

Castle Towers “DA1” Zone 3 West Retail Refurbishment



About QIC

- As one of Australia's largest investment managers, QIC is among the world's leading diversified investment companies, playing an integral role in the realisation of a future built landscape that supports all the essential facets of global liveability.
- For 30 years we have been envisioning and investing in a better tomorrow, drawing on deep expertise across inter-related sectors as a global diversified alternatives business under stable state ownership. Specialising in end-to-end real estate and development, infrastructure planning, institutional and investment solutions, we design, develop and manage thriving urban destinations that bind and anchor thriving communities.



About QIC

- As the property arm of one of Australia's largest alternative investment managers, we manage a collective \$100bn of assets globally with a domestic portfolio that spans 1.62million sqm.
- We are continually contributing to the development and evolution of a built environment that is both sustainable, relevant and designed to negotiate the ever-changing fabric of everyday patterns of living.

\$198bn

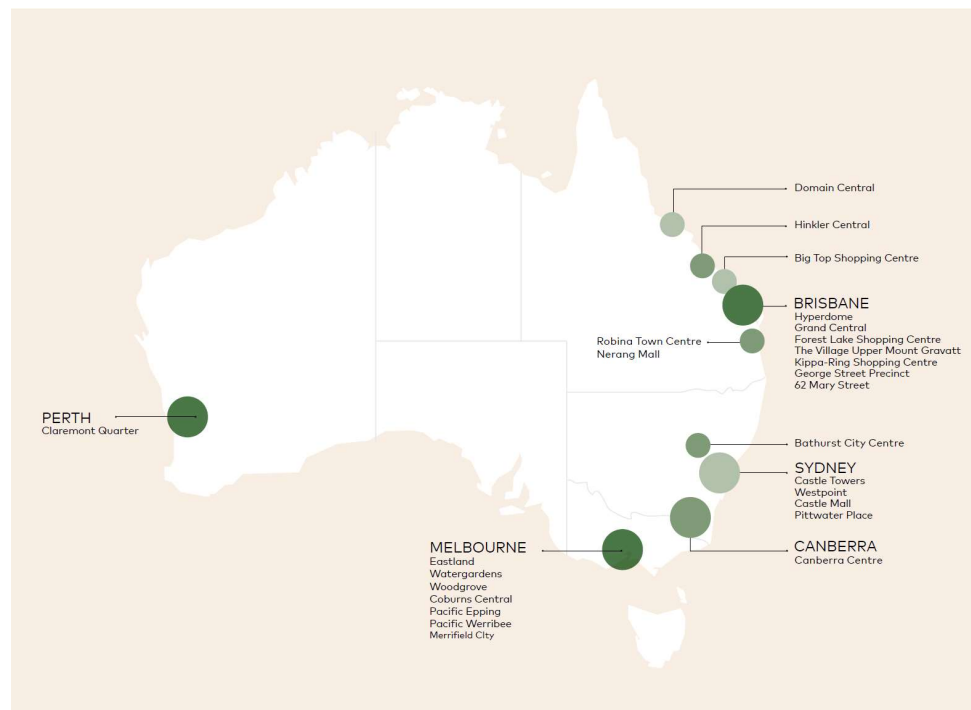
QIC ASSETS UNDER MANAGEMENT

\$16.9bn

GLOBAL ASSETS UNDER MANAGEMENT¹

1.62 million sqm

LANDHOLDINGS ACROSS VIC, NSW, QLD, WA AND ACT



SITE CONTEXT

Location

Castle Towers Shopping Centre is located approximately 30km north-west of Sydney CBD, within The Hills district and under the jurisdiction of The Hills Shire Council. It forms part of a larger site with various buildings and a portion of vacant land surrounded by Pennant St to the north and west, Old Castle Hill Rd to the east and Showground Rd to the south. Castle St splits the mega site in two, with the biggest portion of the development located on the north side and the areas known as Zone 4, The Piazza and Heritage Square on the south side .

The surrounding area is predominantly residential with schools and community services making Castle Towers an important retail and public activity centre.

The Centre is well connected by major roads and the adjacent Sydney Metro Castle Hill Station.

Castle Towers Shopping Centre

Castle Towers was opened in 1979 and since then, it has been modified in several opportunities with the latest significant expansion and refurbishment done in 2019-20 to the present size and configuration. The current centre provides a retail offer including

- Major retailers such as Myer, David Jones, Target;
- Coles and Aldi Supermarkets;
- More than 300 specialty stores;
- An array of food and beverage tenants organised in two main eat & drink precincts: the Food Court and The Piazza;
- Entertainment areas including two cinemas amongst other businesses;
- 4 multi-level public car parks and 2 staff parking areas

The building is divided in 4 operative zones, organised north to south from 1 to 4 as shown on the image on the right. The mall crosses Castle St with a bridge link connecting Zone 3 and Zone 4 internally. The upgrade works object of this Development Application are located on Zone 3, specifically on the west side of Loading Dock 4 and up to the Pennant St facade.

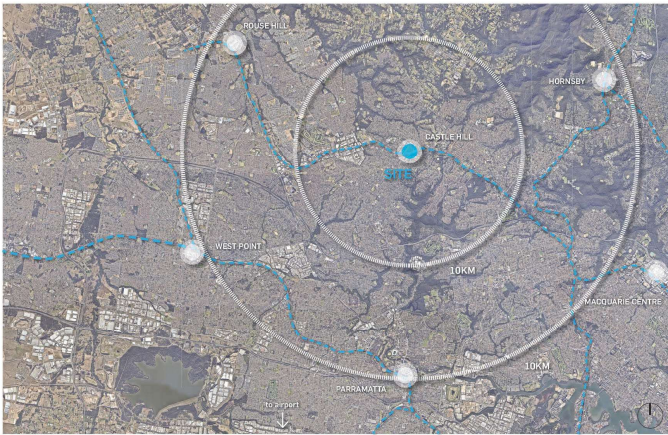
Planning Framework & Provisions

The project site is under the jurisdiction of the Hills Shire Council and its development must respond to the planning scheme and provisions established in the following documents:

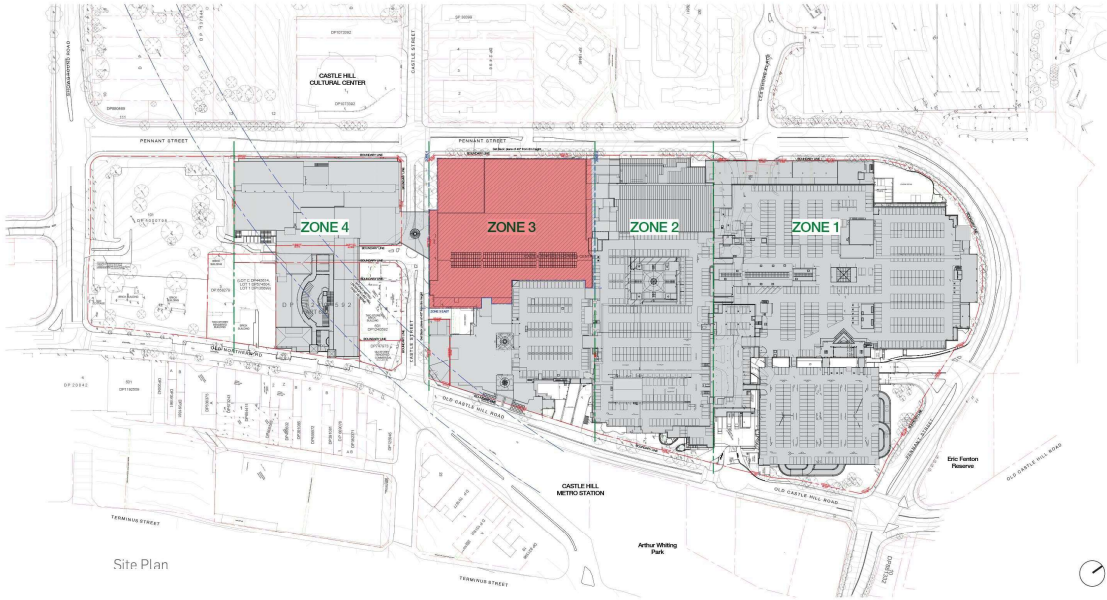
- The Hills Local Environmental Plan (LEP 2019); and
- The Hills Development Control Plan (DCP 2012)

The subject site identified as Site A, surrounded by Castle St, Pennant St and Old Castle Hill Rd, has an area of 1,07,263.3m². It is clasified as Zone B4 Mixed Use and it is currently occupied in its entirety by the Shopping Centre and associated multi-level carpark structures.

The LEP 2019 prescribes a Building Height of **46m** (X2) across the whole site and the Floor Space Ratio (FSR) as **1.9:1** (S4)



Site Context



SITE DETAIL

Zone 3 extends from Pennant St to Old Castle Hill Rd and is defined, on the north side, by the service corridors on the southern side of Zone 2 and on the south, by Castle St. The topography on this side of the mall allows access to different floors and facilitating the separation between loading, vehicular and pedestrian approach. On Castle St, the terrain slopes down significantly from east to west producing a steep road and footpath.

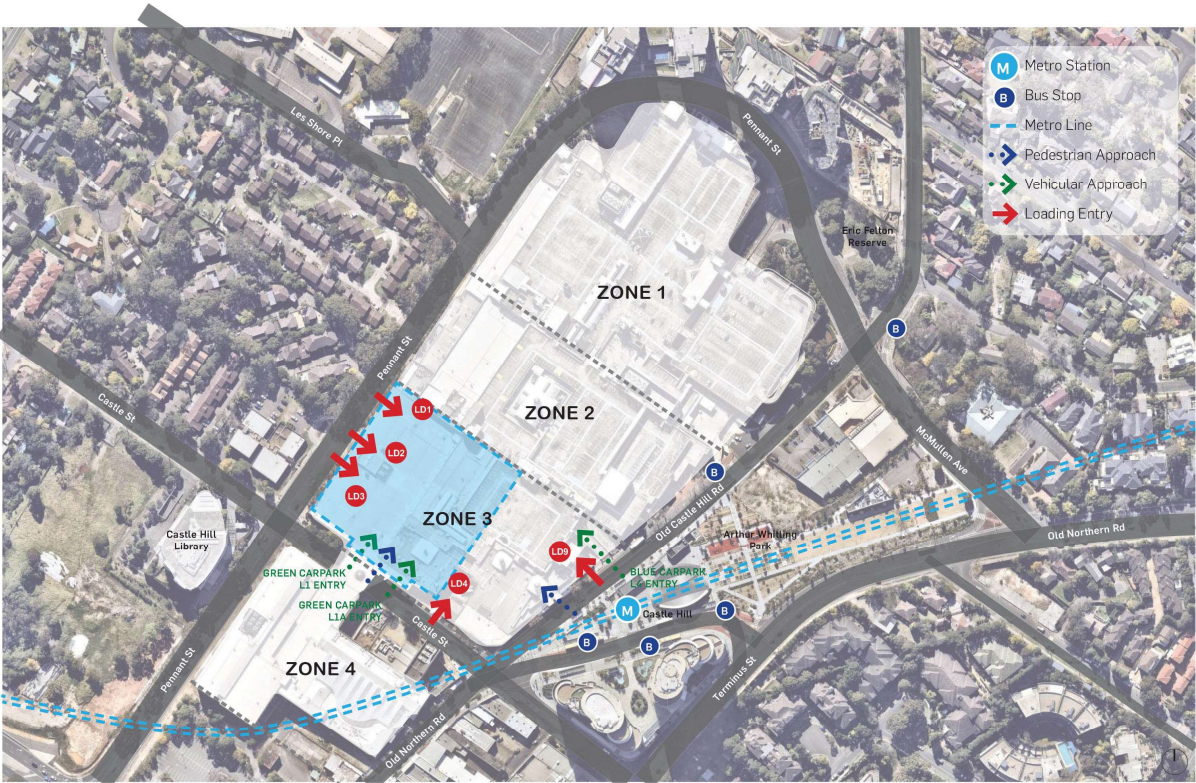
Zone 3 is comprised by 2 basements levels, 3 levels of retail and the Green & Blue Carparks with 5 levels of public parking overall.

Zone 3 also houses 5 Loading Docks (LD) serving Zone 2 and Zone 3 retailers:

- Loading Dock 1 (LD1) on Level B2,
- Loading Dock 2 (LD2) and 3 (LD3) on Level 1
- Loading Dock 4 (LD4) LD4 accessible from Castle St; and
- Loading Dock 9 (LD9) LD9 from Old Castle Hill Rd

The main public access to Zone 3 are the pedestrian entry on Castle St and on Old Castle Hill Road. There are also entry lobbies on each level from the Green Carpark. There are 3 vehicular ramps to access and exit the carpark: 2 on Castle St, one connects to Level 1 and the other to Level 1A; the third ramp is located on Old Castle Hills Rd and goes to Level 4 Blue Carpark.

Internally, the mall is a continuous space that flows to Zone 2 and through to Zone 1 on all the retail levels. On Level 3, it connects to Zone 4 via a Bridge Link over Castle St.



Site Analysis Plan



Castle St Vehicular entry to Green Carpark Level 1A



Castle St entry exterior



Castle St carpark entry (to Level 1)

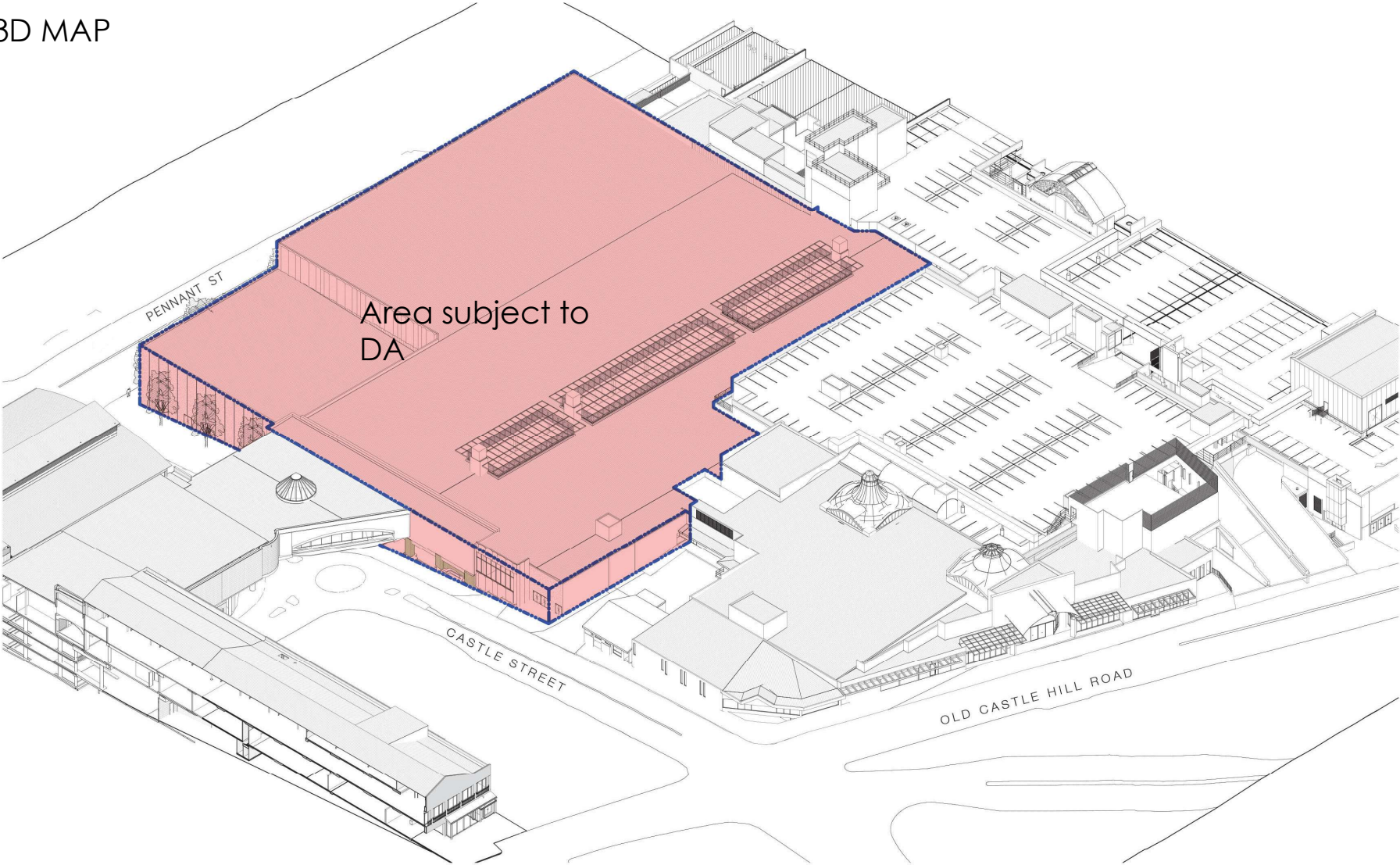


Loading Dock 2 & 3 entry from Pennant St



Loading Dock 4 entry from Castle St

CONTEXT 3D MAP



CONTEXT 3D MAP



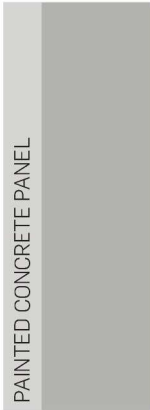
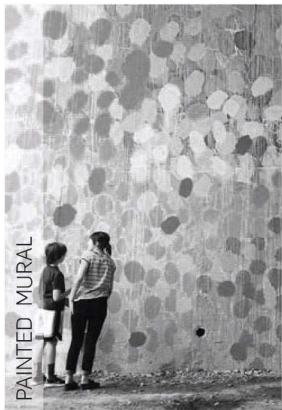
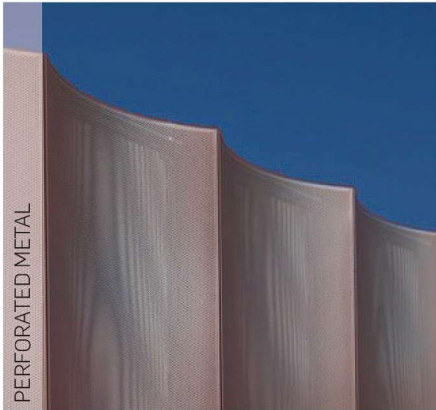
3D VIEWS & MATERIALS



Castle St Entrance - Refer to Landscape Report by Aspect Studios for more details



Facade Treatment



Material Schedule

TRAFFIC / TRANSPORT – KEY CHANGES

3.1. Floor Areas

Advice provided by ClarkeHopkinsClarke indicates that the proposed development will increase the Gross Leasable Floor Area (GLFA) at the Centre by 3,508sqm, from the currently approved floor area of 119,708sqm GLFA to a total of 123,216sqm GLFA.

3.2. Pedestrian Access

The proposed development included updates to the entrance threshold to the Centre, both from the main street access on Castle Street and from the different carpark levels. These improvements are proposed to provide an enhanced experience as well as an improved response and connection to the exterior.

3.3. Vehicle Access (& Car Parking)

The proposed development includes modifications to the existing car park in two locations:

1. **Green Car Park.** Reconfiguration of the car park on Level 1 to 1A to improve vehicle access and circulation and removal the easternmost vehicle access to Castle Street on Level 2.
2. **Orange Car Park.** Provision of a connecting internal two-way ramp from Orange B1 car park to Green L1A car park (in lieu of the previously proposed easternmost vehicle access to Castle Street) where the layout is proposed to be reconfigured.

3.4. Loading Arrangements

The proposed development includes minor internal revisions to Loading Dock 2 to improve its efficiency and provide an additional loading bay. The changes do not impact vehicle access arrangements onto Pennant Street.

Castle Towers

Castle Towers Zone 3 Upgrade
Transport Impact Assessment

Prepared by: Stantec Australia Pty Ltd for Queensland Investment Corporation
on 24/01/2022
Reference: 30141281
Issue #: D-F

TRAFFIC / TRANSPORT – CAR PARKING DESIGN CHANGES

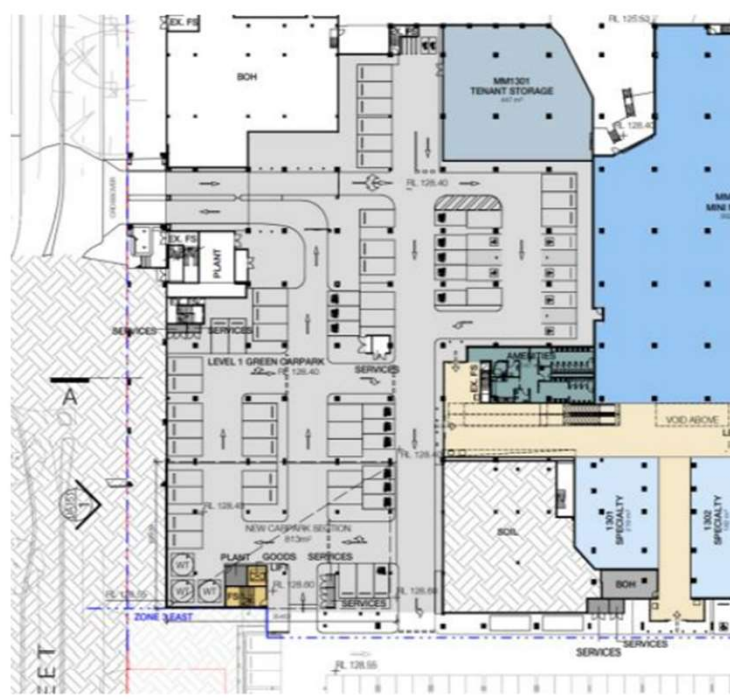
Existing Layout

Green Car Park, Level 1 and 1A



Proposed Layout

Green Car Park, Level 1 and 1A

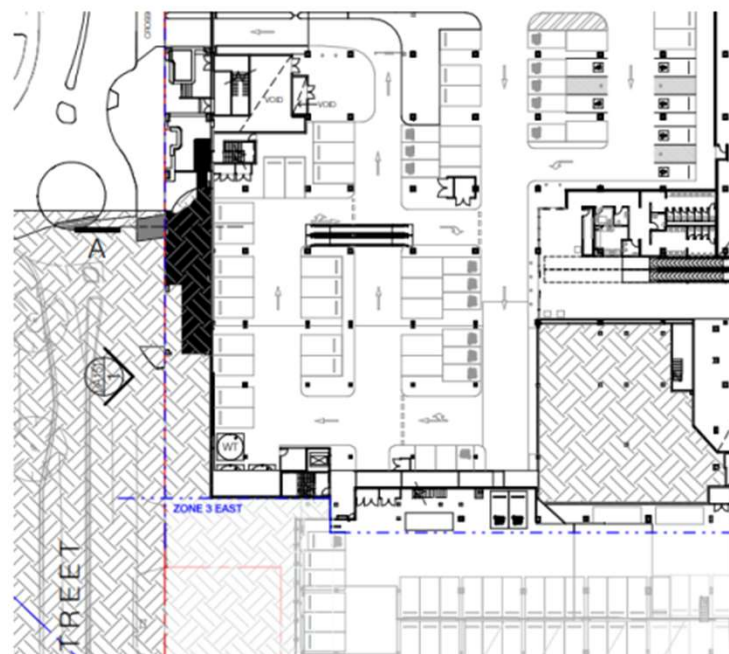
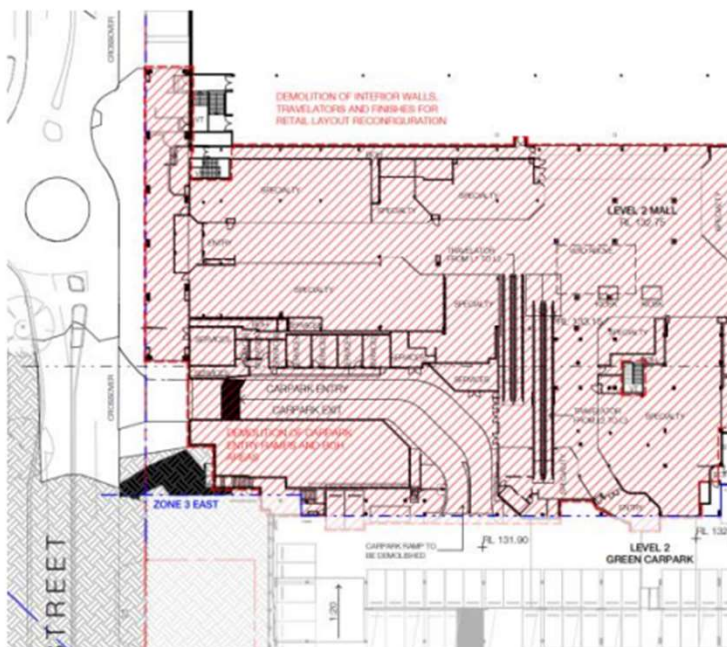


TRAFFIC / TRANSPORT – CAR PARKING DESIGN CHANGES

Existing Layout

Proposed Layout

Green Car Park, Level 2

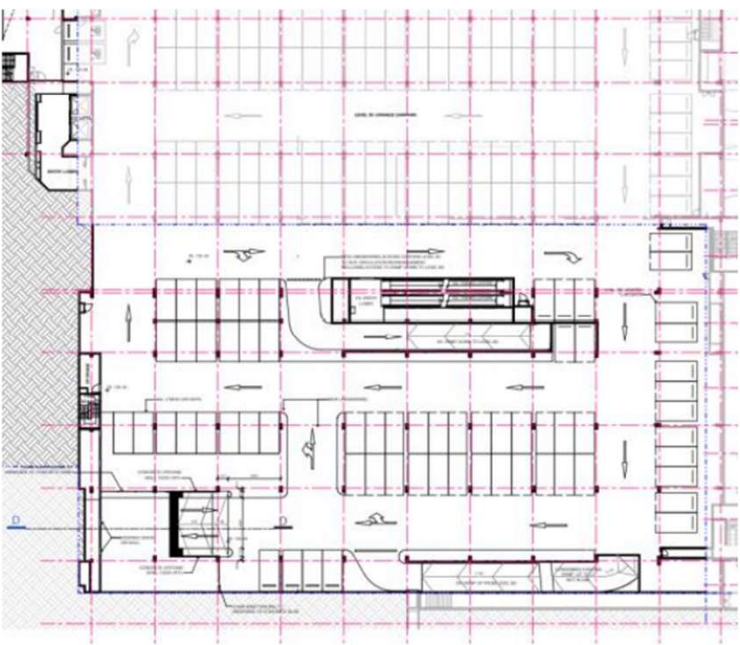
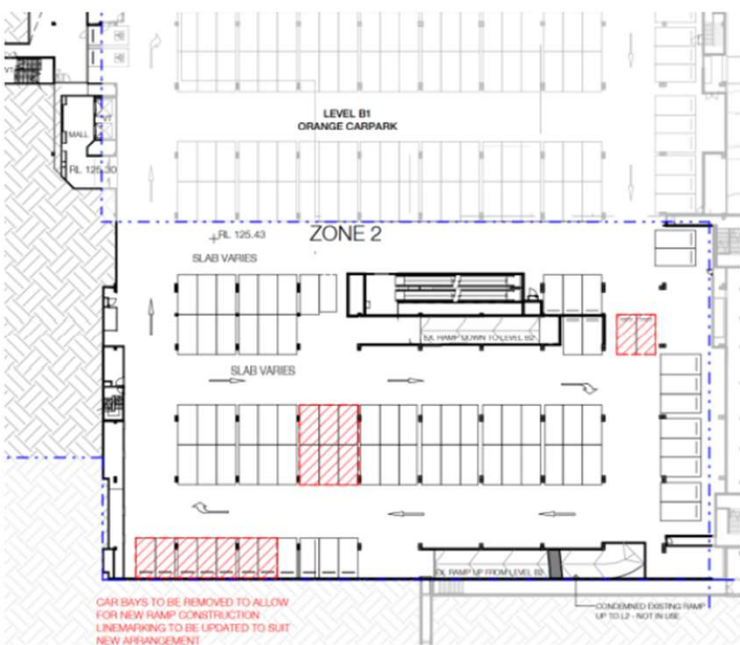


TRAFFIC / TRANSPORT – CAR PARKING DESIGN CHANGES

Existing Layout

Proposed Layout

Orange Car Park, Level B1



TRAFFIC / TRANSPORT – PARKING PROVISION

5.1.1. DCP Requirement

The Hills DCP stipulates a car parking rate of 1 car space per 18.5sqm GLFA. This rate applies to all areas and is not a site-specific rate for the Centre.

Application of this rate to the proposed floor area increase of 3,508sqm indicates that a DCP requirement of 190 car spaces is generated. In this instance, the proposed development is not meeting this requirement and is indeed seeking to reduce the available car parking supply by 21 car spaces to improve vehicle circulation and internal access arrangements.

The appropriateness of the proposed car parking provision is examined below.

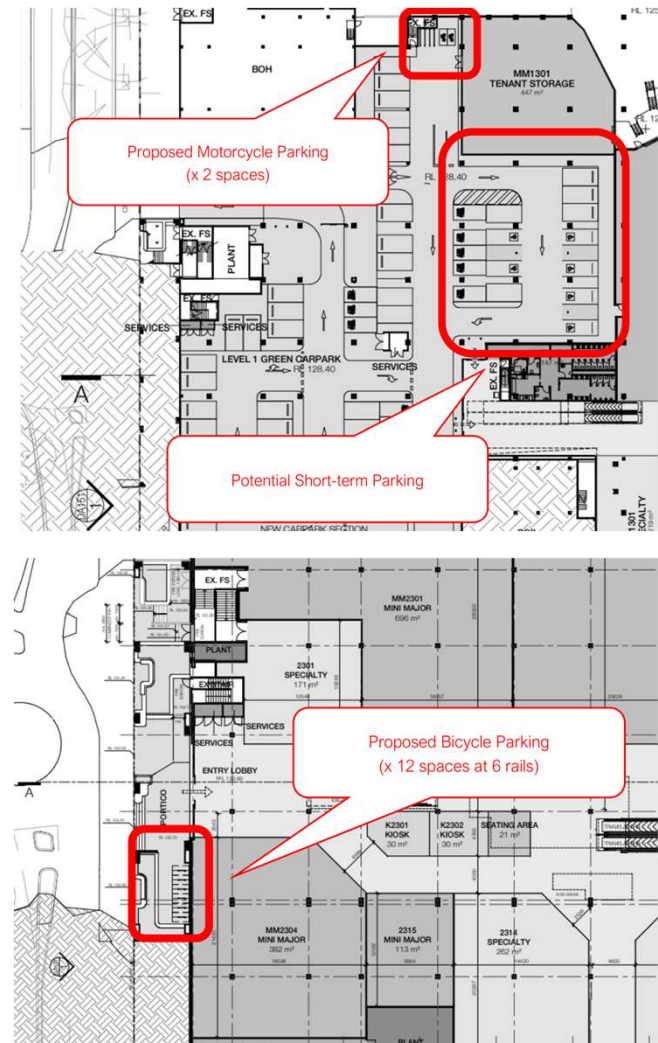
5.1.2. Adequacy of Car Parking Provision

The proposed development provides a total of 4,939 car spaces, including the proposed loss of 21 car spaces but excluding any car parking on Site C. This equates to a car parking rate of 4.01 car spaces per 100sqm GLFA (based on the post-development floor area of 123,216sqm GLFA).

This car parking rate is considered appropriate for the following reasons:

- It is generally consistent with previously approved developments at the Centre which provided car parking at a rate of 4.13 car spaces per 100sqm.
- It is greater than the rate recently surveyed at the Centre (between 2017 and 2019) which indicates that the typical rate of parking demand is approximately 3.7 car spaces per 100sqm. (Refer to Section 2.2.2 of this report for further discussion on this rate).

Overall, the proposed car parking provision (4,939 car spaces) is considered appropriate for the Centre and can be expected to accommodate typical peak car parking demands.



Specialist reports and investigations

- Landscape Design
- Stormwater Management
- Noise Impact
- Infrastructure
- Construction Management
- Traffic, Transport, and Parking
- BCA
- Accessibility
- Fire Engineering
- Rail Impact
- Geotechnical
- Structural
- Waste Management
- Sustainability (ESD)
- Economic Impact

Public Exhibition

29 March 2022



19 April 2022

- No submissions received to date
- Ongoing consultation with TfNSW and Sydney Metro
- Targeted consultation with key landholders, where required

Key development metrics

Component	Existing development	Proposed development	Difference
Site area	107,263.3m ²	-	-
Gross floor area (GFA)	151,313m ²	157,102m ²	+5,789m ²
Gross lettable area (GLA)	119,708m ²	123,216m ²	+3,508m ²
Floor space ratio (FSR)	1.411:1	1.465:1	+0.054:1
Maximum building height	23m	24.15m	+1.15m
Car parking spaces	4,960 spaces	4,939 spaces	-21 spaces
Car parking space/ GLA Ratio	4.13 per 100m ²	4.01 per 100m ²	-0.12 per 100m ²
Bicycle parking spaces	Unknown	12 additional	-
Loading bays	1	2	+1

Tenancy Changes

Level	Existing tenancy breakdown within Zone 3	Proposed tenancy breakdown within Zone 3	Level
Level 1	4 speciality tenancies	1 x mini major tenancy 9 x speciality tenancies	Level 1
Level 2	1 x mini major tenancy 21 x specialty tenancies	5 x mini major tenancies 14 x speciality tenancies 2 x kiosks Plant room and storage areas	Level 2
Level 3	Food court including 12x food and beverage tenancies 1 x mini major tenancy 22 x speciality tenancies	Remove food court 4 x mini major tenancies 13 x speciality tenancies 1 x kiosk	Level 3

Relationship with Zone 3 East “DA2”

- DA2 is currently under preparation
- Clear delineation of scope
- Concurrent but wholly separate and independent assessment process

