



PPSSCC-435 – The Hills Shire– 1431/2023/JP | Sydney Central City Planning Panel - Kick Off
6-14 Castle Street, Castle Hill

Castle Towers – Mixed-Use Development

01.01 Applicant & Client



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.

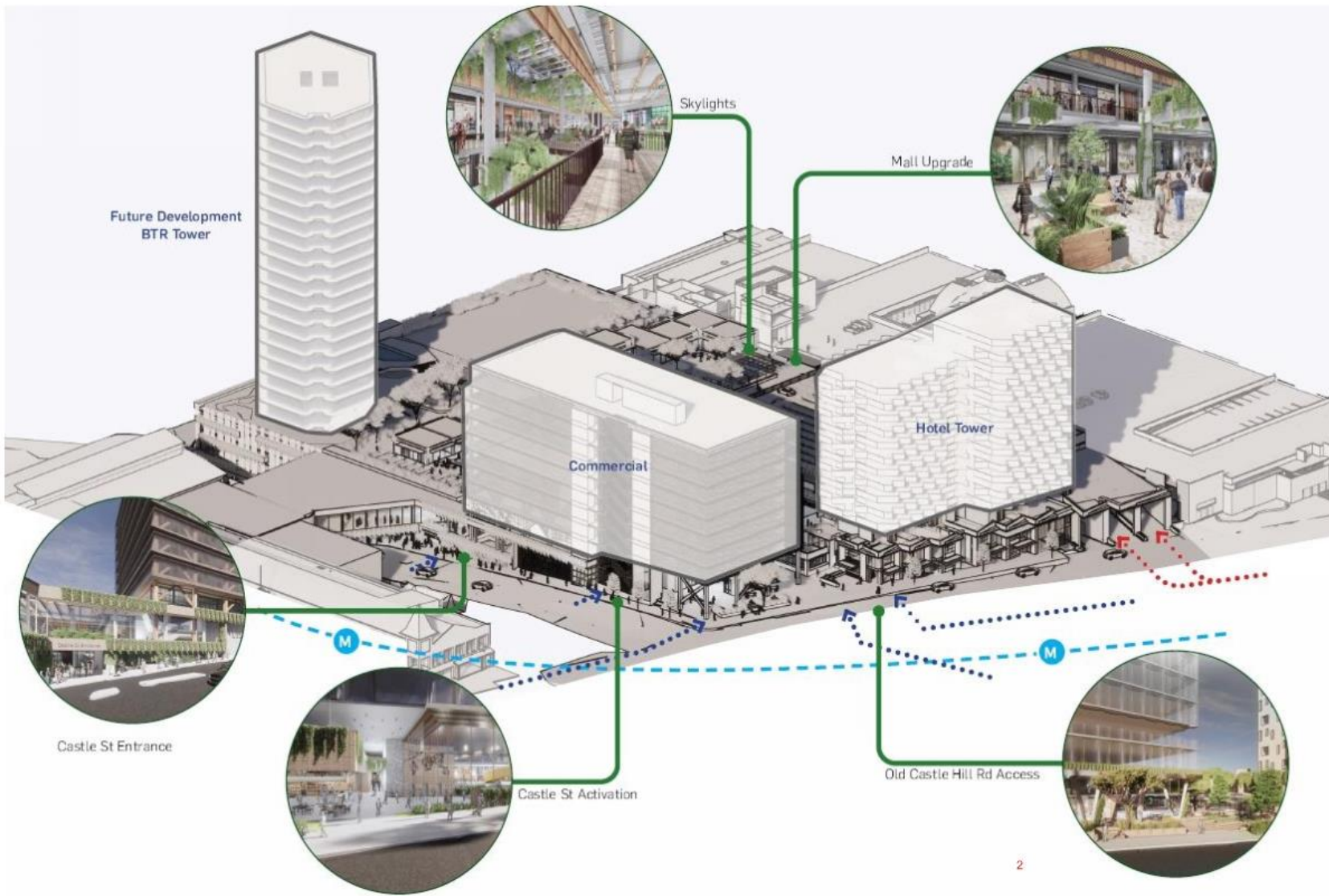
01.02 Proposal



The vision is to create a world-class precinct, setting a benchmark for the future growth of the Castle Hill Strategic Centre. The architectural expression will provide rich, harmonious and an exciting development that will speak of a sustainable and enduring presence, aligned with the vision of Castle Hill as the 'CBD' of The Hills Shire.

The proposed development will deliver a social environment that will deliver several social impacts that will respond to the needs of various users through excellence in interior planning, exemplar urban design and architecture and ecologically sustainable design, together with a high quality of built form.

01.03 Site Plan



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01.04 Design - Hotel



01.05 Design - Commercial



01.06 Design - Retail



01.07 – Key Development Metrics

Key Features	Existing	Proposed	Total
Site Area	109,150 m ²	109,150 m ²	109,150 m ²
Gross Floor area <ul style="list-style-type: none"> Retail Podium Hotel Tower Commercial Tower 	<ul style="list-style-type: none"> 151,443 m² 	<ul style="list-style-type: none"> 619m² 14,142 m² 19,147 m² <p>33,908m²</p>	<ul style="list-style-type: none"> 152,062 m² 14,142 m² 19,147 m² <p>185,351 m²</p>
FSR <ul style="list-style-type: none"> 	1.39:1		1.70:1
Building Height <ul style="list-style-type: none"> Retail Podium Hotel Tower Commercial Tower 	<ul style="list-style-type: none"> Existing 24.15m (3 storeys + 2 storey basement) 	<ul style="list-style-type: none"> No change Maximum 57m (17 storey + 4 storey basement) Maximum 55.6m (12 storey + 3 storey basement) 	<ul style="list-style-type: none"> 24.15m (3 storeys + 2 storey basement) 57m (17 storey + 4 storey basement) 55.6m (12 storey + 3 storey basement)
Public open space	-	715 m ²	715 m ²
Car Parking <ul style="list-style-type: none"> Retail Hotel Commercial 			<ul style="list-style-type: none"> 4279 spaces 96 spaces 183 spaces in purple car park level
Total	4,759 parking spaces	Demolish 201 parking spaces	4,558 parking spaces

Specialist Reports & Investigations

- Planning
- Economic Impact Assessment
- Metro Rail Impact Assessment
- Landscape Design
- Traffic, Transport and Parking
- Waste Management
- Noise Impact
- Construction Management
- BCA
- Accessibility
- Fire Engineering
- Geotechnical
- Structural & Civil
- Contamination
- Infrastructure & Sustainability
- Arborist
- Stormwater Management Plan
- Wind Impact Assessment
- Plan of Management

Public Exhibition – TBC

Sydney Metro – RFI received on 18 May 2023. Response preparation targeting submission on 1 June 2023.

Design Excellence Panel – Presentation on 10 May 2023. Feedback is anticipated to be provided in the w/c 29 May 2023.

THSC – No RFI's received to date.

01.10 Issues for further consideration
