

## Media Statement

28 November 2024

### Statement on Hawkesbury Post article re: Hambledon Park, North Richmond

An article was published by the Hawkesbury Post on 26 November 2024 about our proposed development project at Hambledon Park, North Richmond. Whilst we appreciate the interest taken in our development, the article contains some inaccuracies about our project that we would like to correct.

We encourage people, particularly members of the community, to visit our website or contact us directly to discuss our proposal to develop Hambledon Park.

- 1. Development status:** The article states that “the largest planned housing development in Hawkesbury's history is officially underway”. This is not correct. At this point, we are simply asking for community feedback on the potential development via a survey and we have not made any formal planning applications to the local Council or the State planning authorities.
- 2. Flooding:** The article states that “glossy marketing material fails to accurately address the impacts of flooding on residents west of the Hawkesbury”. **The land at Hambledon Park project is not flood affected.** As part of the scoping of the development, Celestino is investigating access routes to and from the site in the event of flood. Celestino is also proposing to provide a resilience centre at the site that could be used by all members of the community if their own properties are affected during a natural disaster. Additionally, we are exploring opportunities for much needed amenity north of the river including a supermarket and medical centre, both of which would provide vital services that would not be flood affected.
- 3. Renders/Images:** The imagery and renders used in the article are not from Celestino. They do not reflect our vision for the site, which will be developed once we finally establish urban design, open spaces and dwelling numbers and types. We intend to ask the Hawkesbury Post to correctly identify the source of the material.
- 4. Scale of the development:** The article states that “the scale of the proposed development has drawn scrutiny”. We do not understand the basis for such a statement as we have not yet proposed a scale for the development. The article also quotes dwelling numbers, but these were not provided by Celestino.
- 5. Infrastructure and services:** The article implies that the project will contribute to infrastructure and services constraints. We agree that more infrastructure and services can be offered to the community. Whilst the extent of the amenity at Hambledon Park is yet to be determined, we have stated in our community consultation that our vision for Hambledon Park supports the provision of a range of facilities, community infrastructure and amenity, including additional resilience infrastructure, sports fields and playgrounds, a school, health services, and food and retail services.

6. **Previous concept plan:** The article also refers to a 2020 concept plan being “knocked back” by Council. Celestino has not made any formal applications to Council for planning approval for this project. Celestino did lodge a submission on the Draft Hawkesbury Local Housing Strategy in 2020, but this was not for any particular development proposal and does not relate to the current site investigations.
7. **Road upgrades:** The article states that Celestino has not mentioned any road upgrades. As we are in the early phase of planning the development, detailed discussions with road authorities have not been held at this time.

Celestino is an Australian-owned family developer and recognises that engaging with the community is the best way to ensure Hambledon Park is rejuvenated whilst also meeting the current and future needs of the Hawkesbury. As such, we are seeking feedback and ideas for the project, via a survey on the Hambledon Park website which will remain open until 15<sup>th</sup> December 2024.

For further information regarding Hambledon Park, please visit our website [hambledonpark-haveyoursay.com.au](https://hambledonpark-haveyoursay.com.au) or email [hello@hambledonpark-haveyoursay.com.au](mailto:hello@hambledonpark-haveyoursay.com.au).

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#### **About Celestino**

Founded in 2015, Celestino is an Australian-owned family business, with property development projects predominantly in the western and north-western suburbs of Sydney and south-east Queensland.

Our aim is to create tomorrow’s success stories by providing our valued customers with a wide variety of opportunities to live, work, and play in visionary communities around Australia. Our communities strive to be respectful of the environment but also places where people can enjoy the best that life has to offer.

Best known for developing the successful community at ‘The Gables’, Box Hill, Celestino’s current projects include Sydney Science Park, ‘Jacaranda’ Glossodia and ‘Riverbend’ Jimboomba (Qld).

[www.celestino.net.au](https://www.celestino.net.au)

