

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-435 – The Hills Shire – 1431/2023/JP – 6-14 Castle Street, Castle Hill
<b>APPLICANT / OWNER</b>	<b>Applicant:</b> QIC Limited/Ethos Urban <b>Owner:</b> QIC Limited
<b>APPLICATION TYPE</b>	Alterations and Additions to Castle Towers, Including an Office Tower, and Hotel Tower
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$568,000,000 (excluding GST)
<b>BRIEFING DATE</b>	1 June 2023

### ATTENDEES

<b>APPLICANT</b>	Michael Oliver, Sam Walker, Kirsty Vogel, Matthew James
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham, Jarrod Murphy
<b>COUNCIL OFFICER</b>	Kristine McKenzie, Paul Osborne, Cameron McKenzie
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS SECRETARIAT</b>	Mary Francis

**DA LODGED:** 31 March 2023

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated unless the assessment becomes more complicated or if requested by Council or the applicant.

**TENTATIVE PANEL DETERMINATION DATE:** Not yet known.

### ISSUES LIST

#### Applicant

- Provided a description of the proposed development, design factors, location and relationship within the broader planning context.
- A commercial tower and a hotel tower are proposed to contribute to Castle Hill town centre, which is currently dominated by retail uses. Will be a minor increase in retail floorspace.
- Over 20 specialist reports have been prepared.

- Activation of the street frontage and civic plaza will occur with new publicly accessibly open space.
- Loss of parking spaces reflects proposed mix of uses and different usage periods.
- FSR will comply with maximum FSR controls. The proposed HOB will in part exceed the controls.
- Sydney Metro Rail corridor lies beneath part of the site and Sydney Metro have requested additional information.
- Acknowledged that a number of parking spaces will be lost.
- Preliminary review of DRP feedback received today understood to indicate general support.

## **Council**

- DA is now off notification with 6 submissions received. Issues include height (clause 4.6 variation submitted), loss of views and noise from air conditioning and exhaust vents.
- The loss of 201 car parking spaces is under review.
- Sydney Metro and TfNSW have requested additional information. There are no objections from Sydney Water, Endeavour Energy and no comments yet from Castle Hill Police.
- Internal comments are still pending prior to issue of an RFI. The DRP has asked for additional information and amended design solutions. The DRP has requested that the matter be returned to them for further consideration.

## **Chair**

- The publicly available open space is substantially redesigned and provides a high-quality asset for the public.
- How will vegetation be maintained on building facades? The applicant advised that due to the existing vegetation and commercial / hotel nature of the proposed developments, a maintenance regime will be put in place.
- The Panel aims to complete determination within 250 days.

## **Note:**

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.