

An architectural rendering of a park development. The scene shows a lush green lawn with several mature trees and some tall, feathery grasses in the foreground. In the background, a modern building with a curved facade and large windows is visible. People are depicted in various leisure activities: some are sitting on the grass, others are walking on a path, and a group is playing on a yellow play structure. The sky is blue with a few clouds.

**PROJECT PRESENTATION FOR
COUNCILLOR WORKSHOP
7TH MAY 2024**

**ROGANS HILL PARK
PLANNING PROPOSAL & MASTER PLAN**

1020 Melia Court, Castle Hill
5/2024/PLP

The background of the slide is a grayscale photograph of a park. It features a large, leafy tree in the foreground on the left. In the middle ground, there is a playground with a slide and a large, dark, curved structure. Several people are visible in the park, some walking and some sitting on a bench. The sky is bright and cloudy.

Agenda

1. Introduction

- Purpose of Presentation
- Team introduction

2. Project Overview

- Site Context
- Vision and Objectives
- Project Background
- Design Principles
- Project Overall Stats

3. Next Steps

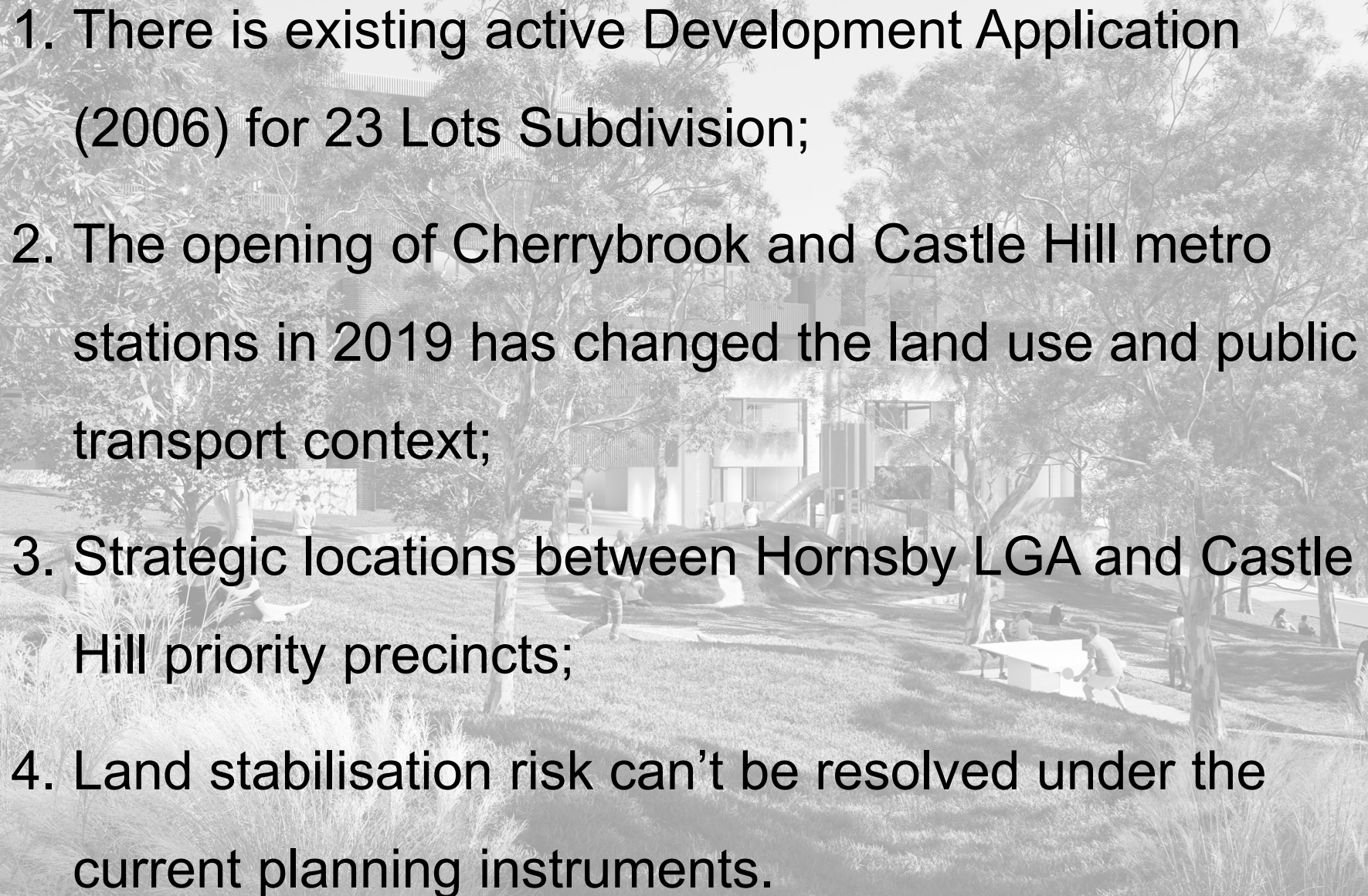
- Community Consultation
- Question & Answer

A grayscale architectural rendering of a park. In the background, there are modern, multi-story buildings. The middle ground is filled with lush trees and greenery. In the foreground, several people are depicted: some are walking on a path, others are sitting on a bench, and a child is playing on a small structure. The overall scene is bright and airy, with a focus on integrating urban development with nature.

Purpose of Today's Presentation

1. To identify the merits of the project and the community benefits it delivers;
2. To demonstrate a better utilization of the land in comparison to existing development approval;
3. To show how it supports the Council's affordable and key worker housing target while preserving character areas and heritage.

Site Status

1. There is existing active Development Application (2006) for 23 Lots Subdivision;
 2. The opening of Cherrybrook and Castle Hill metro stations in 2019 has changed the land use and public transport context;
 3. Strategic locations between Hornsby LGA and Castle Hill priority precincts;
 4. Land stabilisation risk can't be resolved under the current planning instruments.
- 

Team Introduction

**LAND
AND
FORM**

D K O

Audax Urban

HillPDA
CONSULTING



Paro
CONSULTING

ARUP



TETRA TECH

BLACKASH
BUSHFIRE CONSULTING

Weir Phillips
Heritage and Planning

Fraser Ecological Consulting



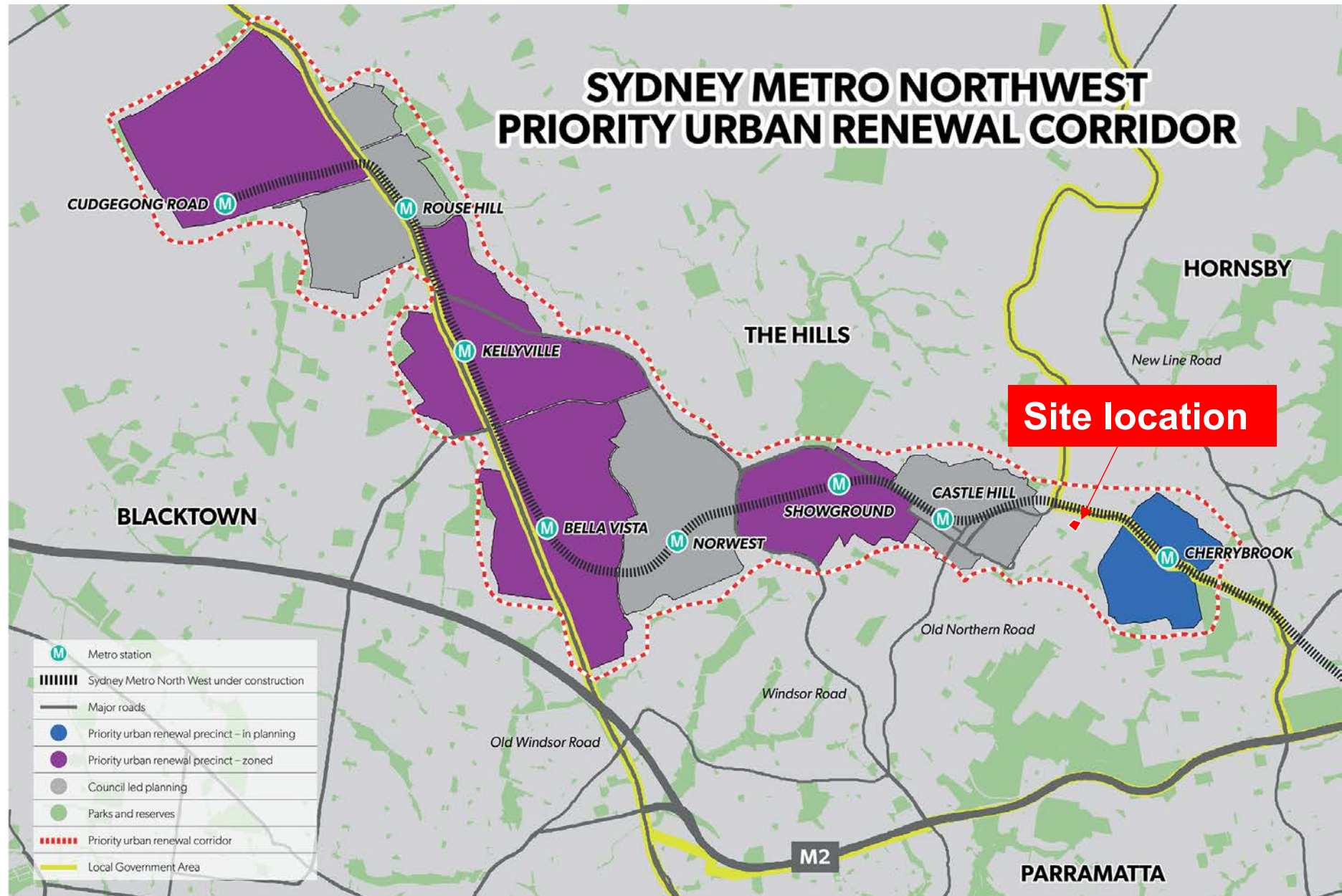
NORTHROP



PROJECT OVERVIEW

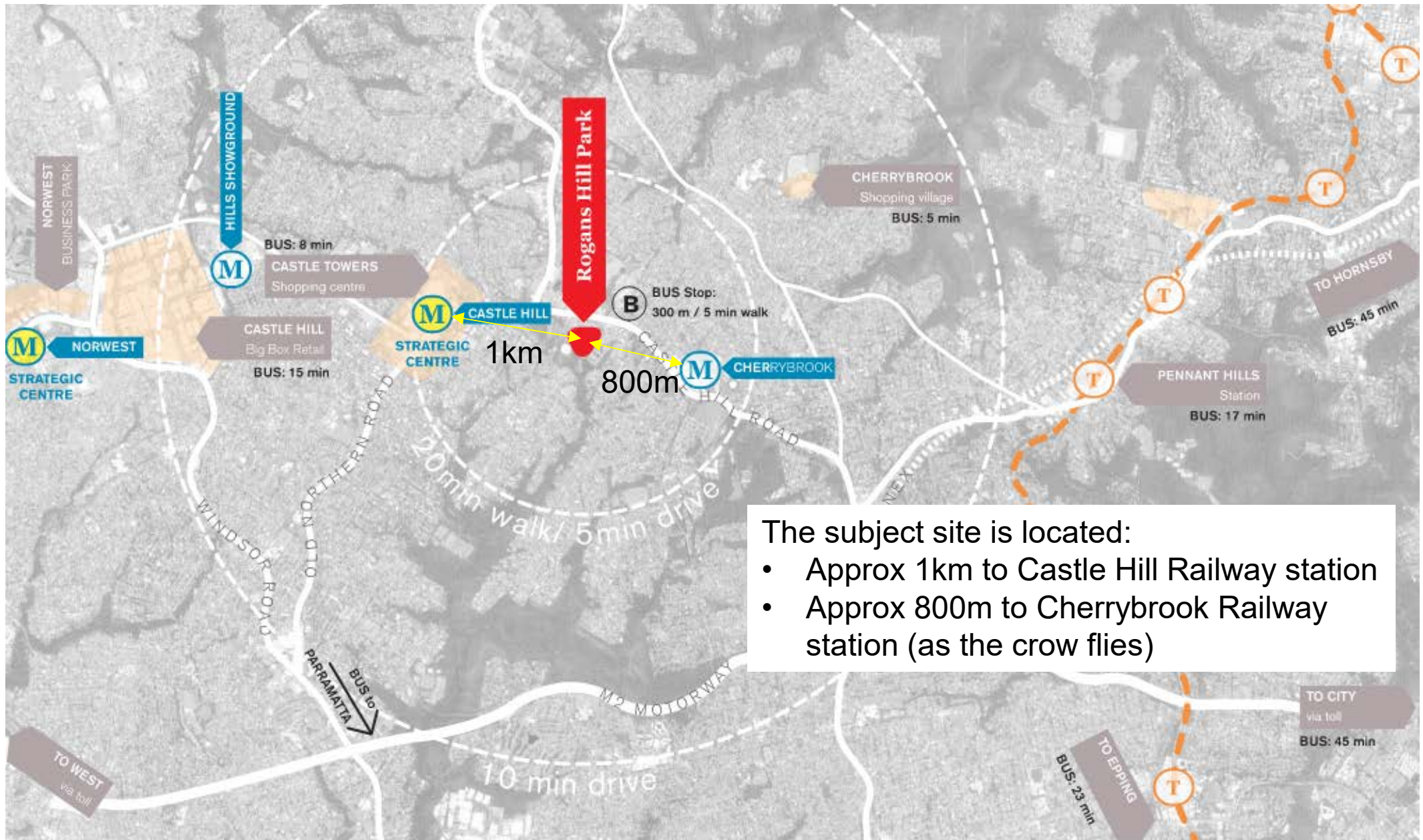
CONTEXT

LOCALITY MAP



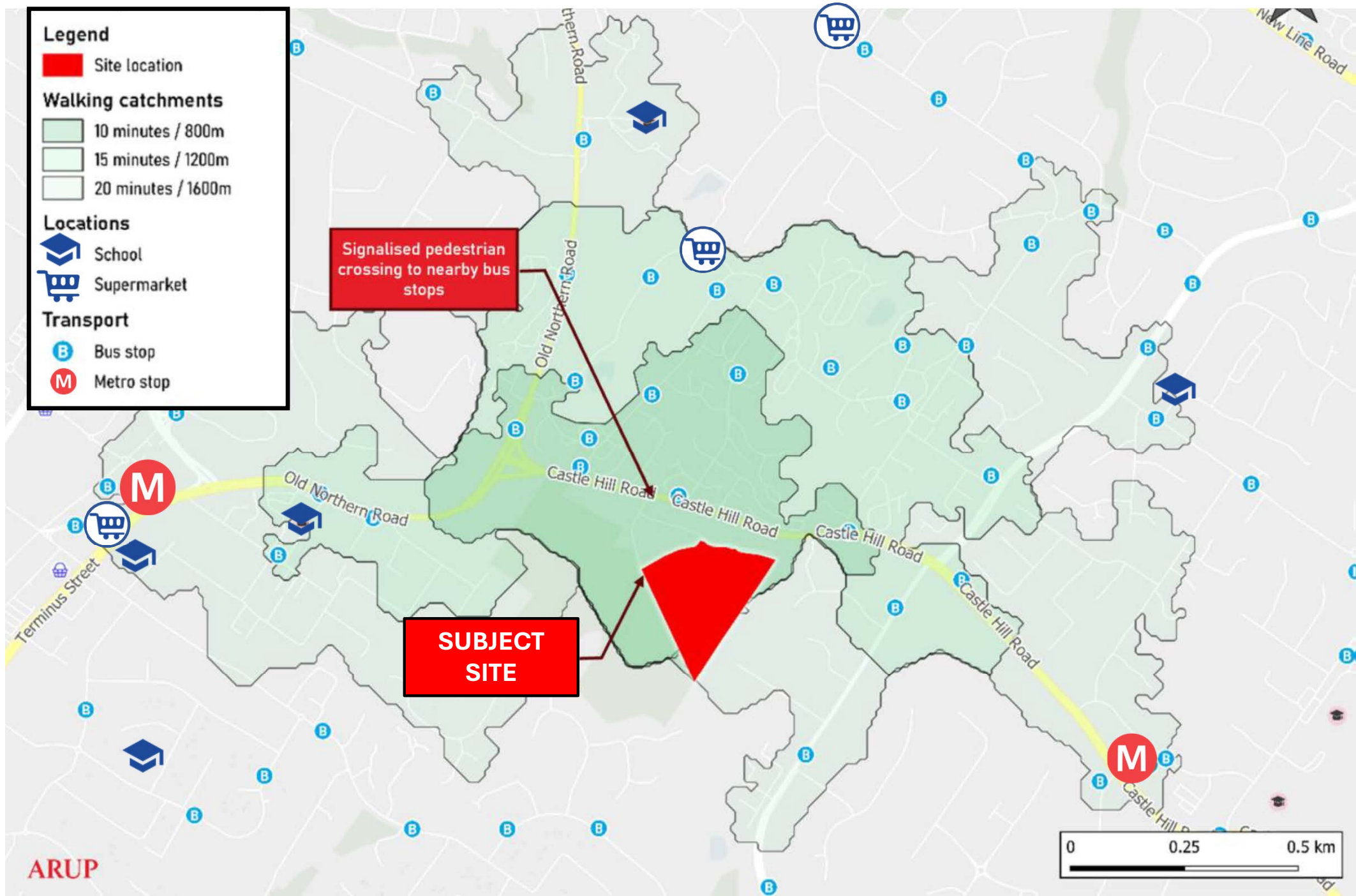
CONTEXT

LOCALITY MAP



CONTEXT

PROXIMITY TO SCHOOLS, PUBLIC TRANSPORT & SUPERMARKETS

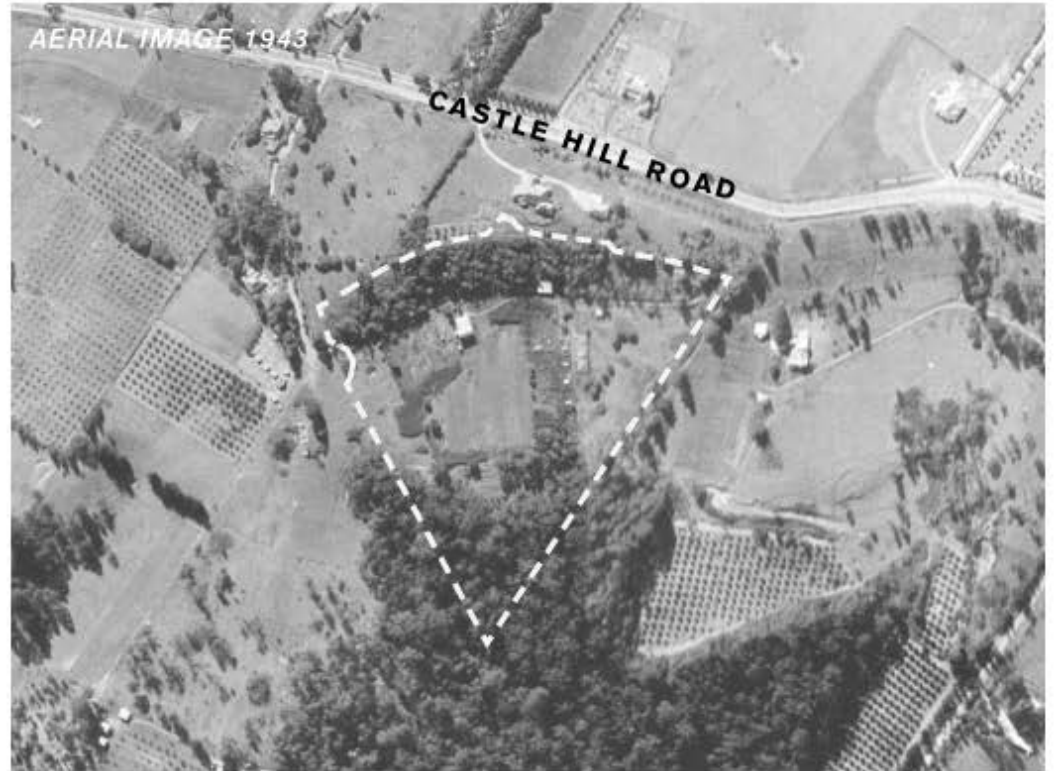


CONTEXT

LOCALITY MAP



Subject site



Non-indigenous Site History

CONTEXT

AERIAL VIEW (LOOKING FROM SOUTH-EAST)



CONTEXT

AERIAL VIEW (LOOKING FROM NORTH)





APPROVED DEVELOPMENT APPLICATION vs PROPOSED MASTER PLAN

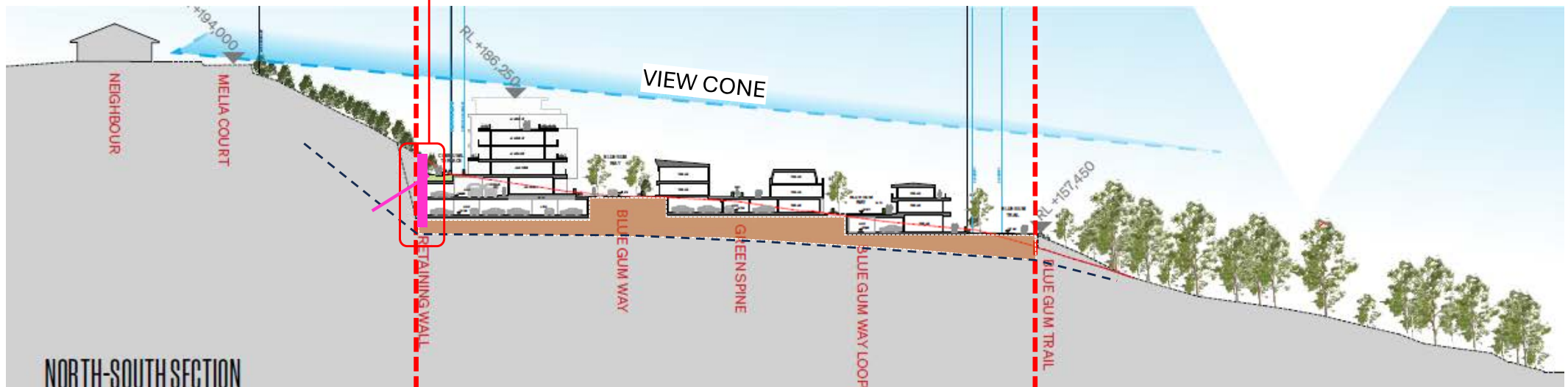
KEY POINTS



PREVIOUS APPROVED DA (1089/2006/ZA) - ACTIVE	PROPOSED MASTER PLAN
<ul style="list-style-type: none"> • 23 lots (approx. 1,000sqm per lot) 	<ul style="list-style-type: none"> • 185 dwellings (147 units + 38 terrace)
<ul style="list-style-type: none"> • Development footprint – 2.3ha 	<ul style="list-style-type: none"> • Retain existing development footprint – 2.1ha (Excluding Rogans Hill Park open space)
<ul style="list-style-type: none"> • All existing trees removed (shown in red) 	<ul style="list-style-type: none"> • More existing tree retained • Increase tree canopy by approximately 40% • Existing Blue Gum High Forest retained and managed
<ul style="list-style-type: none"> • Land slide risk not mitigated 	<ul style="list-style-type: none"> • Retaining wall to mitigate land slide risk
<ul style="list-style-type: none"> • No public benefit or community value add 	<ul style="list-style-type: none"> • Up to 2,000sqm community park provided • 15% affordable housing provided and Housing and Productivity contribution • Upgrade to Glen Road footpath • pocket parks provided, character street and building mix

LAND SLIDE MITIGATION SUMMARY

Permanent anchored shoring
wall to rock level



Top third of site
undisturbed

Excavate and replace with
engineer filled materials

Bottom third of site
undisturbed

EXISTING BIODIVERSITY ASSESSMENT

Fraser Ecological



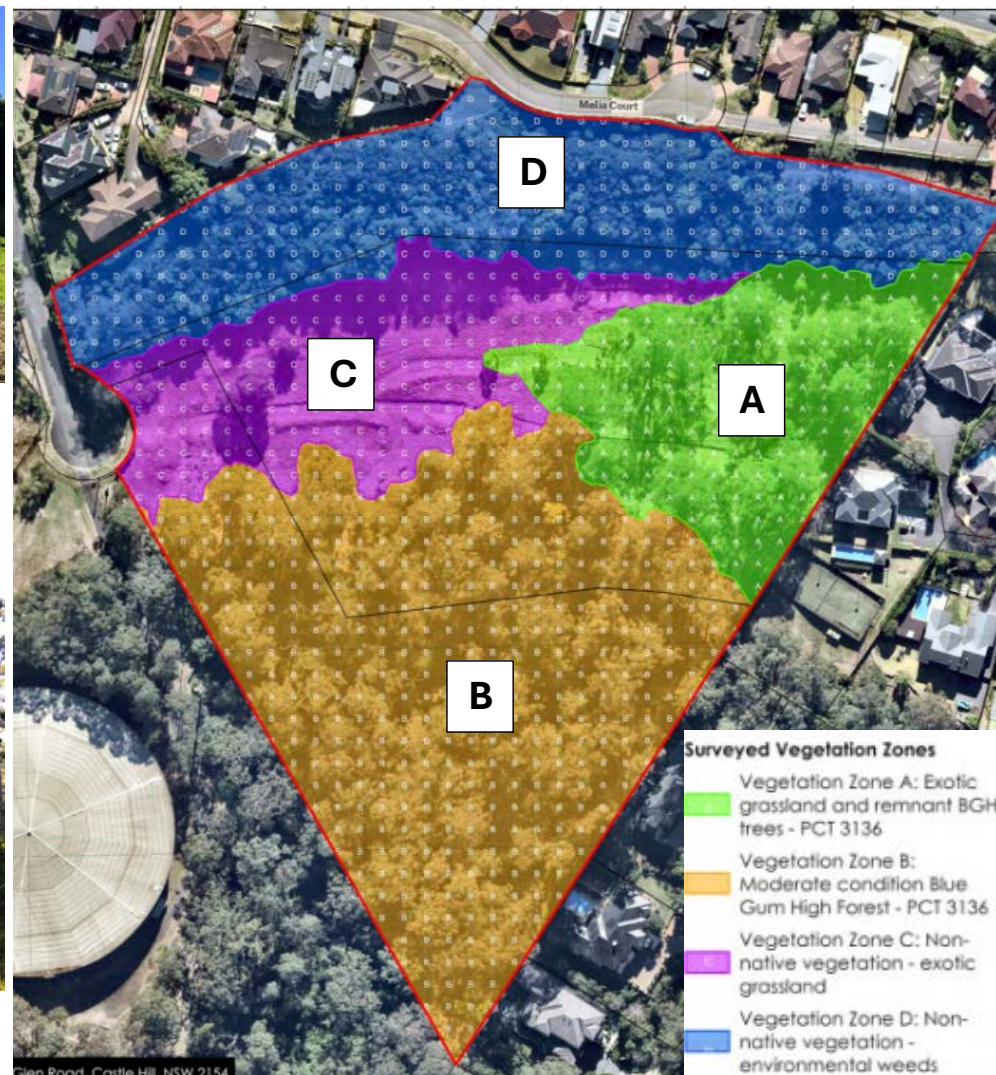
Zone A

Exotic grassland and remnant BGHF trees



Zone B

Non-native vegetation – environmental weeds and moderate condition BGHF trees



Zone C

Non-native vegetation & exotic grassland



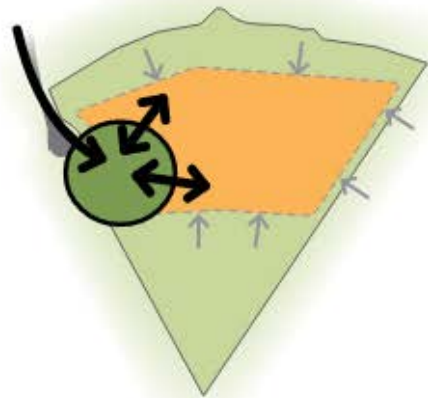
Zone D

Non-native vegetation - environmental weeds

PLANNING PROPOSAL
ROGANS HILL PARK MASTER PLAN

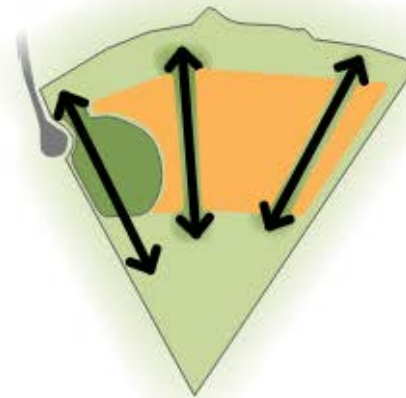
MASTER PLAN

DESIGN PRINCIPLES



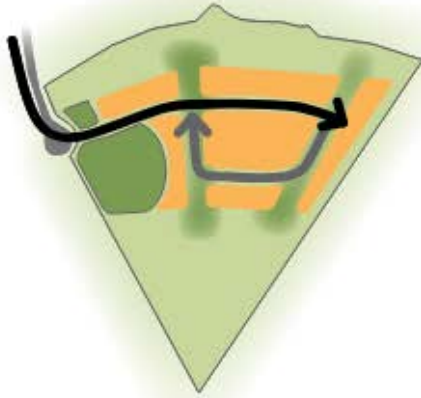
4.1 Prioritise Public Offering

The master plan designates a centrally located public park for both the local Rogans Hill community & future residents of Rogans Hill.



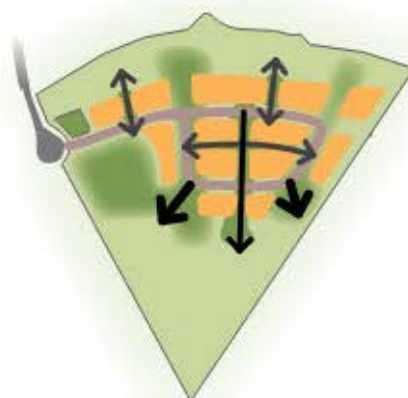
4.2 Preservation of Biodiversity

Key to this development is to connect the North and South biodiversity areas with vegetated and continuous corridors.



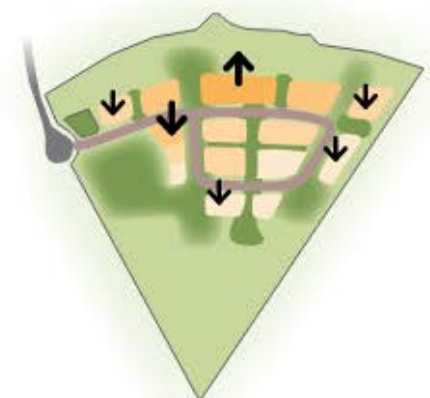
4.3 Connectivity & Wayfinding

A series of interventions divide the master plan into character precincts and increase street presence for way finding & front addresses.



4.4 Open Space Network

A diverse series of open space typologies provide multiple opportunities for passive & active recreation spaces & pockets.



4.5 Considered Density

The master plan respects existing edge conditions to maintain amenity for neighbours and provide a balanced approach to increasing housing in designated areas.

MASTER PLAN THE PROPOSAL





7 KEY FEATURES

Rogans Hill Park
(2,000sqm public park)

Central Green Link
(Bio-diversity link between BGHF and native scrublands)

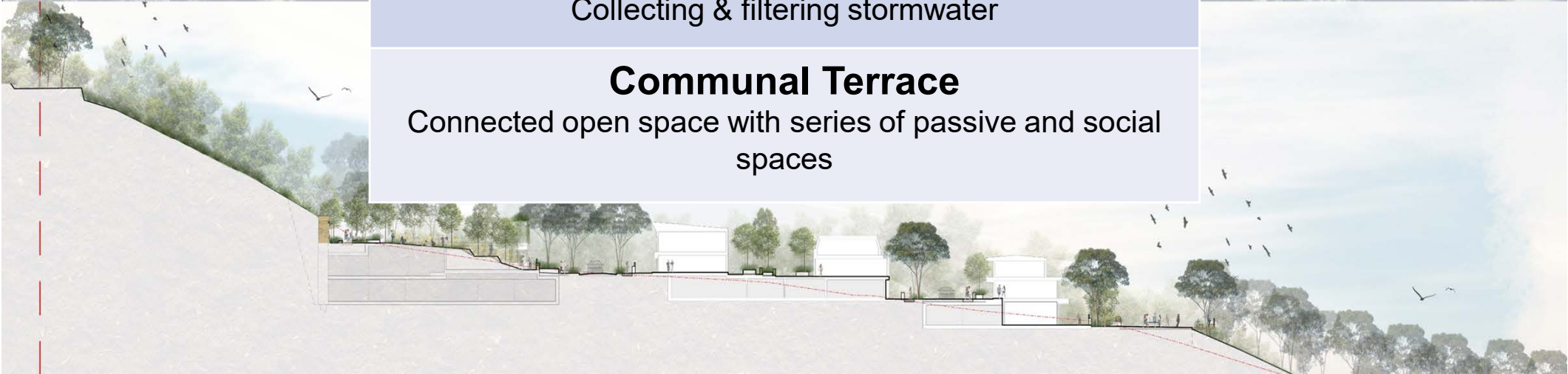
Blue Gum Trail
(Natural trail connecting existing BGHF)

Pocket Reserves
High quality landscape amenity for resident

Blue Gum Way
Highly landscaped street with large canopy trees

Bio-retention Wetlands
Collecting & filtering stormwater

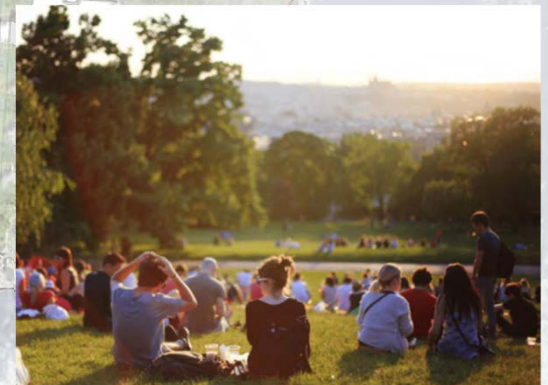
Communal Terrace
Connected open space with series of passive and social spaces



MASTER PLAN

1 - ROGANS HILL PARK

- 2,000 sqm public park
- Centre piece of the development
- State-of-the-art local park
- nature play precinct
- Terraced landscapes and viewing spaces



MASTER PLAN

1 - ROGANS HILL PARK



PLANNING PROPOSAL
ROGANS HILL PARK MASTER PLAN

MASTER PLAN

3 - BLUE GUM TRAIL



- Boardwalk nature trail experience
- Gathering spaces connected to nature
- Active lifestyle attractor
- Viewing decks



MASTER PLAN

3 - BLUE GUM TRAIL



MASTER PLAN

5 - BLUE GUM WAY



- Central Loop Road Functionality
- Landscaped Street Aesthetics
- Pedestrian connectivity & convenient drop-off and delivery
- Water-Sensitive Urban Design (WSUD) Initiatives

MASTER PLAN

5 - BLUE GUM WAY



PLANNING PROPOSAL
ROGANS HILL PARK MASTER PLAN

MASTER PLAN

PROJECT HIGHLIGHTS



MASTER PLAN

PROJECT HIGHLIGHTS

KEY COMMUNITY BENEFITS

1 **A new pedestrian footpath along Glen Road**

to connect Rogans Hill Park with the broader pedestrian network that services local shops and public transport hubs.

2 **A new 2,000 square metre public Park, Rogans Hill Park**

will provide a focal point for the Rogan's Hill community, and a place where existing and future residents can meet and socialise. The park will have a children's play area, community kiosk and gym equipment.

3 **The dedication of 15% of all new housing as affordable housing**

to be managed by a Council endorsed community housing provider for a minimum of 15 years.

4 **The maintenance of the northern and southern biodiversity bushland**

to ensure that these costs are not born by ratepayers and the public purse.

MASTER PLAN

PROJECT KEY STATS

Site Area	45,059 sqm (4.5ha)
Developmental Area (excluding Rogans Hill Park)	21,328 sqm (2.1ha)
Overall Site Coverage	12,584 sqm (28%)
Total Landscape Area	36,123 sqm (80%)
Total Deep Soil Area	32,475 sqm (72%)
Proposed Tree Planting	418 trees (2:1 Tree offset planting)
Total Dwelling Yield	185
Apartment units	147
1B	44
2B	78
3B	25
Townhouse (3B)	38
Propose parking	265 cps (in basement)



MASTER PLAN

AERIAL VIEW - EXISTING



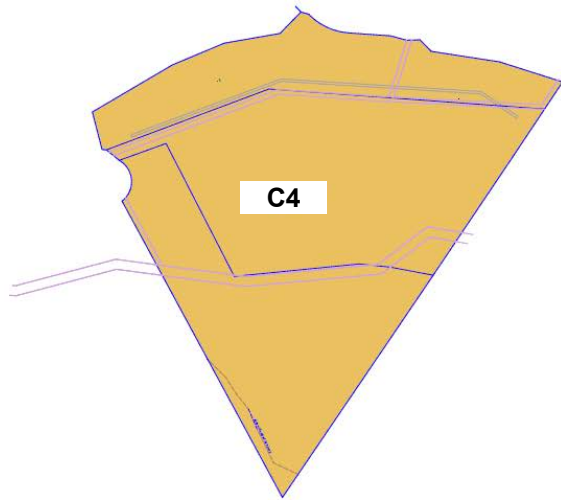
MASTER PLAN

AERIAL VIEW – MASTER PLAN

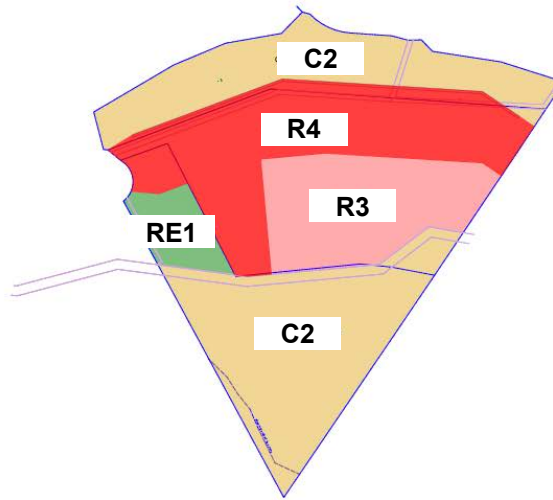


PROPOSED LEP AMENDMENT

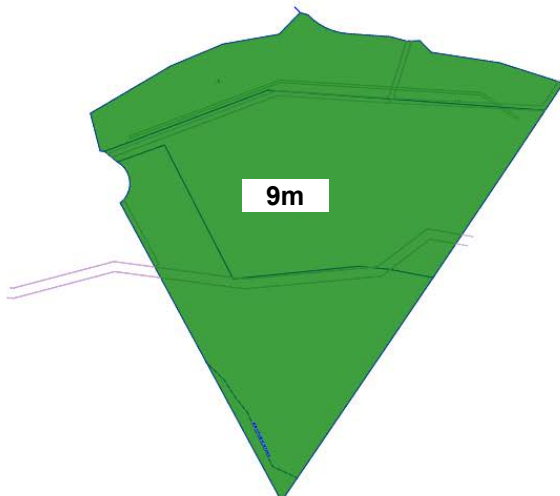
EXISTING LAND ZONING – PROPOSED LAND ZONING



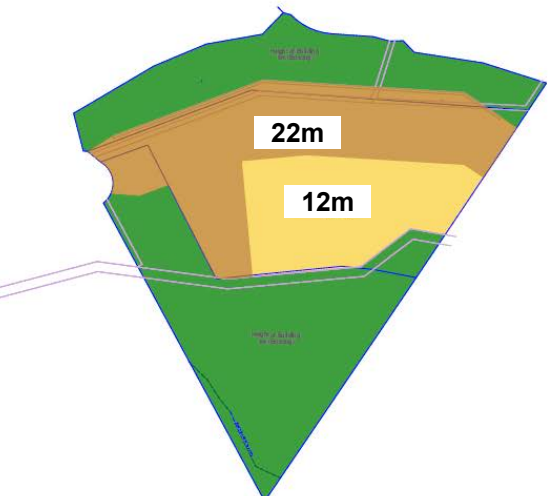
EXISTING LEP
LAND ZONING – C4 Environmental Living



PROPOSED LEP AMENDMENT
LAND ZONING –
C2 – Environmental Conservation
RE1 – Public Recreation
R3 – Medium Density
R4 – High Density Residential



EXISTING LEP
HEIGHT OF BUILDING – 9m



PROPOSED LEP AMENDMENT
LAND ZONING –
C2 – n/a
RE1 – n/a
R3 – 12m
R4 – 22m

COMMUNITY CONSULTATION

COMMUNITY CONSULTATION APPROACH

The local sales history indicates 47.5% of neighbouring properties have exchanged hands since the existing DA was approved.

Many neighbours will be unaware that the site is intended for urban development.

Communication plan has been prepared that establishes the blue print for the consultation process.


Consultation process will commence post lodgment of the planning proposal.

COMMUNITY CONSULTATION

COMMUNITY STRATEGIC PLAN RESIDENT PRIORITIES FOR THE NEXT 10 YEARS	AREAS OF POTENTIAL COMMUNITY SUPPORT
Create a village atmosphere amongst density.	A unique lifestyle multi density neighbourhood connected with nature .
Improve infrastructure. Restore and maintain bushland conservation reserves.	<ul style="list-style-type: none"> ▪ A new 2,000 sqm public park. ▪ A new footpath connecting Glen Road to the Castle Hill Road. ▪ 15% Affordable Housing Provision. ▪ Bushland recreational boardwalk.
Provide more public and recreation areas.	65% of the site for bushland conservation and recreational public space.
Reduce incidental traffic.	A pedestrian focused community within a 15 minutes walking catchment of Cherrybrook and Castle Hill Metro Stations.
Provide new road solutions.	A new private loop road provides active street frontages and a street address.
Promote a growing sense of community connectivity.	A focal point for the Rogans Hill Community providing recreational and bushland experience for future and existing residents.
Ensure safety.	The master plan promotes active and passive surveillance. Land stabilisation.

COMMUNITY CONSULTATION

<https://www.urbantalk.com.au/projects/rogans-hill-park/>

[Home](#)[How it works](#)[Find a development](#)[Products](#)[Menu](#)

[HOME](#) / [PROJECTS](#) / [ROGANS HILL PARK](#)

Rogans Hill Park

The Planning Proposal and accompanying Master Plan seek to amend the Hills Local Environmental Plan 2019 (Hills LEP 2019) so that the site at 1020 Melia Court, Castle Hill can be developed into a multi-density residential lifestyle and conservation precinct with an offering of community benefits. The project is called Rogans Hill Park.

[Project Overview](#)[Project Status](#)[The Site](#)[Master Plan](#)[Planning Considerations](#)[Consultation](#)[The Developer](#)[Feedback](#)

Welcome

Welcome to the UrbanTalk project listing for Rogans Hill Park.

The Rogans Hill Park Project involves master planning and rezoning the 4.5-hectare Site that is located at 1020 Meila Court, Castle Hill in the Hills Shire. The Site is located within a 20-minute walking catchment of both the Castle Hill and Cherrybrook Metro Stations and a 5 minute walking catchment of bus stops along Castle Hill Road.

The Master Plan will deliver a new multi-density residential community that comprises of 185 new dwellings in terrace and apartment style buildings ranging in height from 2 to 6 storeys

Project details

Address
1020 Melia Court, Castle Hill

Local Government Area
The Hills Shire

Project Type
Residential

PLANNING PROPOSAL
ROGANS HILL PARK MASTER PLAN

Q & A



A vibrant, sunlit park scene featuring a modern, multi-story building with a green roof in the background. The foreground is filled with lush green grass, tall white grasses, and numerous mature trees. People are seen playing and relaxing in the park, including children on a yellow play structure and adults sitting on the grass. The overall atmosphere is bright and cheerful.

THANK YOU