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Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-352 – The Hills – 1426/2022/JP - 6-14 Castle Street, Castle Hill
APPLICANT / OWNER	QIC Limited / QIC Castle Towers Trust
APPLICATION TYPE	Capital Investment Value > \$30M Alterations and Additions to Castle Towers Shopping Centre.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	SEPP (Infrastructure) SEPP (State and Regional Development) The Hills Local Environmental Plan 2019
CIV	\$128,880,000 (excluding GST)
BRIEFING DATE	5 May 2022

ATTENDEES

APPLICANT	George Manno, Matthew James, Michael Oliver, Kirsty Vogel, Aram Lello, Tim De Young, Kimberley Bautista
PANEL	Abigail Goldberg (Chair), David Ryan, Roberta Ryan
COUNCIL OFFICER	Paul Osborne, Kristine McKenzie
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Jeremy Martin
OTHER	Thomas Partalis, Ben Ellem - Audit Office of NSW (observers)

ISSUES LIST

- Introductions
 - The Chair introduced the attendees, the purpose and process of the meeting.
- Applicant summary:
 - The applicant introduced their company 'QIC' and summarised their industry portfolio.

- The applicant detailed the planning context of the subject site and the proposed development application for Zone 3 upgrade works, primarily for internal retail reconfiguration and updating of internal materials and finishes.
- The applicant advised that the proposed height and FSR are compliant with the LEP.
- The design of the internal refurbishment and the accessibility across Zone 3 was discussed at length. Partial works to the existing façade is to include glazing near the pedestrian access. The existing landscape is incorporated in the design to improve light accessibility and pedestrian experience.
- The applicant advised that the proposed carparking reconfiguration is to upgrade the existing connections and circulation. Although approximately 21 spaces are proposed to be removed, a surplus of parking spaces will remain available on site based on a parking study showing availability of spaces at various times, and improvements will be made to the existing pedestrian access. Public transport options were noted within the surrounds of the site.
- The applicant identified the consultant reports for the application and the key development metrics were discussed.
- The applicant noted the preparation of a concurrent DA for Zone 3 East 'DA2' and detailed the context regarding the subject DA.
- Council summary:
 - Council stated that the proposed carparking does not achieve the DCP requirement. Additional information will be requested to justify the proposed non-compliance.
 - Council stated that the submitted detail for the development criteria does not sufficiently distinguish between the existing, approved and constructed and yet to be constructed and proposed works from previous development applications on the site. Additional information will be requested to ensure clarity of these items.
- Public exhibition has been completed (30/03/22 – 19/04/22). No submissions were received.

Chair/Panel comments

- The Panel requested confirmation that the subject application is not part of a concept DA. The applicant advised there is no concept DA, and that previous major DA consent for the site was for stand-alone works and that this consent was subsequently amended to allow for staging of works.
- The Panel sought clarity on the current approvals for carparking on the subject site in relation to the introduction of the Sydney Metro Northwest Line. Council confirmed that approval for carparking for the shopping centre was prior to the Metro being constructed. However, the assessment of those approvals took into consideration the impacts of carparking resulting from the future planned Metro.
- The Panel requested further discussion on why no public submissions were received. Council commented that all relevant properties had been notified, and that an absence of submissions was consistent with the community reaction to other DAs notified for this site. Additionally, it was noted that this DA primarily involves internal alterations and additions.

- The Chair recommended that the applicant provide additional detail regarding the key development metrics presented and the status of compliance for each item.
- The Chair requested that the applicant provide clarity of how the current and future DAs fit into the umbrella context of proposals for the site, as future DAs will potentially also be considered by the Sydney Central City Planning Panel.
- The Chair advised a tentative briefing to be scheduled in 6-8 weeks to ensure a clear understanding for the Panel of the potential issues. The application may be listed for electronic determination as there were no submissions received.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Non-compliant carparking to be addressed between the applicant and Council.
- Clarity in relation to existing works, current approvals, and future works is to be addressed.

REFERRALS REQUIRED

Internal

Fire Safety, Health and Environment, Resource Recovery, Subdivision Engineering, Traffic, Landscape and Contributions

External

- TfNSW, Sydney Metro

TENTATIVE PANEL BRIEFING DATE: 30 June 2022

TENTATIVE PANEL DETERMINATION DATE: September/October 2022