11%
Roads/Driveways	1,730 m²	8%
Roof Terraces	1,540 m²	
Total	9,890 m²	