

CHISHOLM RETAIL CENTRE

Name of applicant:

Chisholm SC Pty Ltd AF Chisholm SC Investment Trust

Developer:

REVELOP

Proposal:

The proposed development is to a one-to-two storey mixed use retail/commercial development with basement level parking, comprising the following land uses:

- a full-line supermarket,
- retail premises,
- indoor recreation facilities,
- food and drink premises,
- childcare centre (112 places), car wash and
- a medical centre.

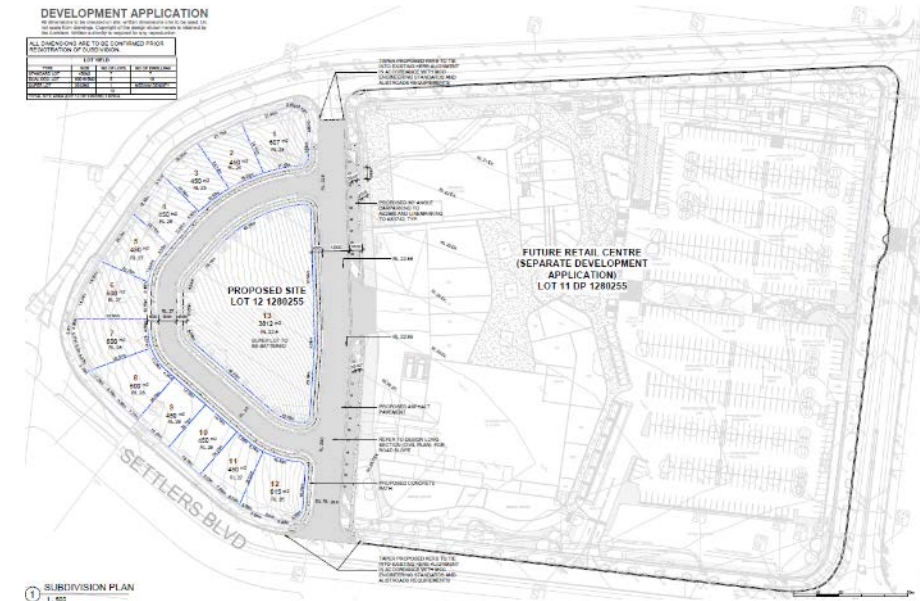
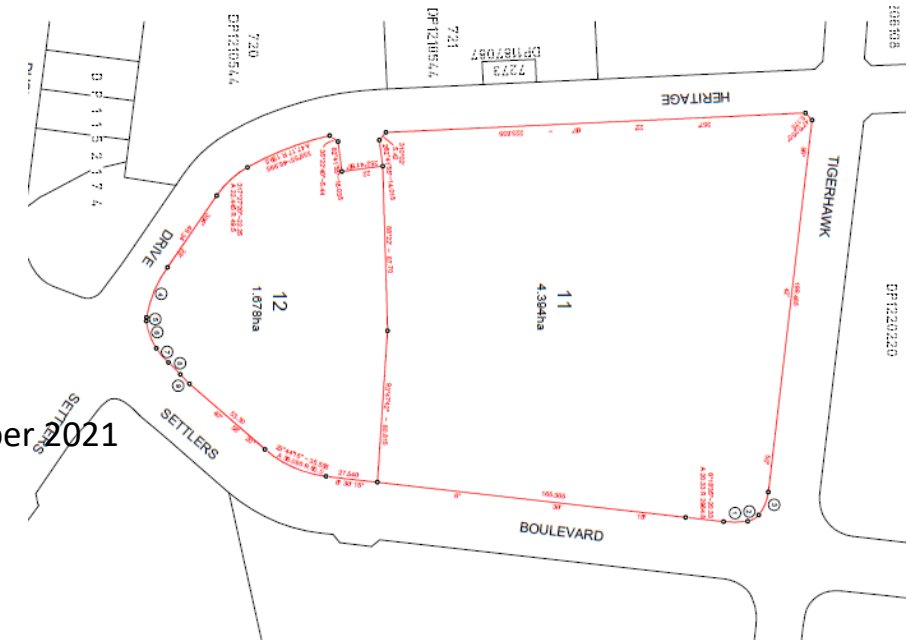


HISTORY OF PROJECT

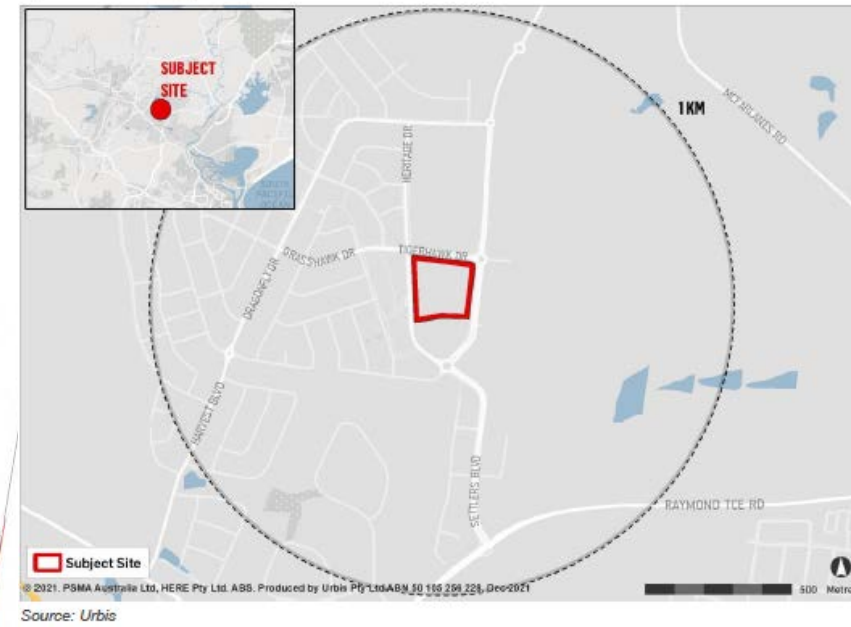
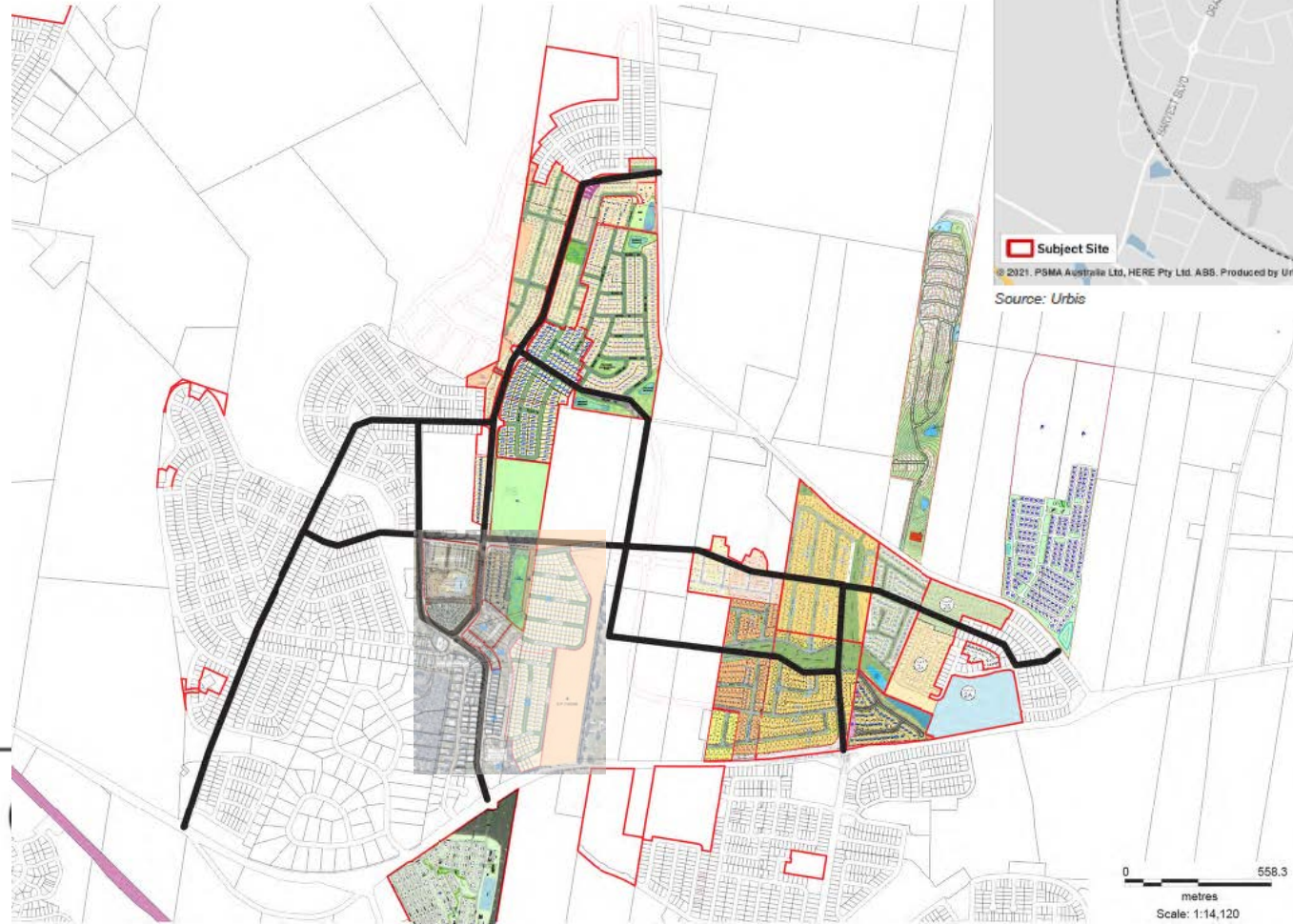
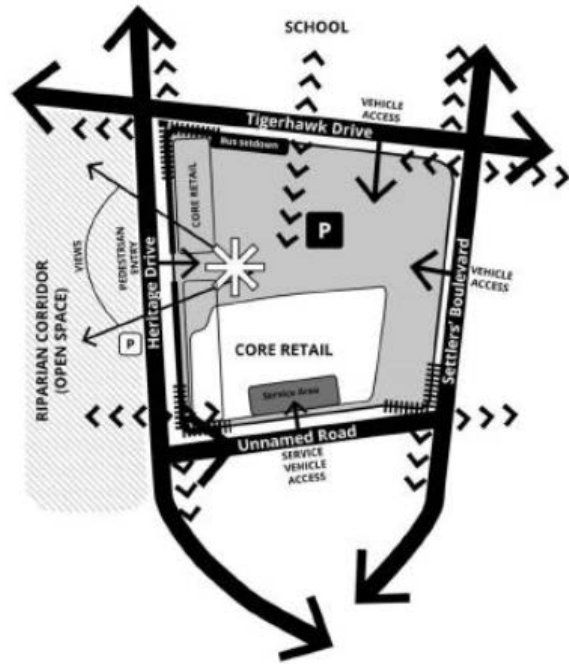
- **Site Address: 20 Heritage Drive Chisholm LOT 1 DP12247**
- **B1 Neighbourhood Centre and R1 General Residential**
- Subdivision of parent site (DA/2021/677)
Consent for; **“Two Lot Torrens Title Subdivision,”** of the parent lot was granted on 16th of November 2021
- A subdivision certificate DA (SC/2021/172) was also issued for the site.
- The land has now been **registered Lot 11 DP 1280255 and Lot 12 DP 1280255**
- **Current DA DA/2021/1702 Retail Centre** was lodged on 12 January 2022 for Lot 11 DP 1280255
- Residential subdivision DA for Lot 12 DP 1280255 was submitted on 3 February 2022

Pre-Lodgement DA

- Two formal meeting were conducted on 17 June 2021 and 12 Aug 2021 for the development.
- Pre-DA Comments have been responded in Statement of Environmental Effects prepared by Urbis



LOCATION PLAN, SITE & CONTEXT ANALYSIS

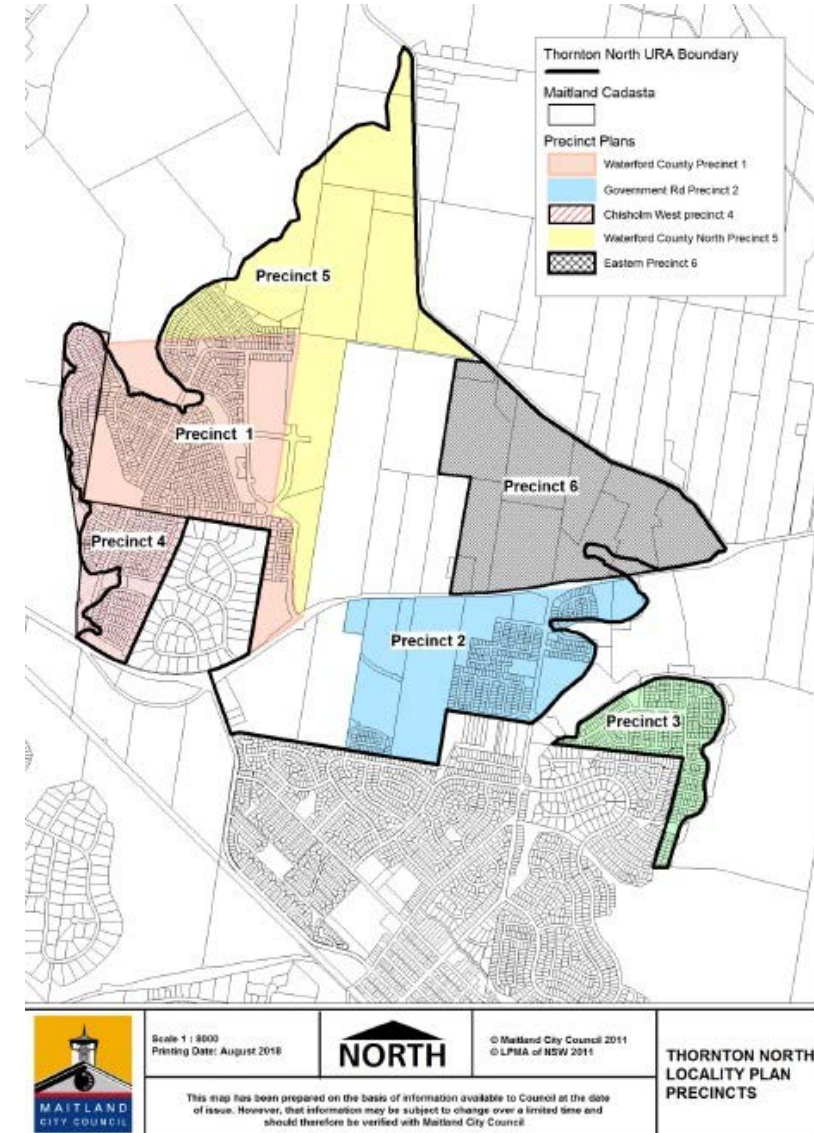
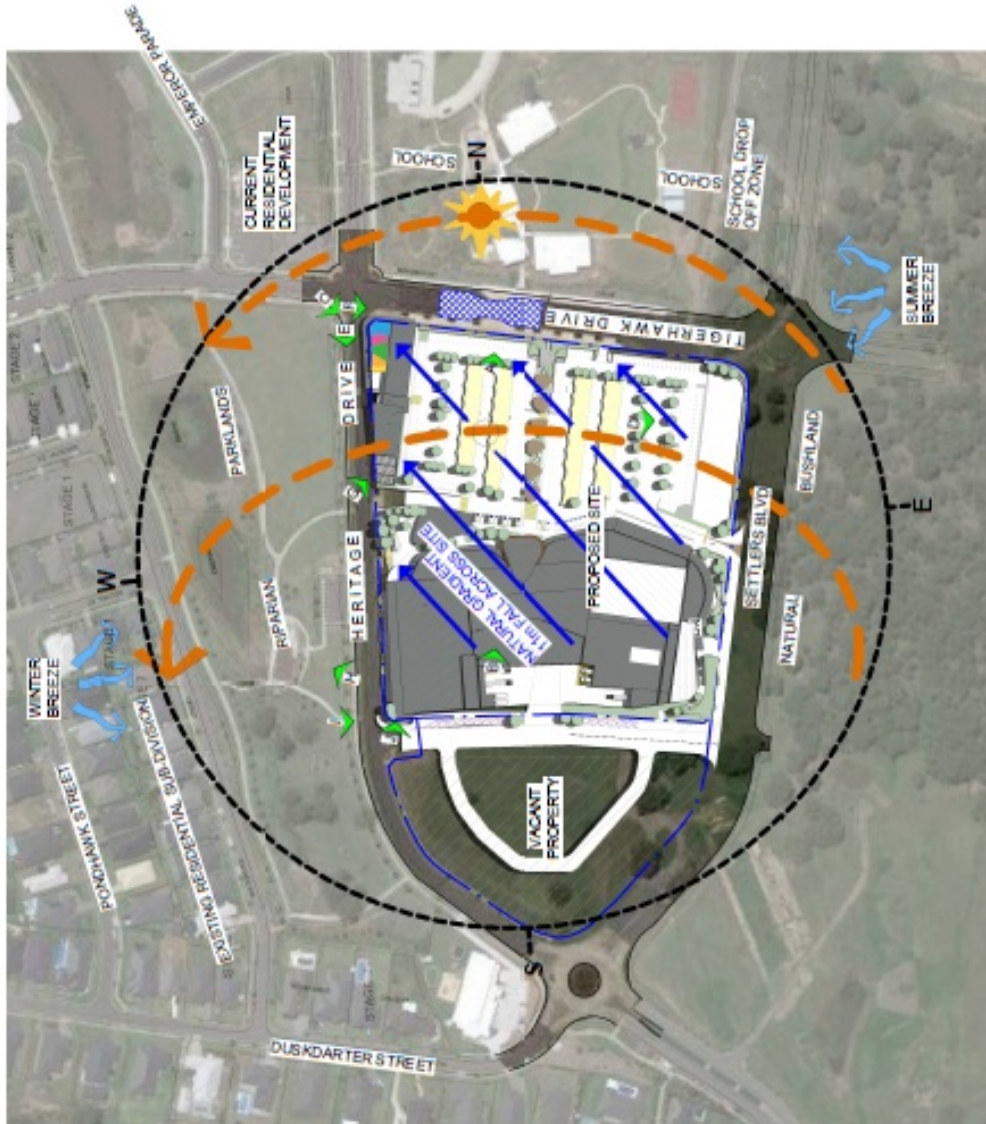


CHISHOLM LOCAL CENTRE - PRINCIPLES PLAN



Source: MDCP 2011

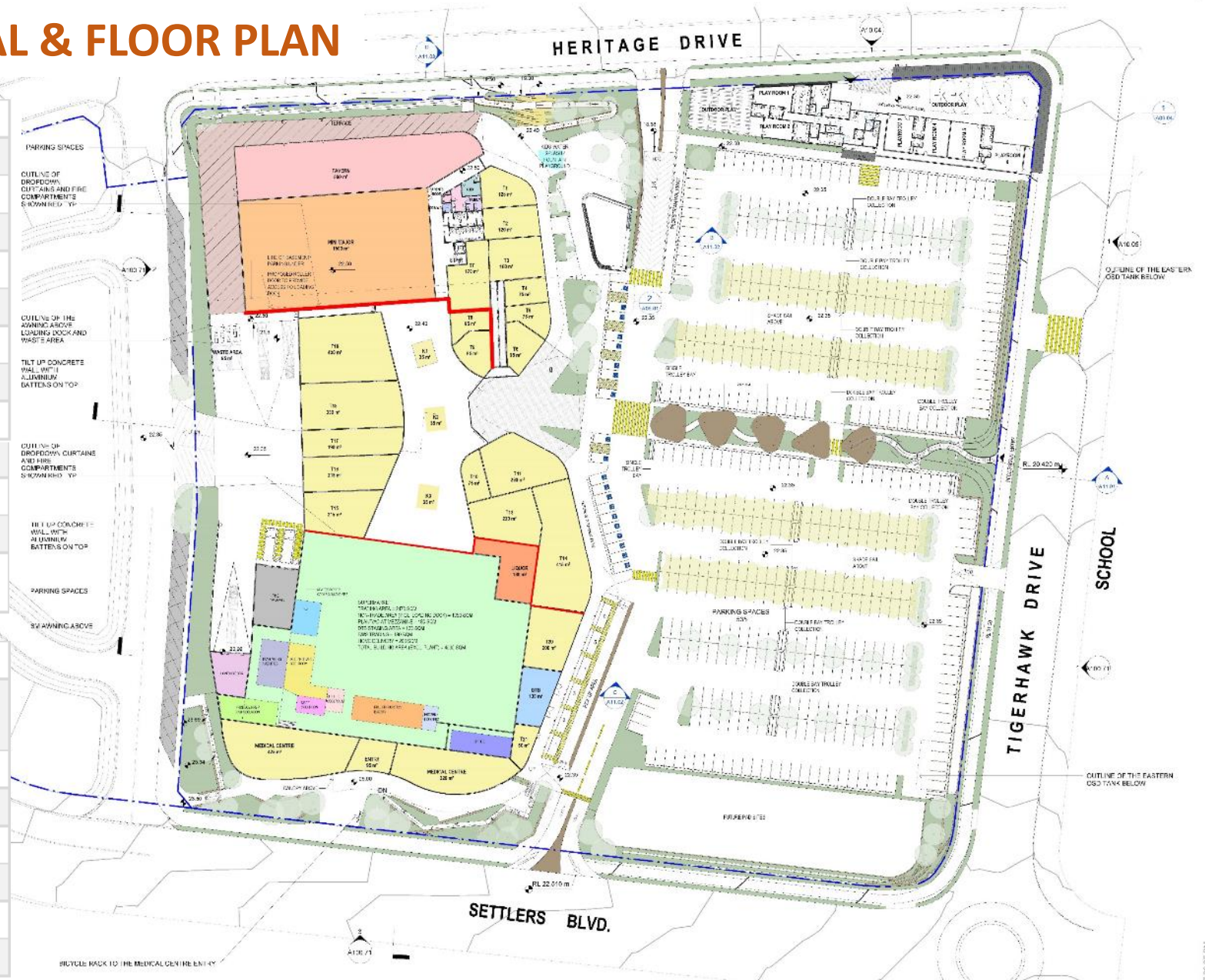
LOCATION PLAN, SITE & CONTEXT ANALYSIS



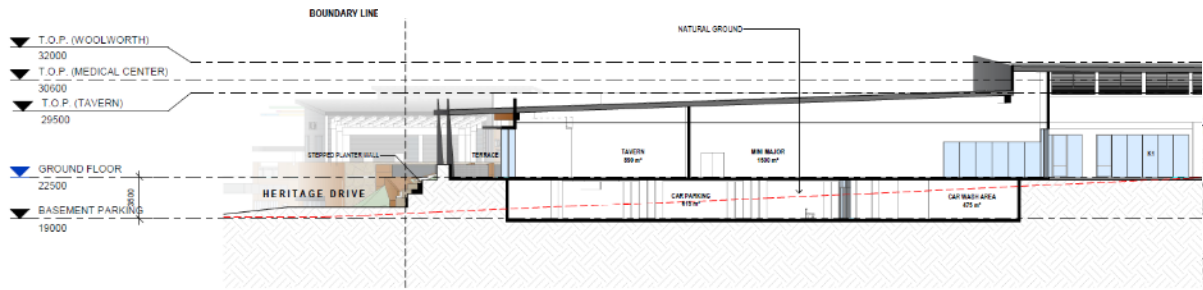
DETAILS OF PROPOSAL & FLOOR PLAN

Parameter	Proposed GFA
Site Area	43,940m ²
Tavern	705m ²
Supermarket	2,555m ²
Mini Major	1,140m ²
Retail	3,490m ²
Liquor	165m ²
Child Care	875m ²
Recreational Facility (Indoor)	1,745m ²
Medical Care	700m ²
Amenities and Internal Plaza	1,525m ²
Total GFA	12,910m ²
Total FSR (12,910 m ²) / site area (43,940 m ²)	0.29:1 (refer to Drawing No A00.20 Rev. A, for GFA calculations)

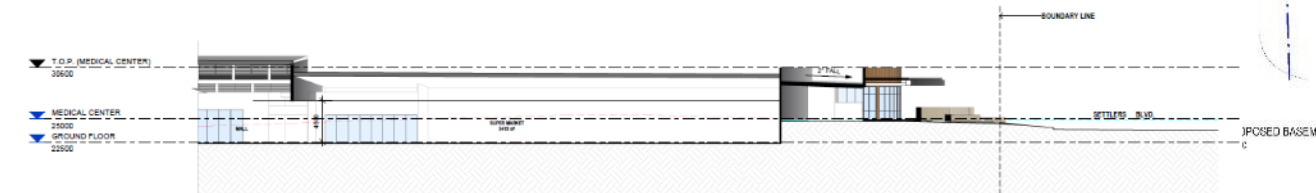
Parameter	Parking
Car parking	Basement: 116 spaces Ground level: 537 spaces
Disabled	14
Parent spaces	10
Electric Vehicle (EV) Parking	5
Total	682
Trolley Bay	18 (ground level), 4 (basement level)
Bicycle Parking	4



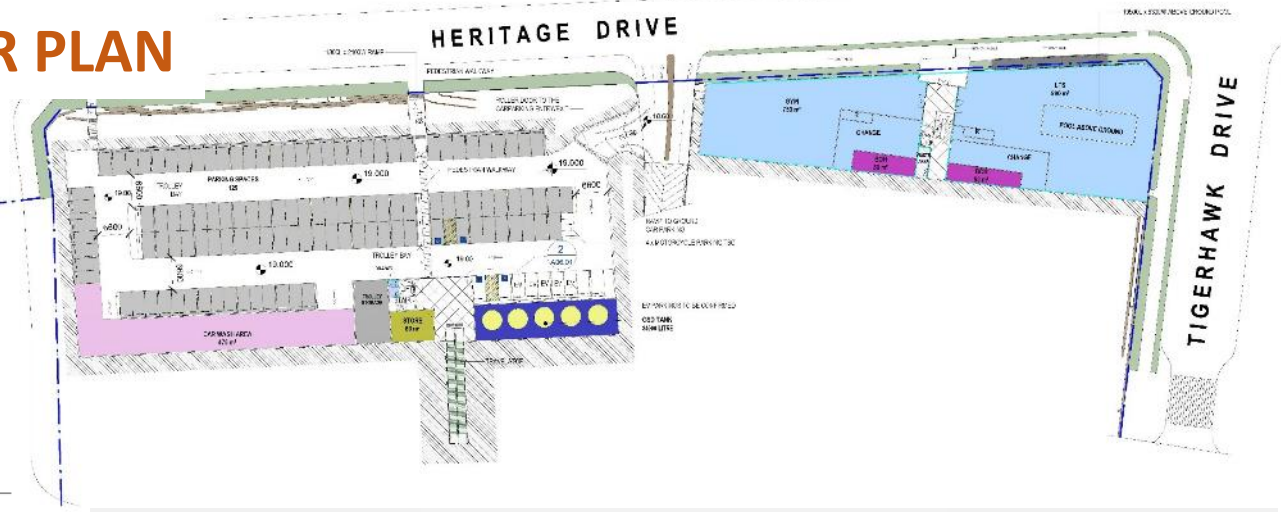
DETAILS OF PROPOSAL & FLOOR PLAN



1 SECTION D-D Part 1
1:200

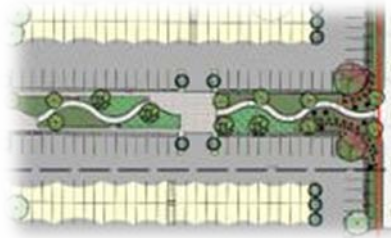


ADDITIONAL INFORMATION: The diagram is a vertical section of the building. It is not a plan view. The diagram is a vertical section of the building. It is not a plan view. The diagram is a vertical section of the building. It is not a plan view.

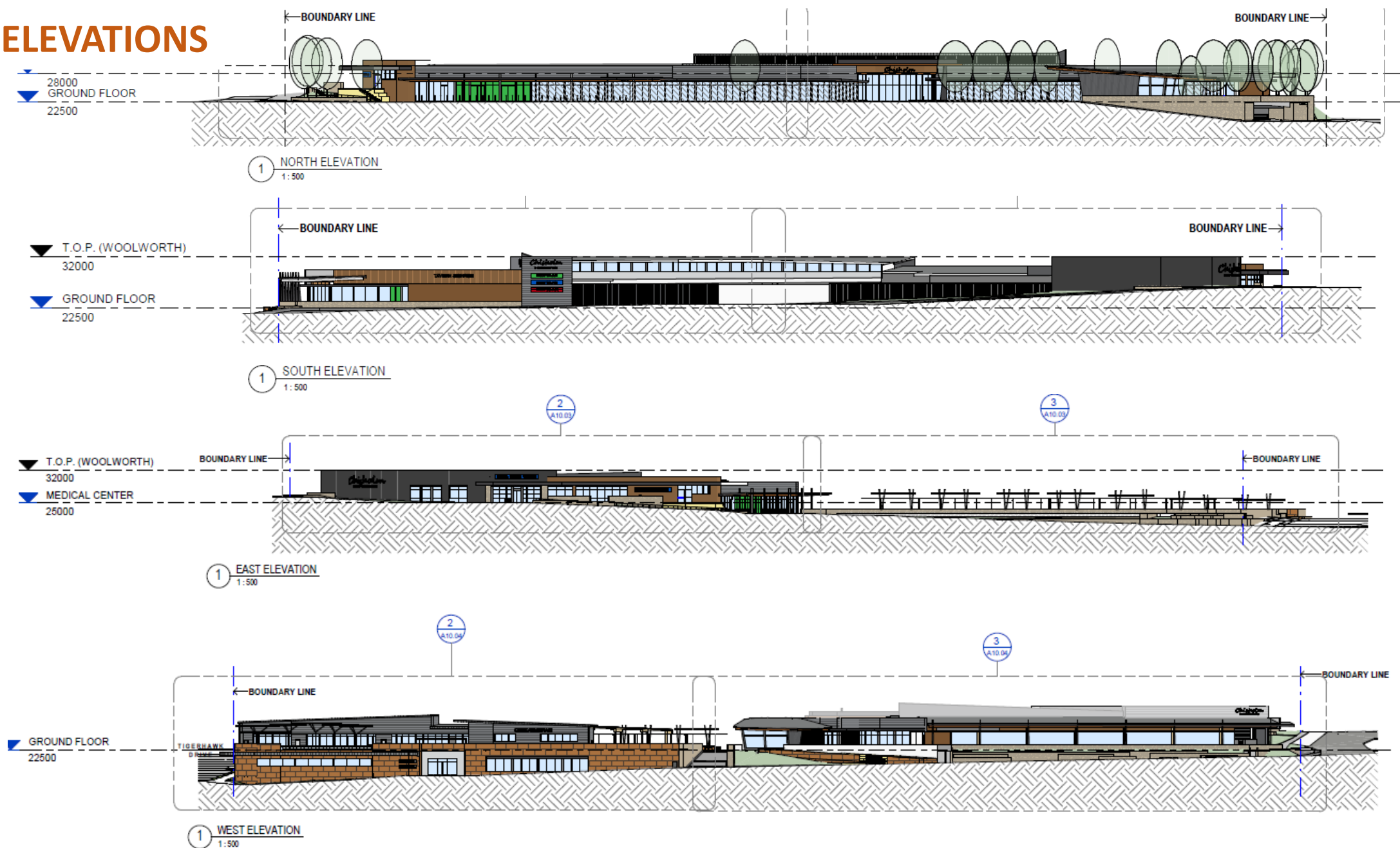


ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- Five (5) electric vehicle parking spaces;
- Solar panels on the roof with a target of 500KW;
- 5 x 34,000L rainwater tanks to enable rainwater reuse; and
- 6-star green star and NABERS



PROPOSED ELEVATIONS

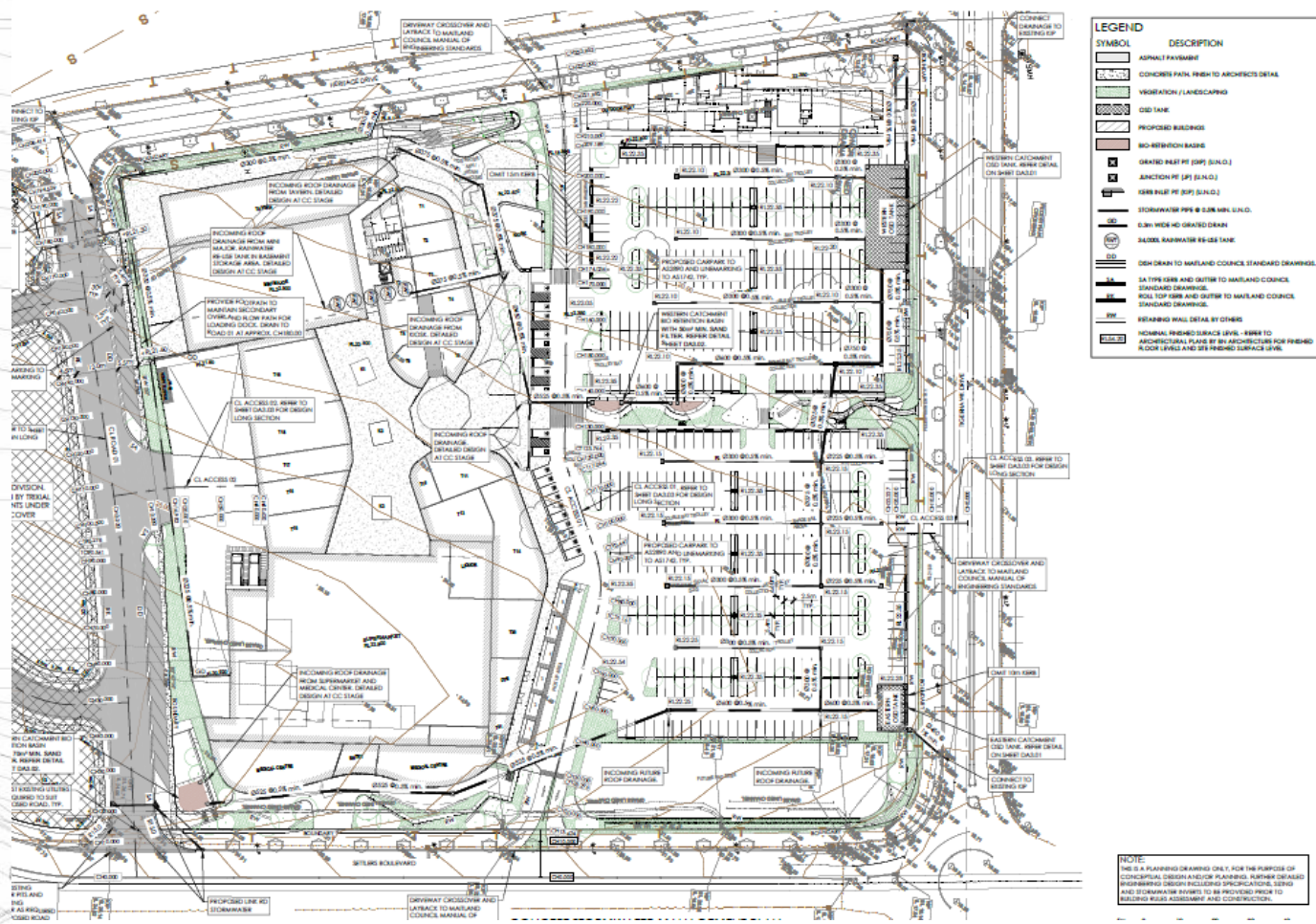


SPECIALIST REPORTS AND INVESTIGATION

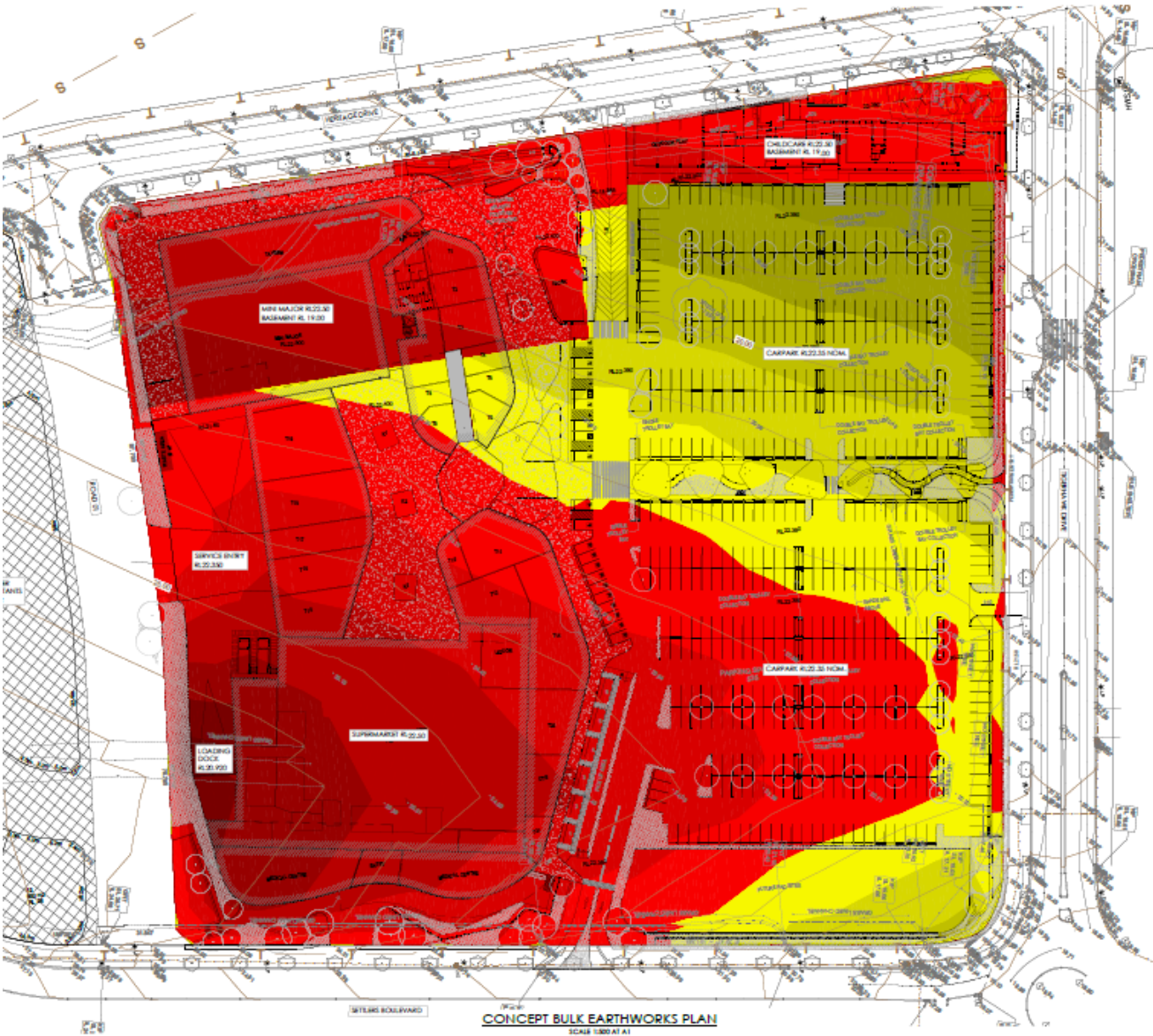
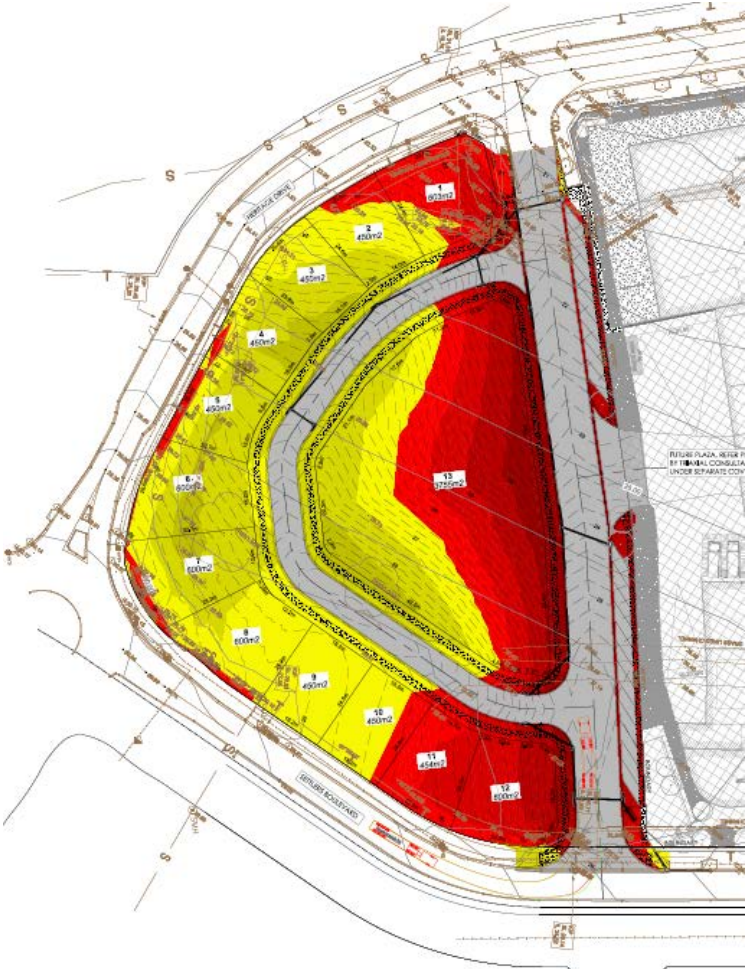
Document Title	Consultant
Survey Plan	Land Development Solutions
Quantity Surveyor Report	Newton Fisher
Architectural Plans	BN Architects
Landscape Plans	Moir
Traffic Impact Assessment and Turning Templates	McLaren Traffic Engineering
Access Strategy	Vista Access
Regulatory Compliance Report (BCA and Fire Engineering)	McKenzie Group
Waste Management Plans	Elephants Foot
Preliminary Construction Management Plans	Richard Crooks
Economic Impact Assessment	Ethos Urban

Document Title	Consultant
Bush Fire Assessment	Newcastle Bushfire
CPTED Report	Design Partnership
Section J Report	JHA
Hunter Water Stamped Plans	Hunter Water
Acoustic Assessment	Acoustic Logic
National Quality Framework Assessment Checklist	BN Architects
Civil Engineering Documentation including: Stormwater and Engineering Report and Stormwater Management Plan Sediment and Erosion Control Plan Bulk Earthworks Plan	Triaxial
Supplementary Flora and Fauna Assessment & Arborist Report	EPS
Preliminary Site Contamination Investigation	GHD
Preliminary Geotechnical Investigation	Douglas Partners
Preliminary Environmental Site Assessment	Environmental Consulting Services
DCP Compliance Table	Urbis

LANDSCAPE AND STORMWATER MANAGEMENT PLAN



EARTHWORK PLAN



EARTHWORKS DEPTH RANGE	
DEPTH (m)	
-0.5 to -1.0	
-1.0 to -1.5	
-1.5 to -2.0	
-2.0 to -2.5	
-2.5 to -3.0	
-3.0 to -3.5	
-3.5 to -4.0	
-4.0 to -4.5	
-4.5 to -5.0	
-5.0 to -5.5	
-5.5 to -6.0	
-6.0 to -6.5	
-6.5 to -7.0	
-7.0 to -7.5	
-7.5 to -8.0	
-8.0 to -8.5	
-8.5 to -9.0	
-9.0 to -9.5	
-9.5 to -10.0	

- BULK EARTHWORKS NOTES**
1. THE CONCEPTUAL BULK EARTHWORKS LEVELS SHOWN ARE NOMINAL FINISHED SURFACE LEVELS. FINAL DESIGN TO BE DETERMINED AT CC STAGE.
 2. RETAINING WALL DETAILS AND LEVELS TO BE STRUCTURALLY DESIGNED AND CONFIRMED AT CC STAGE.
 3. SEE CONSTRUCTION COMPACTOR REQUIREMENTS, TEMPORARY BARRIERS AND FENCES TO BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING REQUIREMENTS.

CONCEPTUAL EARTHWORKS VOLUMES

STRIP AREA OF WORK AND SCOPE FOR RE-USE IN ACCORDANCE WITH GEOTECH ENGINEERING RECOMMENDATIONS.

CONCEPTUAL BULK EARTHWORKS VOLUMES (m³)

TOTAL S&S CUT VOLUME	+ 42,700m³ NOM.
TOTAL S&S FILL VOLUME	+ 22,400m³ NOM.

NOTE:
THIS IS A PLANNING DRAWING ONLY, FOR THE PURPOSE OF CONCEPTUAL DESIGN AND FOR PLANNING. FURTHER DETAILS INCLUDING DESIGN INCLUDING SPECIFICATIONS, SEVERAL AND STORMWATER EVENTS TO BE PROVIDED PRIOR TO BUILDING RULAS ASSESSMENT AND CONSTRUCTION.

SCALE 1:500 AT A1 SHEET 1 1:1000 AT A3 SHEET

PHOTOMONTAGE



PHOTOMONTAGE



PHOTOMONTAGE



PHOTOMONTAGE

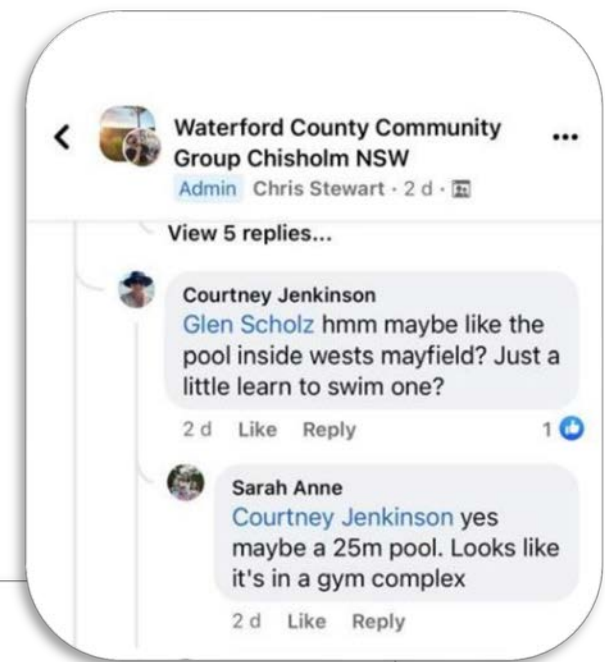
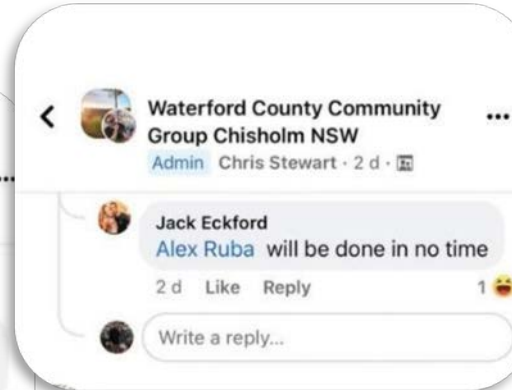
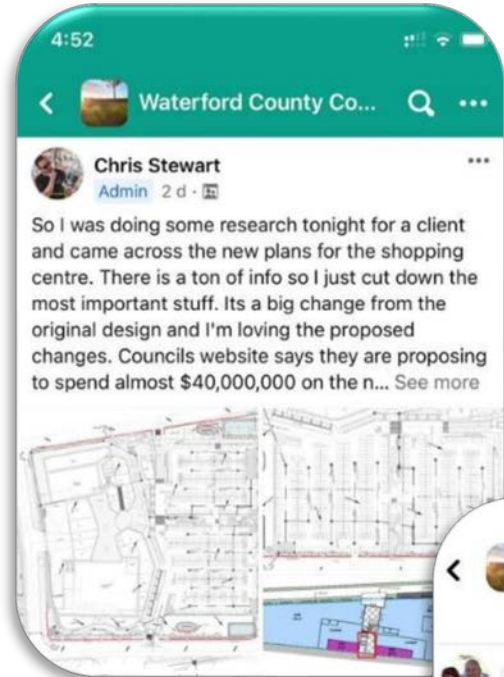


PHOTOMONTAGE



COMMUNITY CONSULTATION & EXHIBITION

- Formal exhibition 27 Jan 2022 to 23 Feb 2022
- Strong Community Interest from locals



ISSUES FOR FUTHER CONSIDERATIONS

- Vehicular Access, Parking and Traffic
- Built Form and Urban Design
- Timing for assessment and approval of DA
- Any other matters the Panel deems appropriate