

Applicant: Anglican Community Services

Property: 284 Castle Hill Road, Castle Hill
411-415 Old Northern Road, Castle Hill
417-419 Old Northern Road, Castle Hill

Proposal: Seniors Housing Development

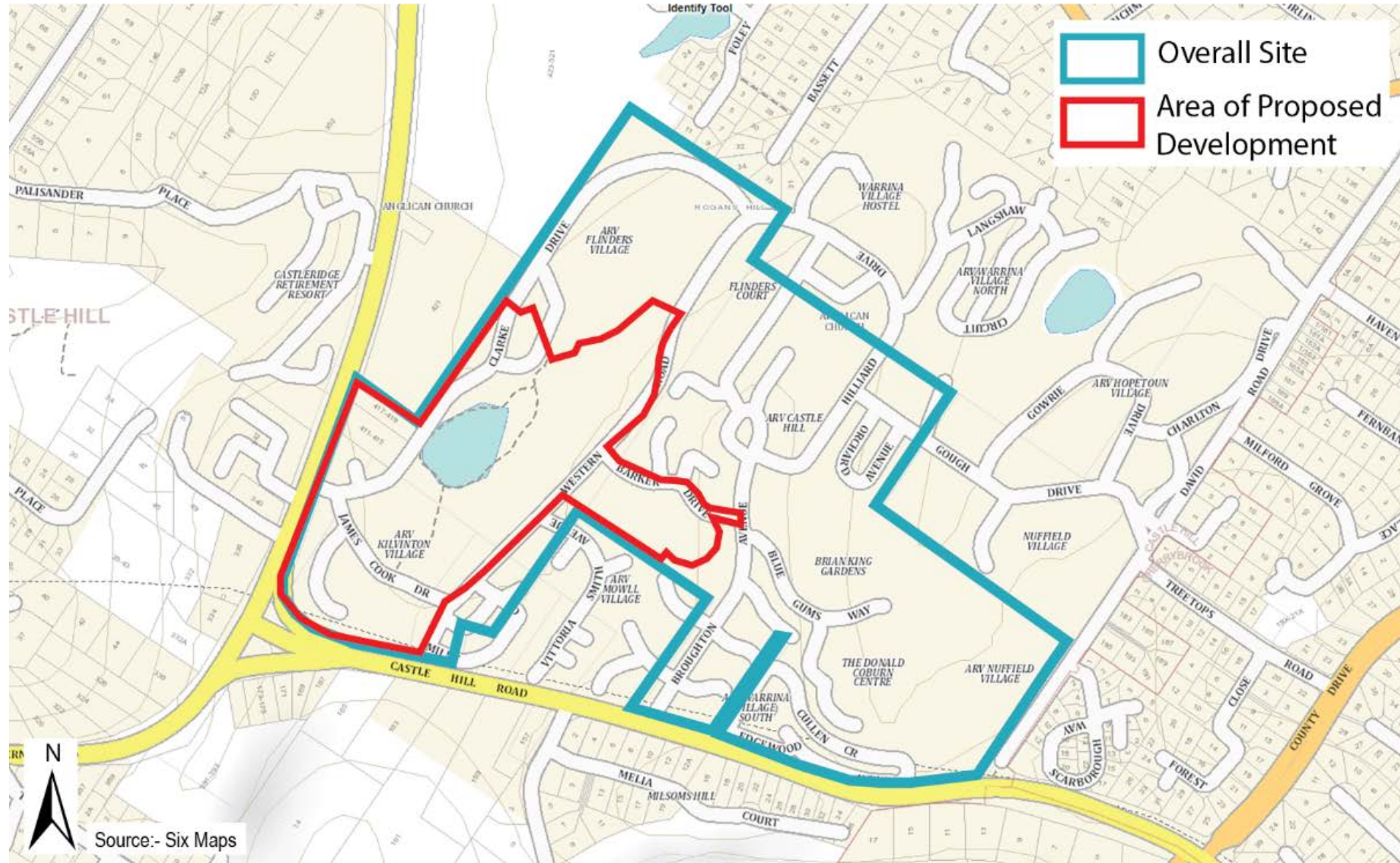
The map illustrates the geographical context of Castle Hill, New South Wales. It is situated at the northern end of the Hills Shire, bordering Rogans Hill to the north and West Pennant Hills to the south. Key landmarks and infrastructure include:

- Education:** Castle Hill High School, Castle Hill Public School, Castle Hill College (Catholic School), St. Paul's Anglican Church, St. Bernadette's Catholic Church, Cherrybrook Metro Station and Bus Interchange, and Tangara School for Girls.
- Health and Community:** Castle Hill Medical Centre, Castle Hill Police Station, Castle Hill Library, and Castle Hill Shopping Centre.
- Transportation:** Northern Road, Castle Hill Road, Old Northern Road, and the Train Line.
- Natural Features:** Pines Creek, Castle Hill Reservoir, and Castlewood Park.
- Other Landmarks:** Castle Hill Heritage Park, Castle Hill Bowling Club, and Castle Hill Local Shops.

The map is divided into sections by concentric circles, likely representing different planning zones or catchment areas. The central area is labeled "CASTLE HILL [HILLS SHIRE]", and the surrounding areas are labeled "ROGANS HILL", "CASTLE HILL [HORNSBY SHIRE]", and "WEST PENNANT HILLS [HILLS SHIRE]".

- Corner of Old Northern Road and Castle Hill Road
- On the southern edge of Hornsby LGA
- 1.2km to Castle Hill
- 1km to Cherrybrook Train station

The Site



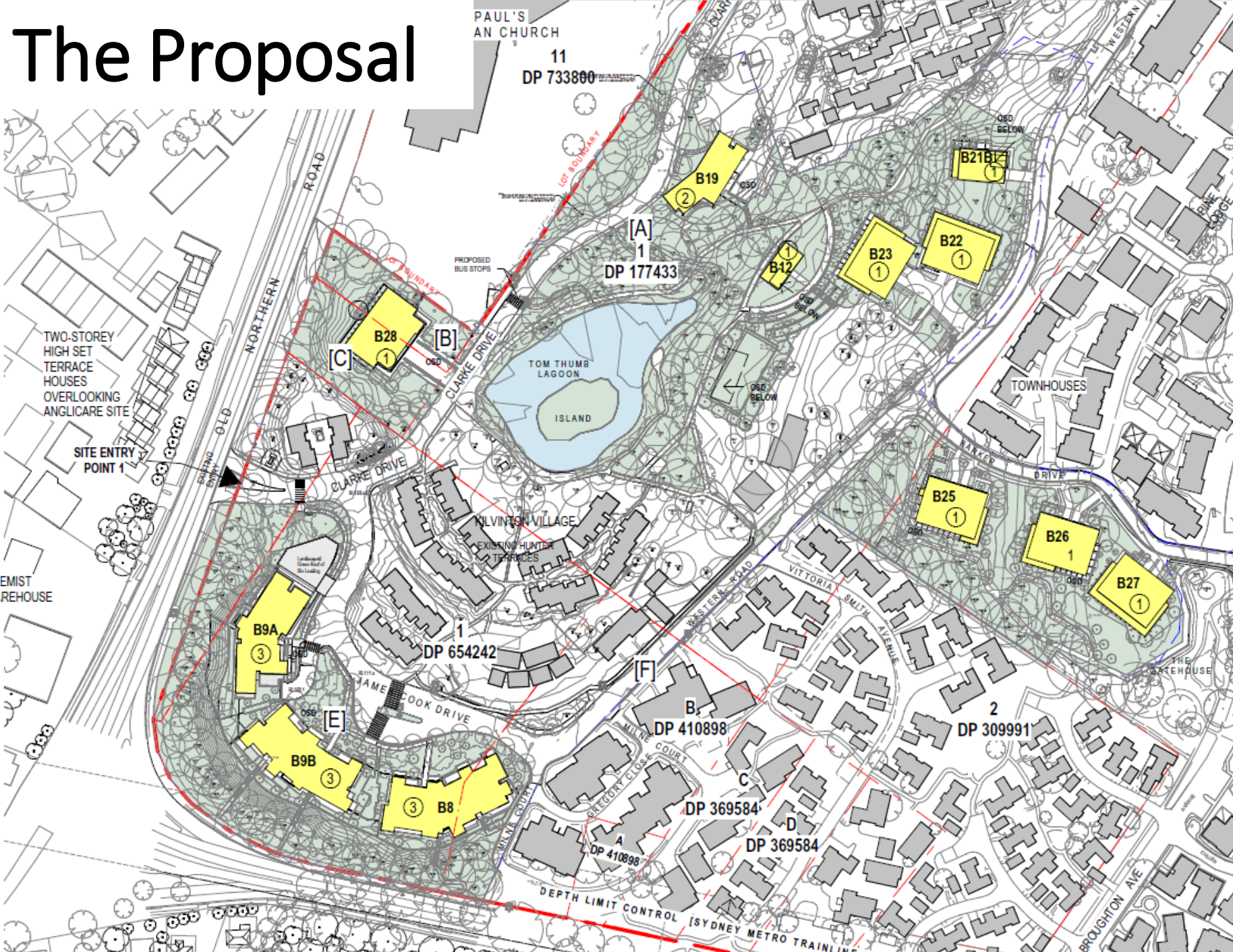
Site Characteristics

- Site area of Proposed Development = 257,050m²
- The development is located in south western part of the site (red outline)
- Older buildings
- Vegetated corridor
- Vegetated embankment along boundary to Old Northern Road and Castle Hill Road
- Cleared area in SW corner of site
- Existing Lagoon
- Existing vehicle access Old Northern Road

The Proposal

- Demolition of 67 dwellings.
- Remediation, site excavation and earthworks.
- Removal of 55 trees (15% of trees in the site area).
- Construction of seniors housing comprising 66 self-contained dwellings (apartments + villas) :
 - 3 x three storey buildings providing 53 apartment style self-contained dwellings;
 - 13 x single storey detached and semi-detached villa style self-contained dwellings;
 - 1 x two-storey administration building; and
 - 1 x single storey community building with self-serve café.
- Upgrades to existing internal road network (James Cook Drive, Western Road, Clarke Drive).
- Basement carparking beneath the apartment buildings, one garage for each villa, carparking spaces adjacent to the administration building (B19).
- Associated infrastructure to support the development including upgrades to stormwater management.
- Landscaping and pathways including enhancements to the landscaped area around Tom Thumb Lagoon.

The Proposal



Extract From Architectural Set -
Site Plan DA-030

LEGEND

- ANGLICARE SITE
- LOT BOUNDARY LINES
- EXTENT OF DEVELOPMENT APPLICATION / SITE BOUNDARY FENCE
- DEPTH LIMIT CTRL LINE (SYDNEY METRO TRAINLINE BELOW)
- PROPOSED BUILDINGS
- BUILDINGS TO BE RETAINED
- ROAD NETWORK
- NUMBER OF STOREYS
- SITE ENTRY POINTS
- OSD TANKS (REFER TO CIVIL DRAWINGS)

The Proposal



Background

- Previous DA from 2019 – the subject of Land and Environment Court Proceedings
- Section 34 conciliation conference
- Council engaged planning and urban design experts
- Original SOFACs contained 17 separate issues.
- Very fruitful discussions during the conciliation conference
- Residual issues were:
 - Works to classified road - concurrence and land dedication (current DA avoids road works in Old Northern Road)
 - RMS drainage easement (easement relocated in current DA)
 - Clause 4.6 variation statement in relation to 8m height control of SEPP Seniors (current DA complies)
 - Tree impacts to Tree 89 – (not impacted in current DA)
 - Discrepancy between reports and tree removal
 - Architectural plan references
 - 60m distance between lift and bulky waste storage in Building B10 (that building no longer proposed).
- Court proceedings were discontinued due to RMS raising a new issue late in the process relating to land dedication in Old Northern Road.
- Proposed DA is similar to previous DA. Reduced number of buildings and residential care facility removed. There are 2 additional villas and a different internal road realignment from previous DA.

Key Considerations

- Clause 4.6 variation to Clause 40 (4)(b) of SEPP Seniors
 - 2 storey height standard at the boundary of the site
 - Proposal is 3 storeys
 - Clause 4.6 variation statement prepared – justifiable and satisfies clause 4.6 statutory tests
- Character - Urban Design Report – design outcome similar to previous DA (agreement reached in s34 conciliation process)
- Residential amenity including SEPP 65 / ADG considerations (privacy, solar access, building separation)
- Draft Housing SEPP
- Tree removal
- Flora and fauna assessment
- Flooding – new stormwater infrastructure similar to previous scheme (agreement reached during s34 conciliation process)
- RMS – previous issues with stormwater easement draining water from Castle Hill Road
 - Existing stormwater pipes not in location of easement
 - Existing pipes to be relocated & new easement established
 - Old easement extinguished
- RMS – Road works in Old Northern Road are not proposed

Specialist reports and investigations

- Architectural Design Statement
- Urban Design Assessment
- Geotechnical
 - Geotechnical investigation
 - Train tunnel investigation
 - Contamination
- Civil infrastructure and stormwater and flooding
- Traffic and car parking
- Arboricultural assessment
- Flora and fauna assessment
- Acoustic Assessment
- Air Quality
- Accessibility Assessment
- Heritage Assessment
- Waste Management
- Construction Traffic Management
- Operational Statement
- BASIX

Community consultation and exhibition

The DA is currently on notification –closes 2 November 2021

Anglicare has been engaging with the existing residents of the retirement village over many years