

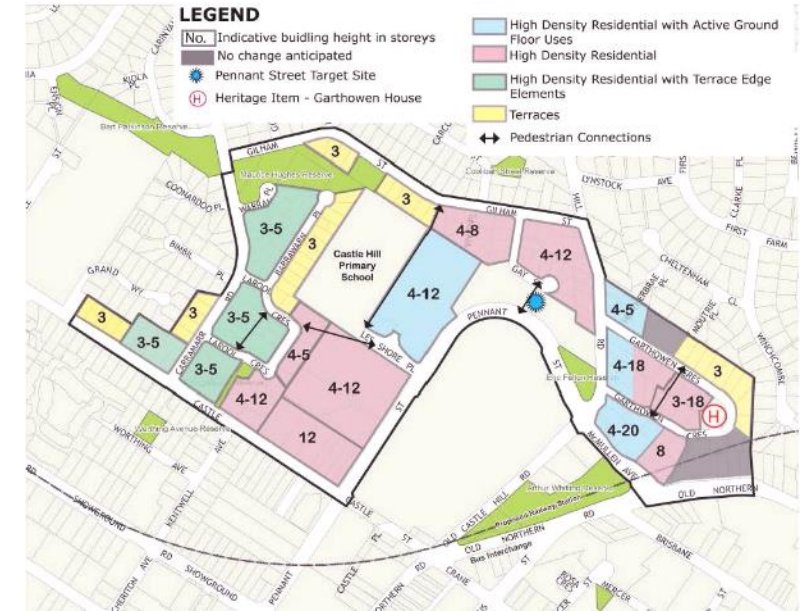
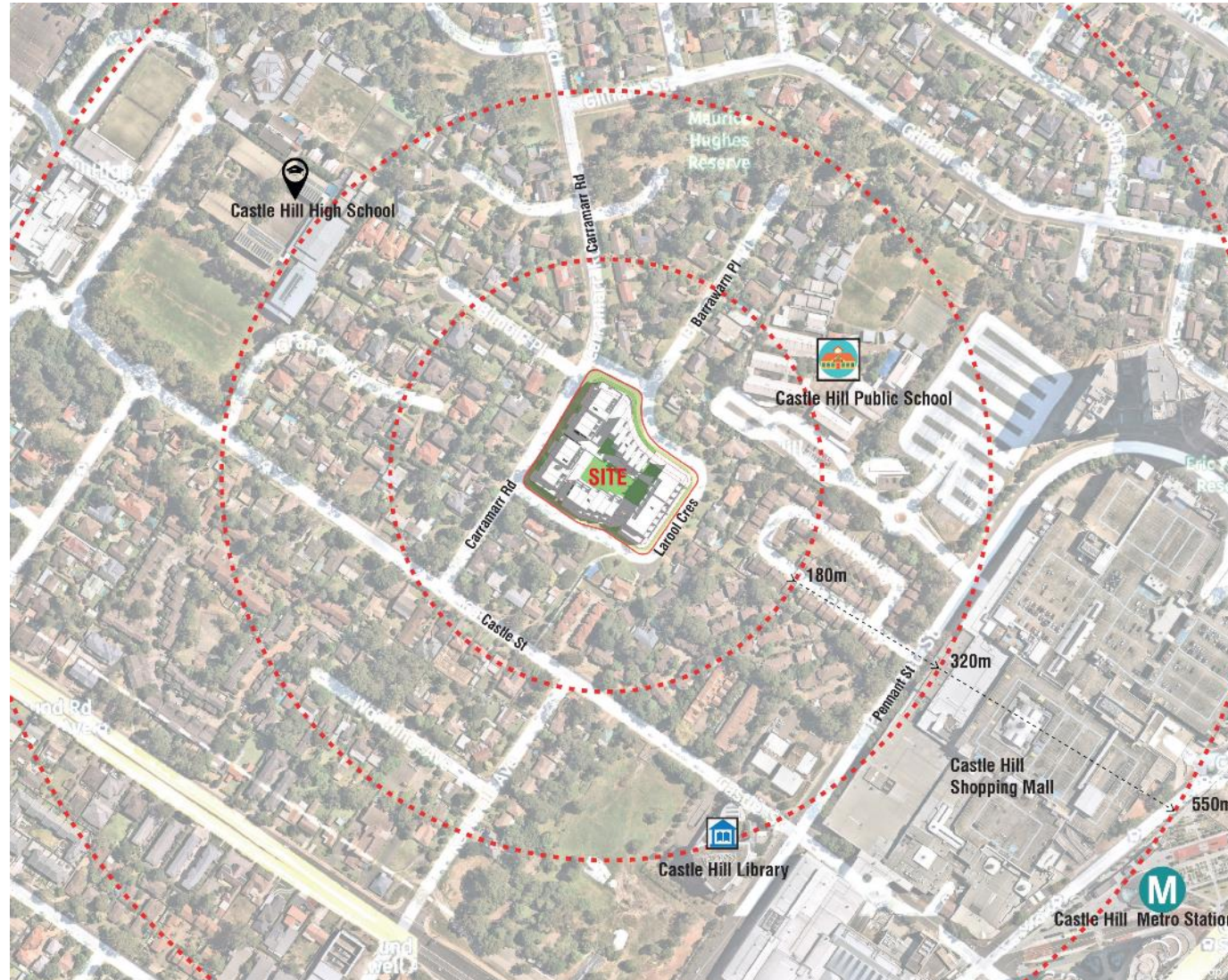
2-22 Larool Crescent and 44-48 Carramar Road, Castle Hill

Demolition of Existing Structures and Construction of Four Residential Flat Buildings and Terrace Dwellings comprising a total of 118 units & basement car parking

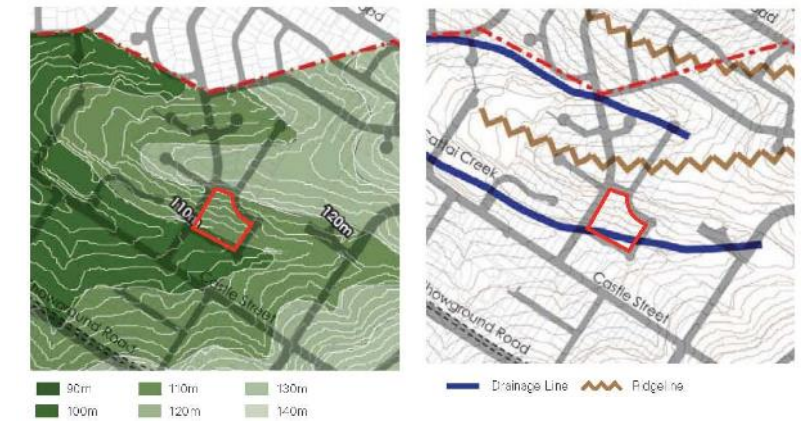
Applicant: Mecone, Developer: Castle Larool Pty Ltd C/o CPDM



Context



CASTLE HILL NORTH STRUCTURE PLAN

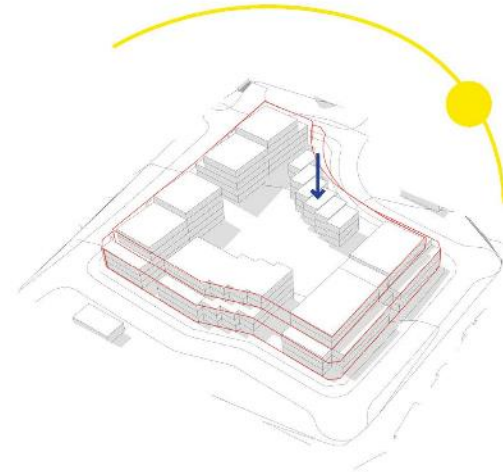


CASTLE HILL STRUCTURE PLAN 2013 , TOPOGRAPHY AND DRAINAGE

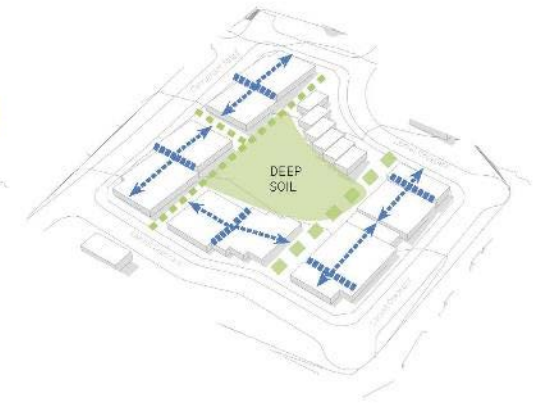
Site Plan



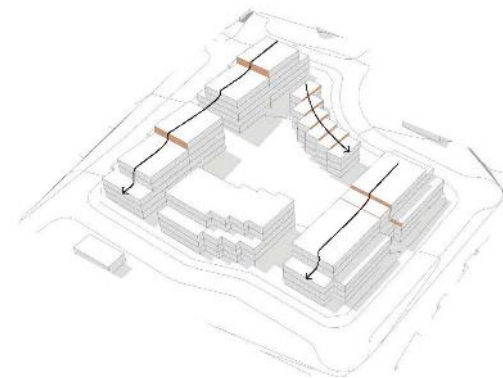
Design Principles



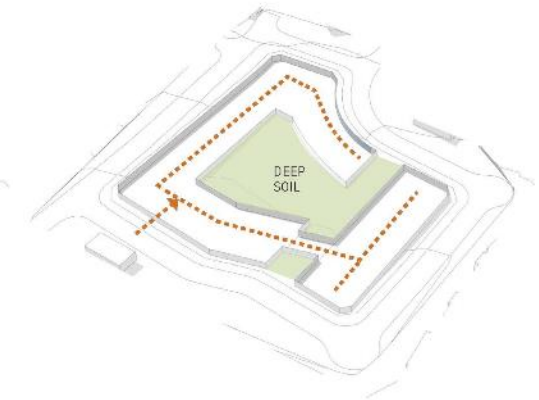
LOWERING NORTHERN BUILDING FOR SOLAR



ACCESS AND LINKS TO CENTRAL GREEN SPACE



BUILT FORM DESIGN - STEPPING



BASEMENT AND DEEP SOIL

Elevations



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Floor Plans



GROUND FLOOR PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN



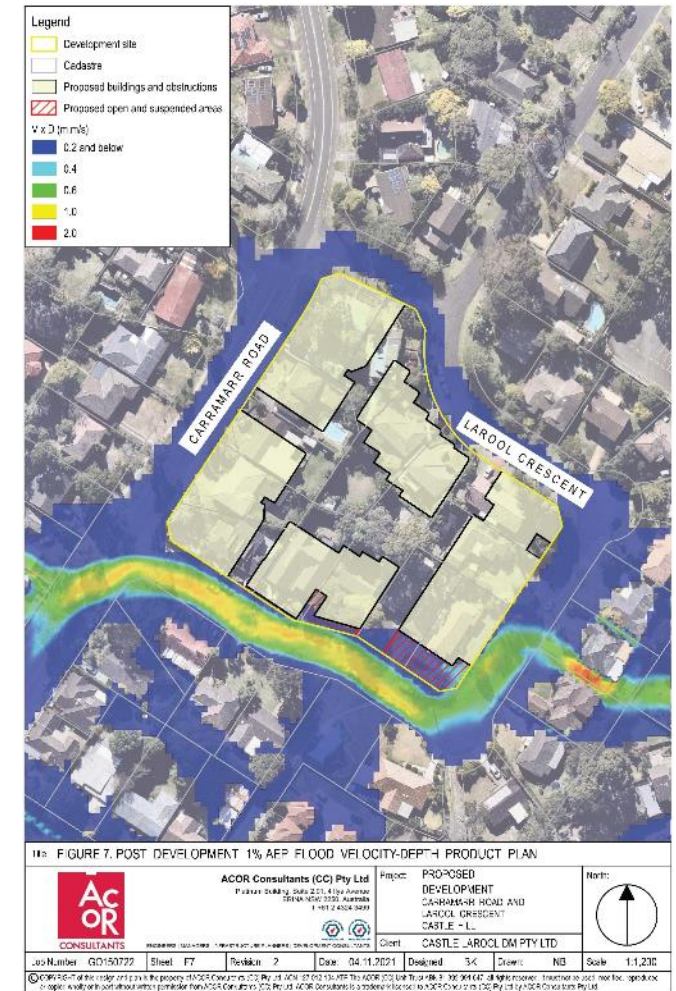
LEVEL 4 PLAN

Street Views



Specialist Reports and Investigations

- Acoustic Report – PKA Acoustic Consulting
- Arboricultural Impact Assessment – Australis Tree Management
- BASIX – ESD Synergy
- BCA and Access Compliance Report – AED Group
- Legal Advisor – Dentons Australia
- CPTED Report – Mecone
- Engineering – ACOR Consultants
- Flood Investigation Report – ACOR Consultants
- Geotechnical Investigation Report – EI Australia
- Landscape Architect – Site Image
- Contamination Review – EI Australia
- Quantity Surveyor – Newton Fisher Group
- Statement of Environmental Effects – Mecone
- Survey – LTS Lockley
- Traffic and Parking Impact Assessment Report – Varga Traffic Planning
- Waste Management Plan – Dickens Solutions

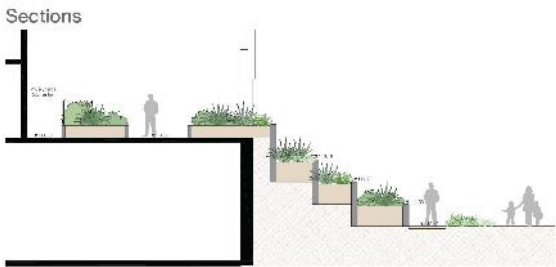


FLOOD INVESTIGATION

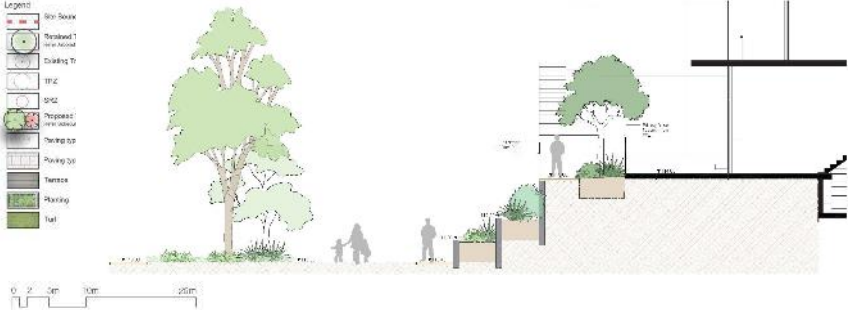
Landscape Report



LANDSCAPE PLAN



SECTION A



SECTION B



PUBLIC LINK

Community Consultation and Exhibition

Exhibition period – 7 December 2021 to 18 January 2022

The development has been designed to minimise any impacts to nearby properties, particularly with regard to overshadowing/solar access and traffic

The proposal is entirely bound by public roads and does not result in isolation of any properties and is an appropriate response to the zoning of the land as a result of the high level of amenity of the site being near Castle Hill Metro Station and Castle Towers.



2 EAST ELEVATION
1 : 500 @A1



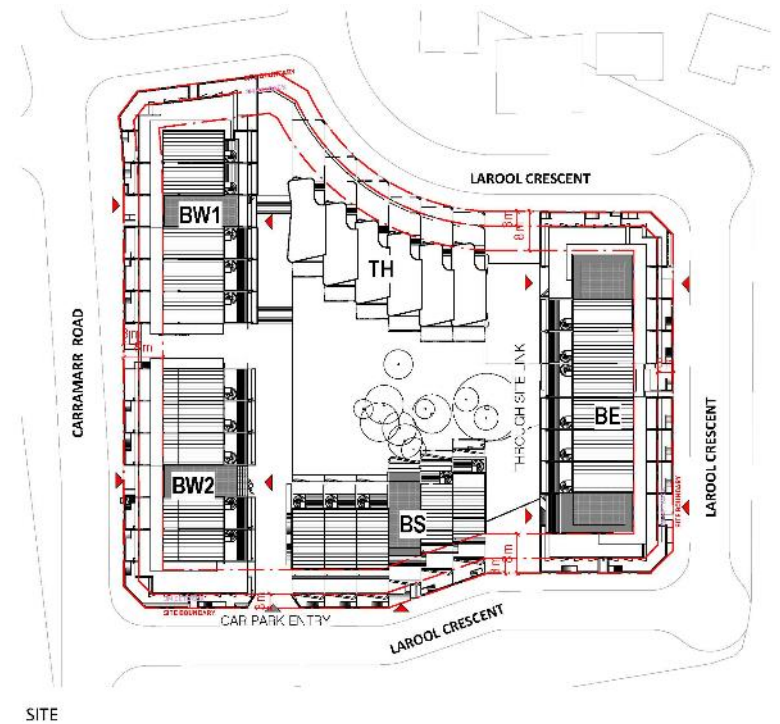
4 SOUTH ELEVATION
1 : 500 @A1



3 NORTH ELEVATION
1 : 500 @A1



5 WEST ELEVATION
1 : 500 @A1



Issues for Further Consideration – Elevated and Sunken GF Levels



WEST ELEVATION
2003 (2041)

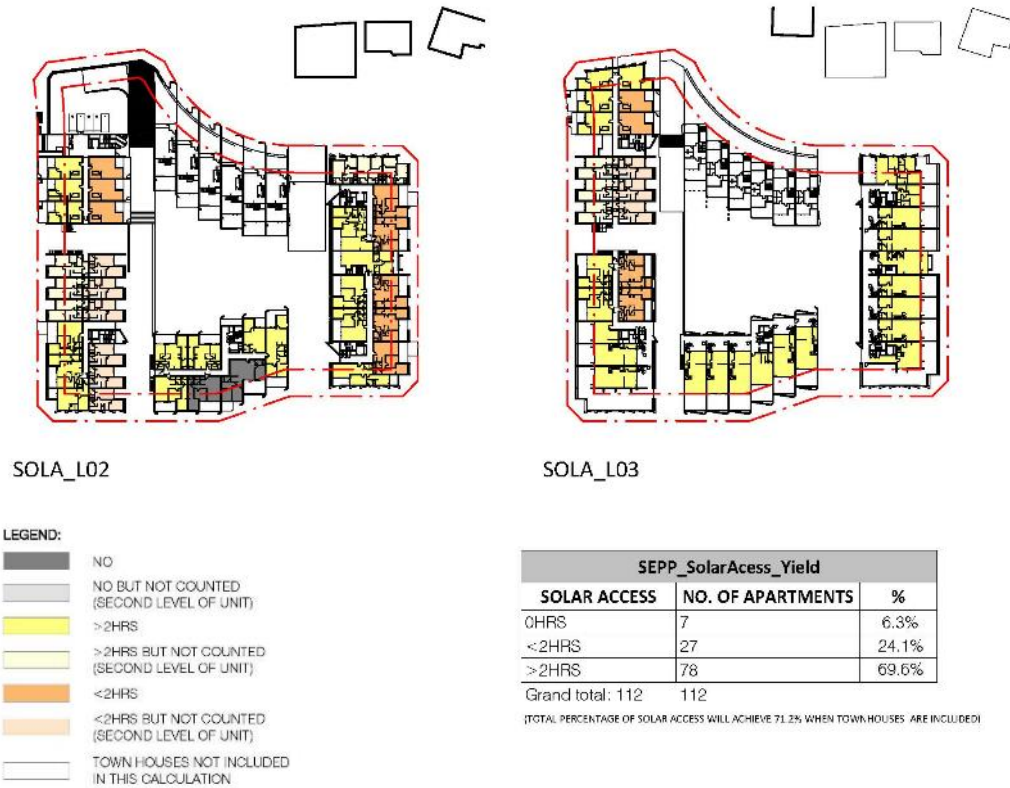
- LOFT APARTMENT APPROX. 0 - 1200MM ABOVE NATURAL GROUND LINE AT BOUNDARY
- LOFT APARTMENT JUST ABOVE BUILDING FLOOD PLANNING LEVEL
- LOFT APARTMENT MORE THAN 1200MM ABOVE NATURAL GROUND LINE AT BOUNDARY
- LOFT APARTMENT 0- 700 BELOW NATURAL GROUND LINE AT BOUNDARY



Issues for Further Consideration

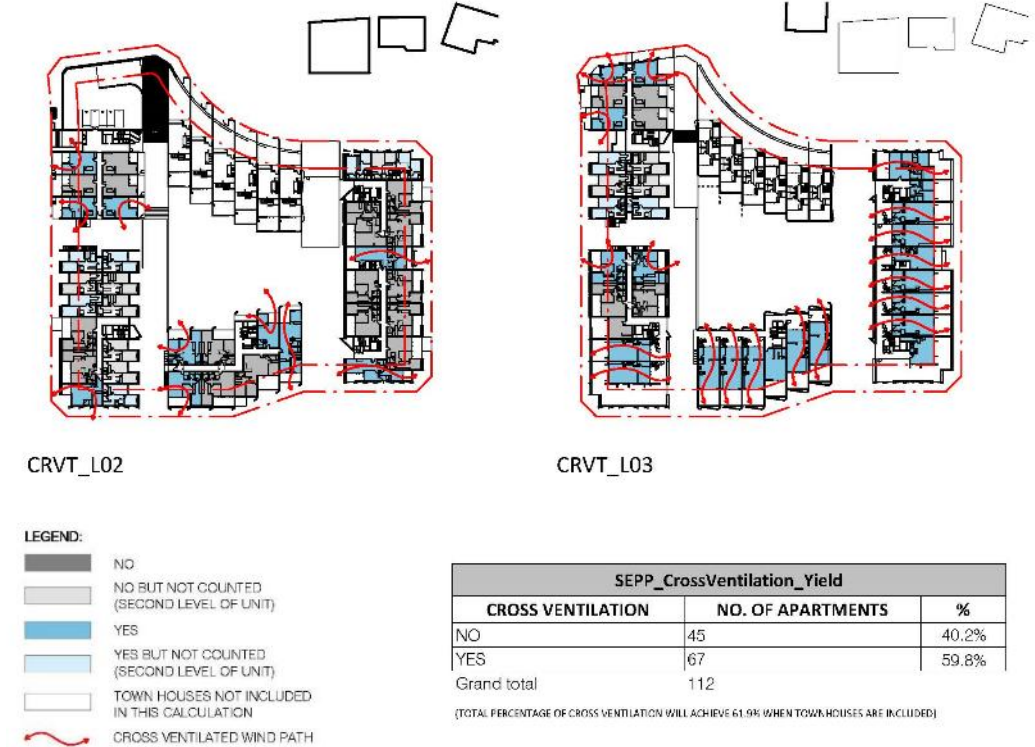
Solar Access

Percentage of solar access will achieve 71.2% when townhouses are included



Cross Ventilation

Percentage of cross ventilation will achieve 61.9% when townhouses are included



Issues for Further Consideration

Through Site Link

8.21% of site area



Through Site Link Area

Legend

- Site Boundary
- Basement Below
- Through Site Link Area

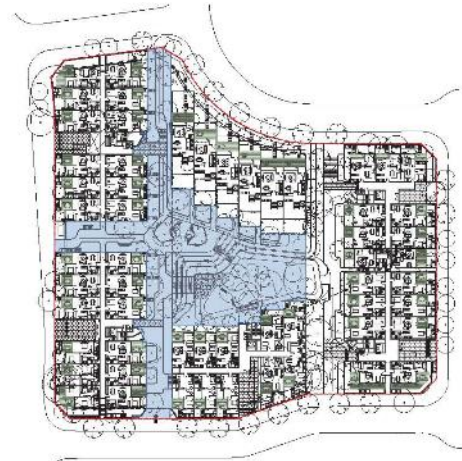
Site Area: 10125.87m²

Through Site Link Area:
831.59m²

Through Site Link %: 8.21%

Communal Open Space

22.14 % of site area



Communal Open Space Area

Legend

- Site Boundary
- Basement Below
- Communal Open Space Area

Site Area: 10125.87m²

Communal Open Space Area:
2241.53m²

Communal Open Space %:
22.14%