

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-452 – The Hills – 1747/2023/JP – 77 Castle Street, Castle Hill
APPLICANT / OWNER	Applicant: WillowTree Planning/Castle Hill RSL Club Ltd Owner: Castle Hill RSL Club Limited
APPLICATION TYPE	Construction of a Carpark and Associated Landscape Works.
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$ 37,292,949 (excluding GST)
BRIEFING DATE	20 July 2023

ATTENDEES

APPLICANT	Jamie Bryant, Brian Booth, Tom White, Emma Yu, Rebekah Collins, Allan Depaoli
PANEL	Abigail Goldberg (Chair), Steve Murray, David Ryan & Brent Woodhams
APOLOGIES	Jarrold Murphy
COUNCIL OFFICER	Claro Patag, Cameron McKenzie
CASE MANAGER	Lillian Charlesworth (not in attendance)
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED: 8 June 2023

DAYS SINCE LODGEMENT: 42 days

TENTATIVE PANEL BRIEFING DATE: To be determined. As more than 10 submissions have been received, a public meeting will be required

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development, site context, proposed materials and finishes.
- The proposed parking will be split between commercial and residential uses.
- The applicant noted there are no applicable building height or floor space ratio controls.
- The proposal incorporates landscape and acoustic barriers to limit impacts on nearby and adjoining properties.
- The applicant gave an overview of proposed stormwater management and is open to any suggestions from Council if needed.
- 8th May 2023 a letter drop was completed, and no responses received although submissions were received during Council notification.
- Issues arising include fire assessment scope, tree management, landscaping, access/manoeuvrability, use of roof top terrace and acoustic impacts from vehicles.
- Currently responding to Council's RFI.
- The shadow diagrams have been provided for the worst-case scenario with no trees.
- The boundary wall goes from 9m-10m and 11m-13m in height.
- In total 820 car spaces. Previous development car parking increased to 1024 spaces. 875 car spaces proposed as a part of the current application.
- A 7m setback from the acoustic wall to the boundary will limit impacts on adjoining properties. The wall is softened by existing and proposed landscaping to avoid a blank wall elevation.

Council

- Council is waiting on engineering and environmental health referral responses
- Stormwater is a key assessment issue and is still being considered.
- 15 submissions were received and Council will hold a conciliation conference meeting with members of the public who have raised concerns.
- If stormwater and amenity issues are resolved, then the application should be able to progress.
- Responses from NSW Police and TfNSW were received and raised no objections.
- Council advised the due date of the current RFI would be extended as there are still issues being considered and additional information may still be requested.

Panel

- Panel queried the following matters:
 - overshadowing and where it was measured from and if trees were included.
 - the total height of the wall on the boundary.
 - car parking rates and reduction in parking.

- how residents' concerns are being addressed regarding visual bulk on the southern boundary.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment.

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 above.