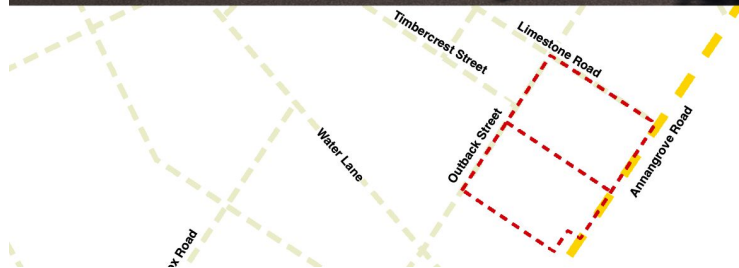


Applicant: Sutherland Associates

Client: MDS Stone

# MIXED USE DEVELOPMENT ROUSE HILL

SITE MASTER PLAN / DEVELOPMENT APPLICATION FOR WAREHOUSE



ARCHITECT:



**BHI ARCHITECTS PTY LTD**

SYDNEY KIAMA WOLLONGONG SUNSHINE COAST  
• ABN 66 154 194 064 • NOMINATED ARCHITECT: MARK HITCHCOCK (NSW 4763)

[www.bhia.com.au](http://www.bhia.com.au)

CLIENT:



**MDS Stone**

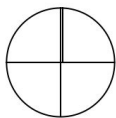
Unit 608, 2-8 Brookhollow Avenue, Norwest NSW 2153

PLANNER:

**SUTHERLAND  
& ASSOCIATES  
PLANNING**





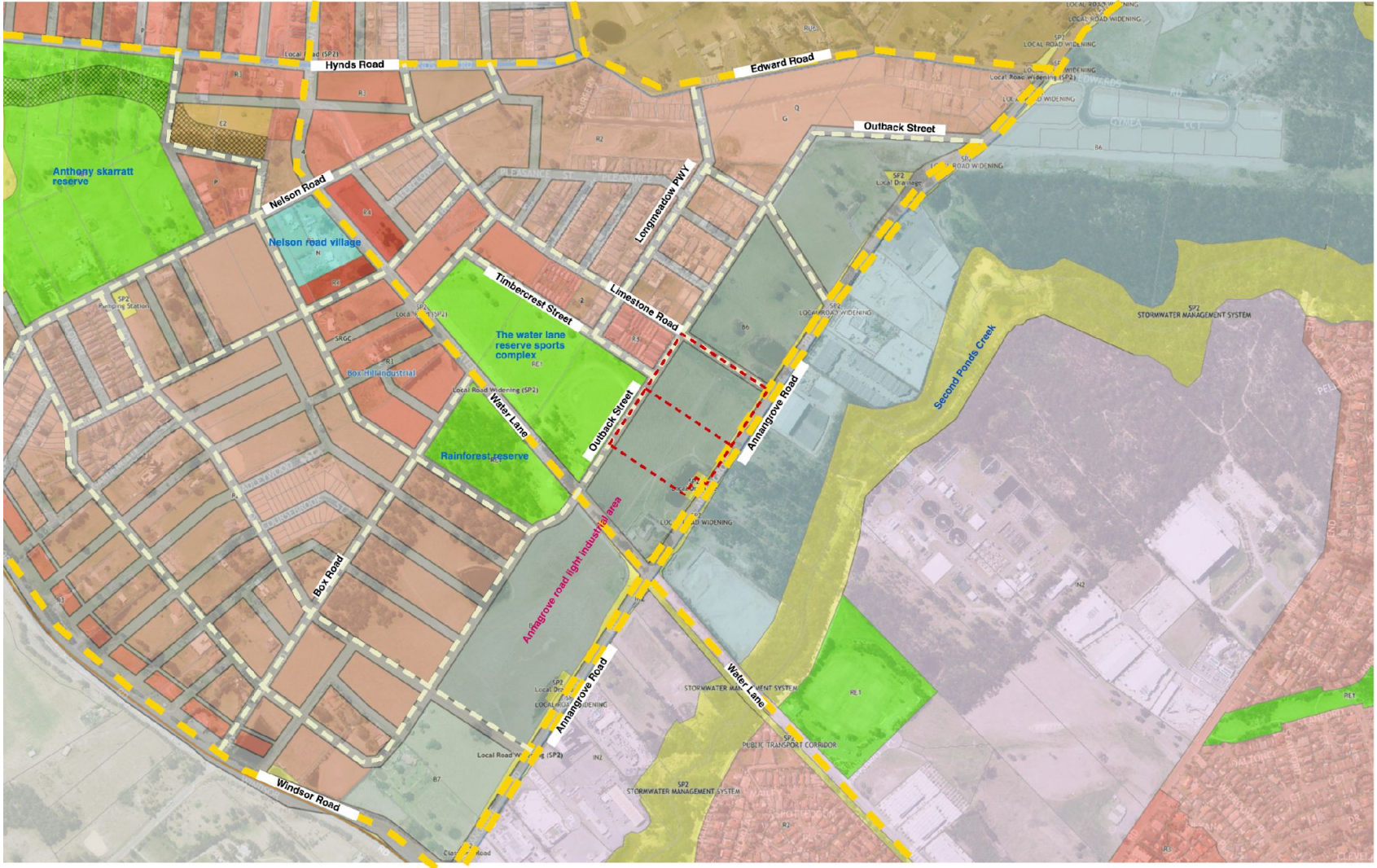


Legend.

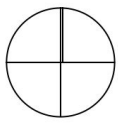
- B2 Local Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- IN2 Light Industrial
- B6 Enterprise Corridor
- RE1 Public Recreation
- SP2 Infrastructure / Wasterway

Subject Site.

- Major Road
- Minor Road / Street







### Legend. / Land Zoning

- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- B6 Enterprise Corridor
- RE1 Public Recreation

 Subject Site.



### Legend. / Building Height

- P 18M  
(Box Hill Height of buildings / SEPP Box Hill)

 Subject Site.



### Legend. / Floor Space Ratio

- N 1.0  
(Box Hill Floor Space Ratio / SEPP Box Hill)

 Subject Site.







Category 2 Lowest Risk

( Map Version; 29 June, 2018)

 Subject Site.

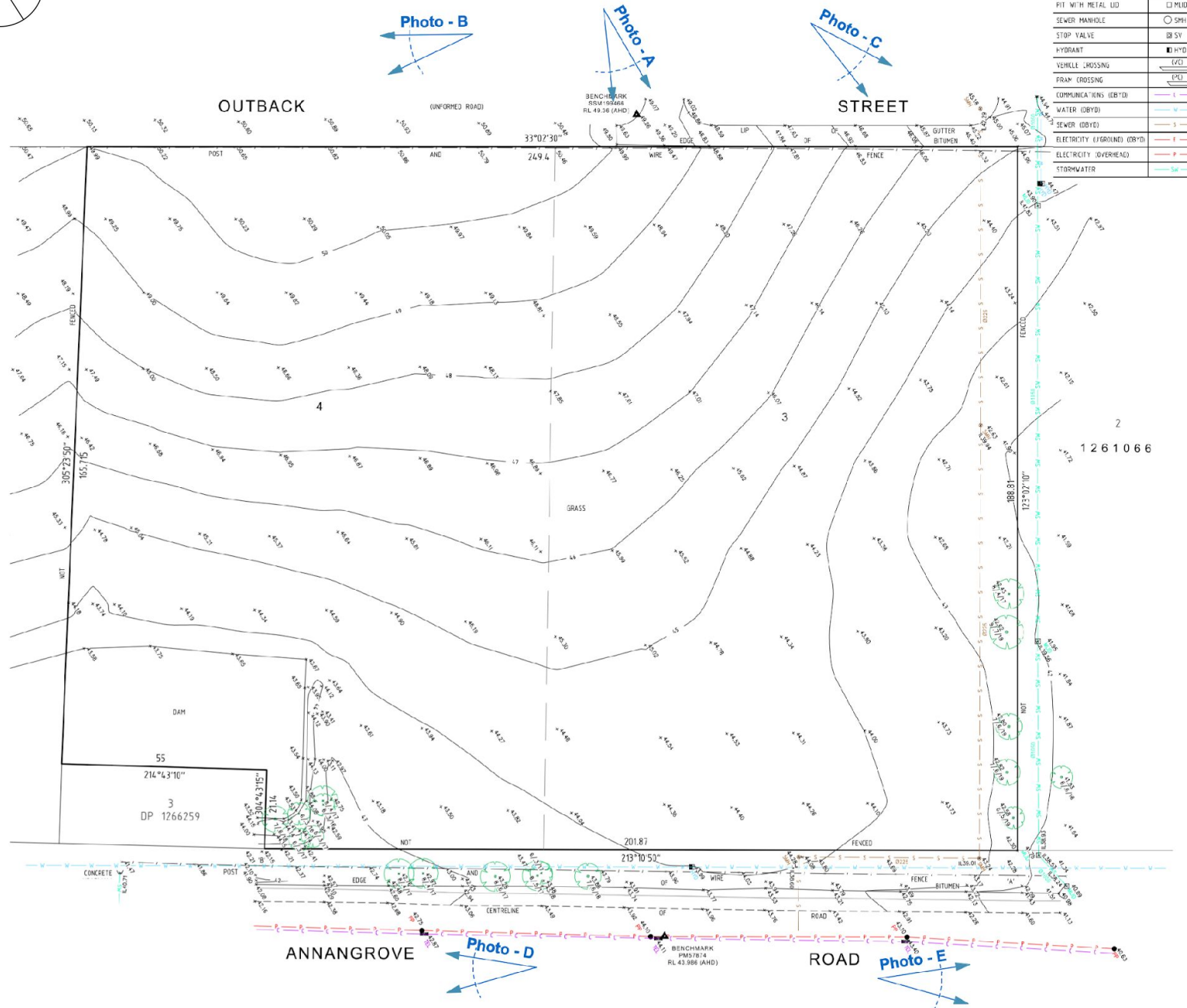
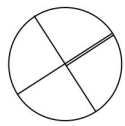


 Cumberland Plain woodland

 Sydney Turpentine Ironbark Forest

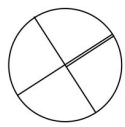
( Vegetation 2008 )

 Subject Site.



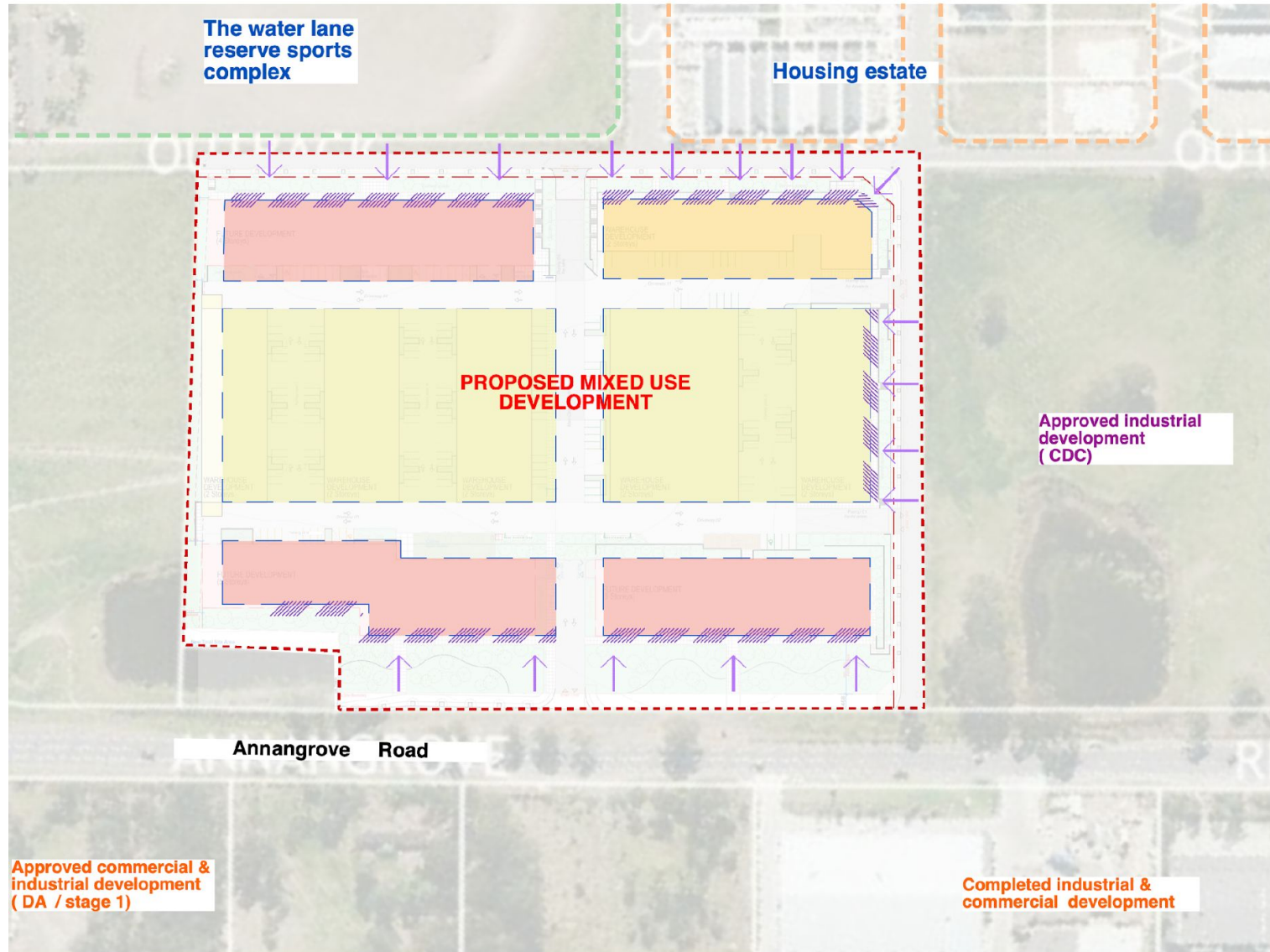
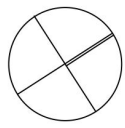
Site Photos.





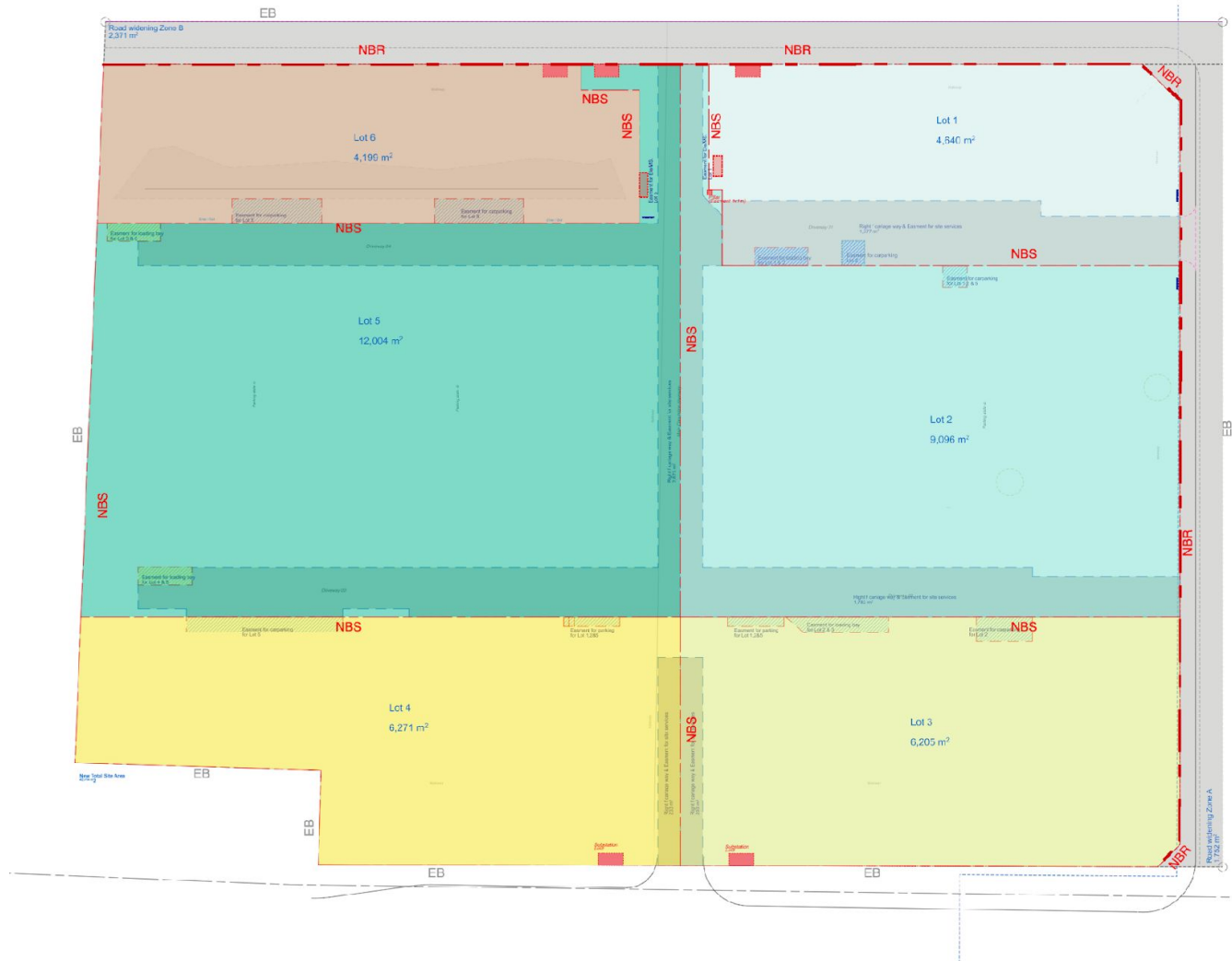
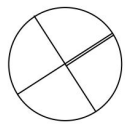
Legend. / DEVELOPMENT APPROACH STRATEGY

 Future Roads



#### Legend. / DEVELOPMENT APPROACH STRATEGY

- PRECINCT A** Commercial / Business Office Building  
(Office, Cafe, Medical and associated use / Basement car parking)
  - PRECINCT B** Small Format Light Industrial Units  
(Display shop & Cafe with mezzanine)
  - PRECINCT C** Small Format Light Industrial Units  
(Various sizes of warehouse : 100 to 300 m2 floor area)
- Active Frontage**



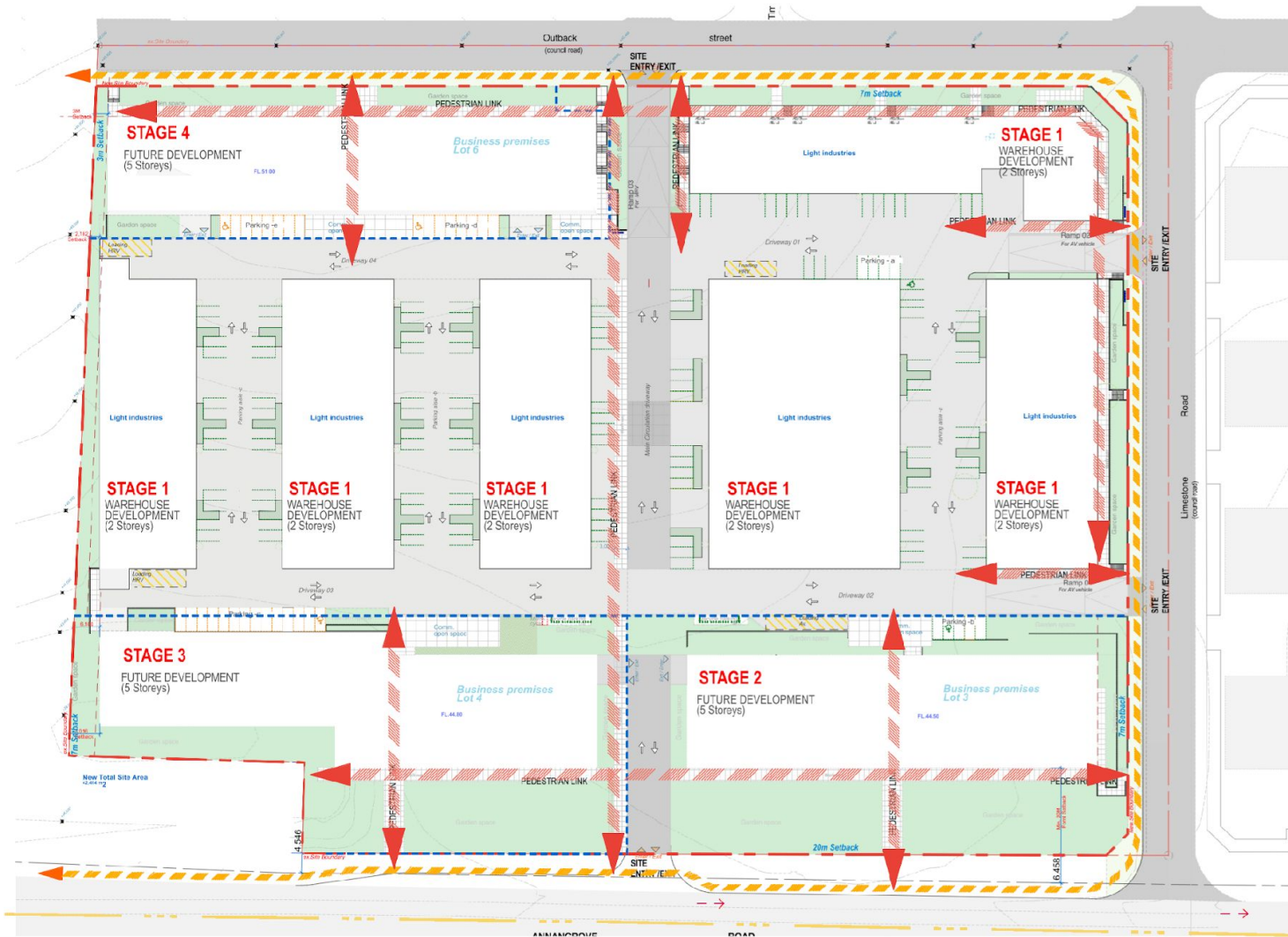
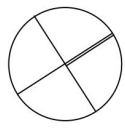
### Legend. / SUBDIVISION & ROAD WIDENING SCHEDULE

Zones Area			
Colour legend	Zone ID	Area	Development Type
	Lot 1	4,840	Light Industrial Development - Active Frontage-Showroom office
	Lot 2	9,096	Light Industrial Development
	Lot 3	6,205	Office Development (Business Premises)
	Lot 4	6,271	Office Development (Business Premises)
	Lot 5	12,004	Light Industrial Development; Active Frontage-Showroom office
	Lot 6	4,199	Office Development (Business Premises)
	Road widening area A	1,732	Local Street within the employment area - Limestone Road (Width: 15m)
	Road widening area B	2,371	Local Street within the employment area Outback street (Width: 15m)

### Legend. / Boundary

NBR	New boundary for road widening
NBS	New boundary for Subdivision
EB	Existing Site boundary





#### Legend. / PEDESTRIAN MOVEMENT

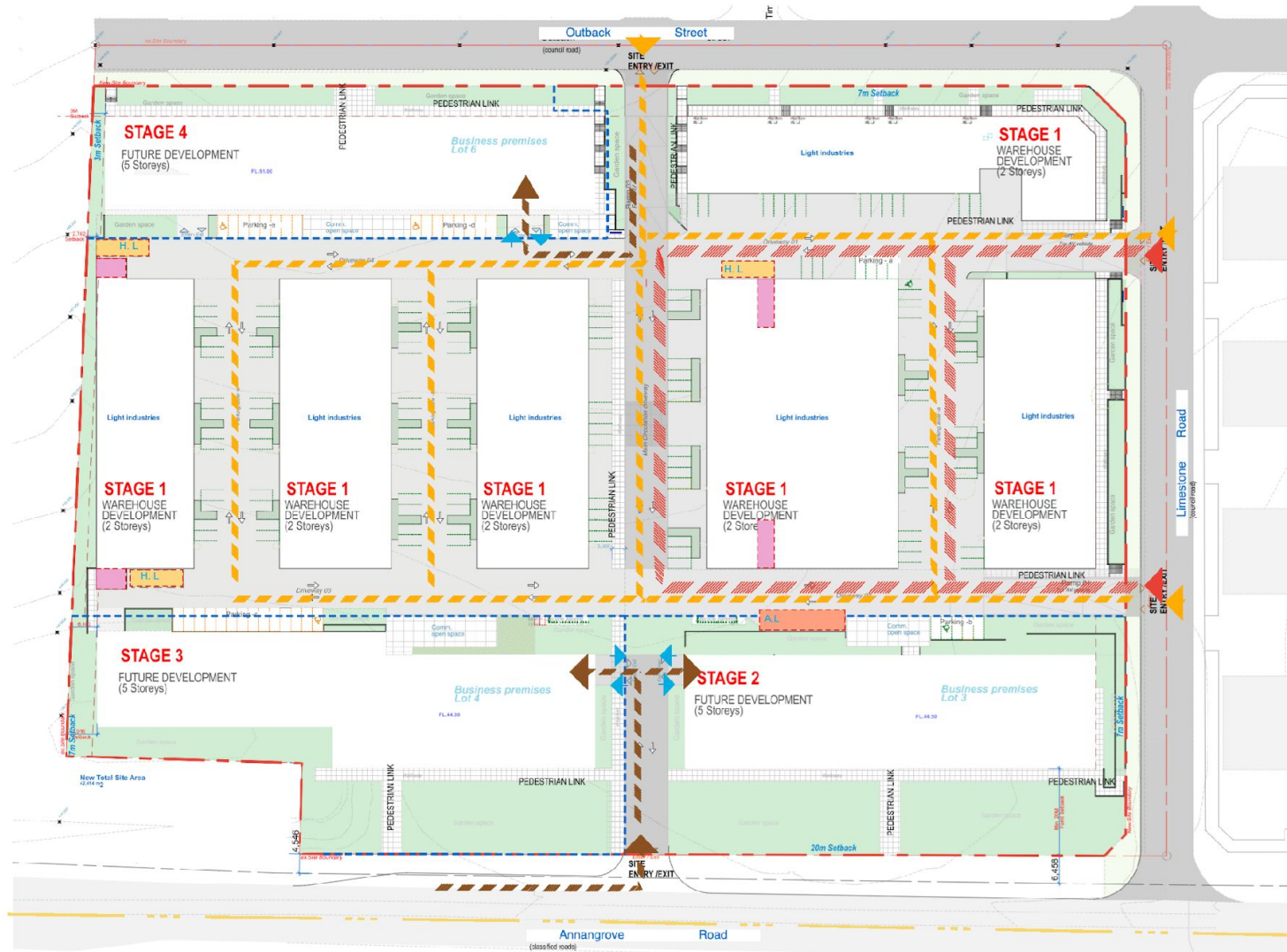
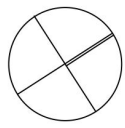
➔ Pedestrian Link (Walkway)

➔ Footpath (as roadwork)

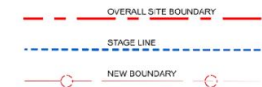
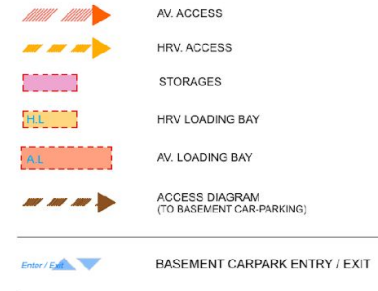
OVERALL SITE BOUNDARY

STAGE LINE

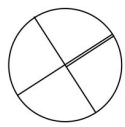
NEW BOUNDARY



#### Legend. / VEHICULAR MOVEMENT





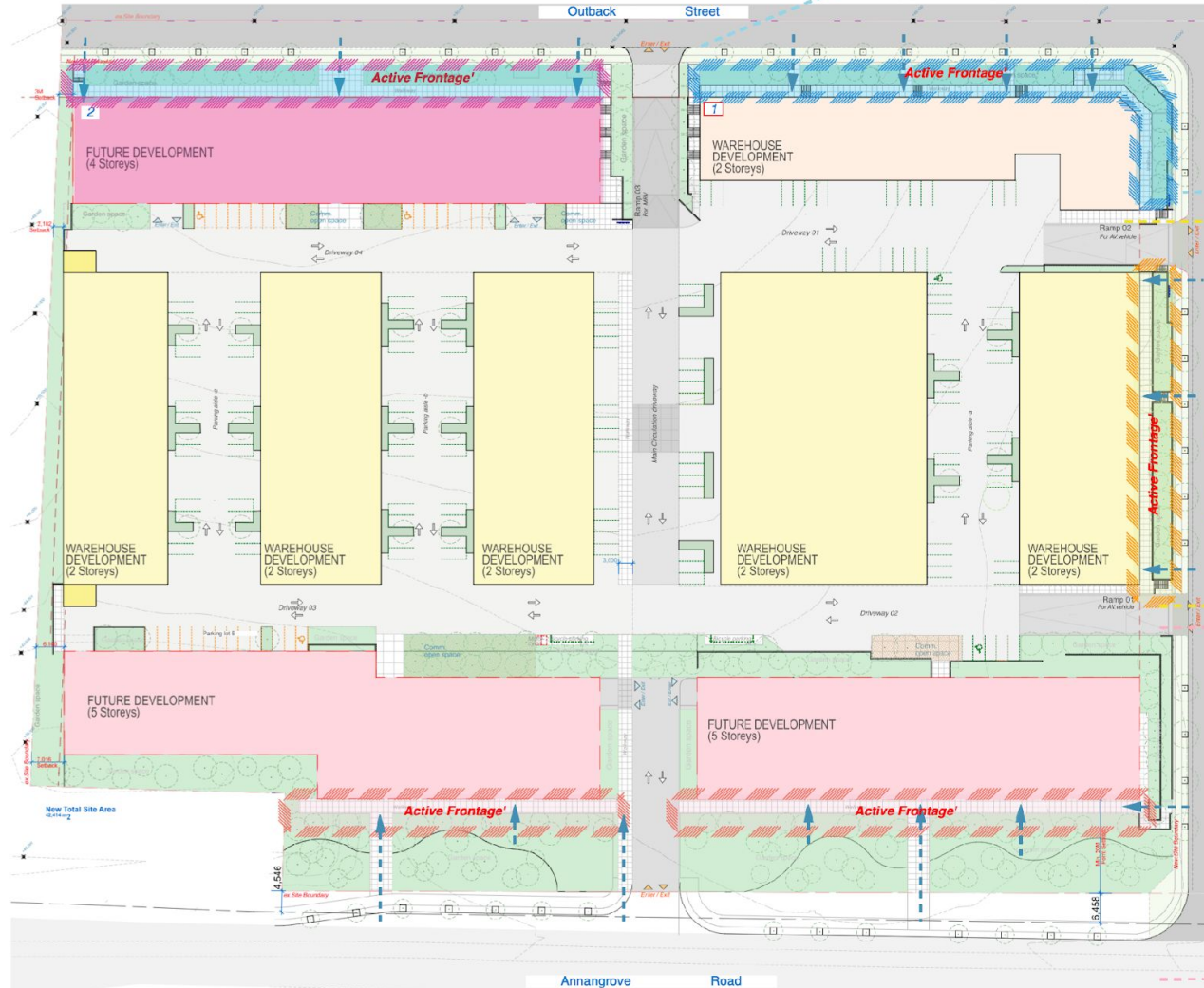


# Legend. / BUILDING DEVELOPMENT SCHEDULE

<b>PRECINCT A</b> Annangrove Road	<b>Commercial / business office building</b> <ul style="list-style-type: none"><li>- Offices</li><li>- Cafe / Food Premises</li><li>- Business</li><li>- Basement Parking</li></ul> <b>Active Frontage'</b>
<b>PRECINCT B</b> Outback Street	<b>Small format Light industrial unit / display shop &amp; Cafe with mezzanine</b> <ul style="list-style-type: none"><li>- Commercial industrial unit</li><li>- Showroom</li></ul> <b>Active Frontage'</b>
<b>PRECINCT C</b> Limestone Road	<b>Commercial / business office building</b> <ul style="list-style-type: none"><li>- Offices</li><li>- Cafe / Food Premises</li><li>- Service Apartment/ Office</li><li>- Basement Parking</li></ul> <b>Active Frontage'</b>
<b>PRECINCT D</b> Limestone Road	<b>Small and medium sized fixable Light industrial unit spaces with mezzanine office</b> <ul style="list-style-type: none"><li>- Light industrial unit</li><li>- Warehouse with Mezzanine office (Floor area: 100m<sup>2</sup> to 350 m<sup>2</sup>)</li></ul> <b>Active Frontage'</b>

Note:

PEDESTRIAN LINK (WALKWAY)



## Mood Board / DEVELOPMENT CHARACTERISTICS

Display shop & Cafe with mezzanine  
Commercial / business office building



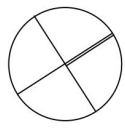
Small format Light industrial unit



Commercial / business office building







## Legend. / LANDSCAPE SCHEDULE

Comm. Open Space

Main Landscape Area

POTENTIAL LANDSCAPED AREA

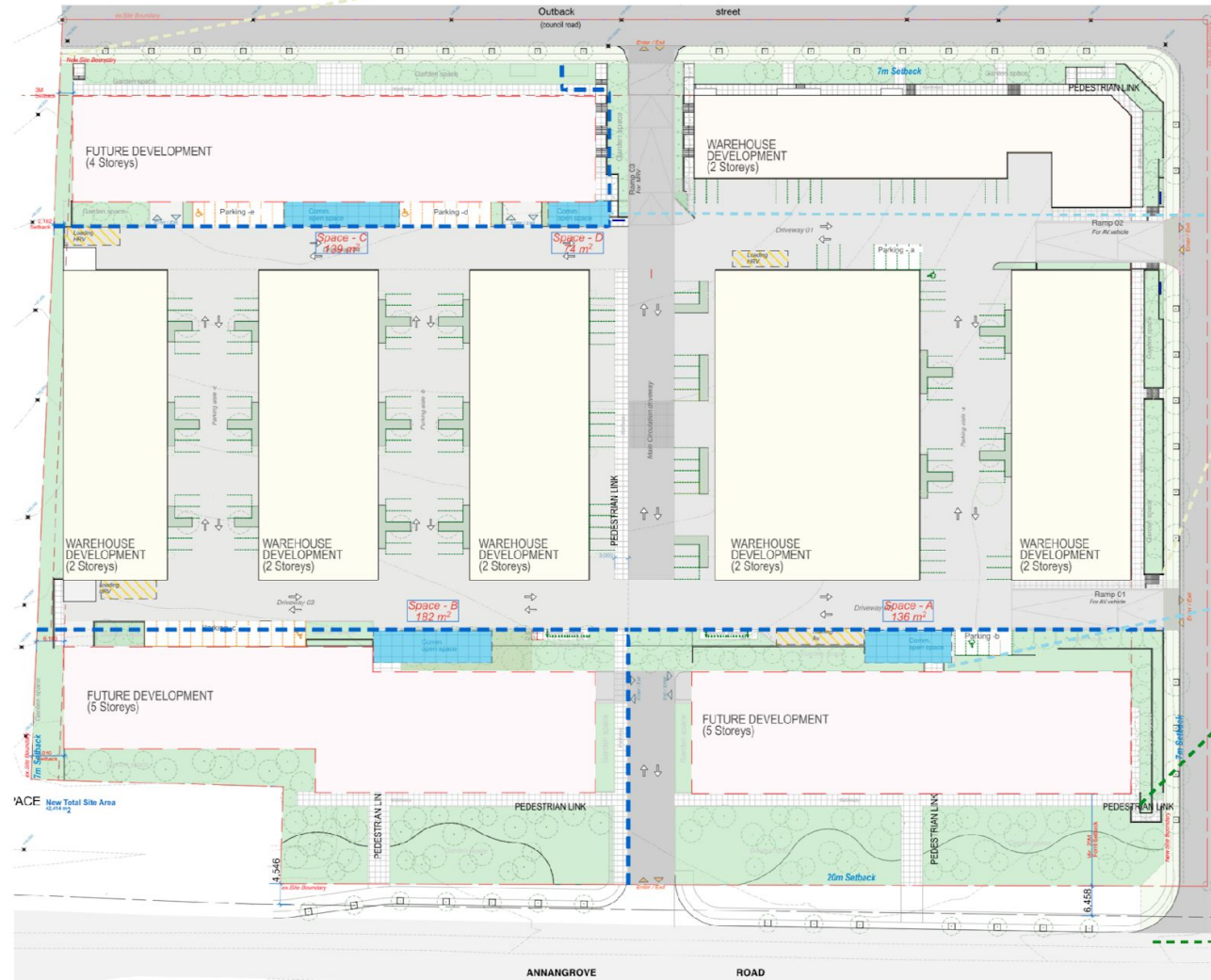
SITE AREA = 42,114 M<sup>2</sup>

PROVIDED LANDSCAPED AREA = 6,330 M<sup>2</sup>

POTENTIAL COMMUNAL AND COMMON OPEN SPACE

REQUIRED OPEN SPACE 1% OF SITE AREA = 424 M<sup>2</sup>

PROVIDED OPEN SPACE = 532 + 240 = 792 M<sup>2</sup>



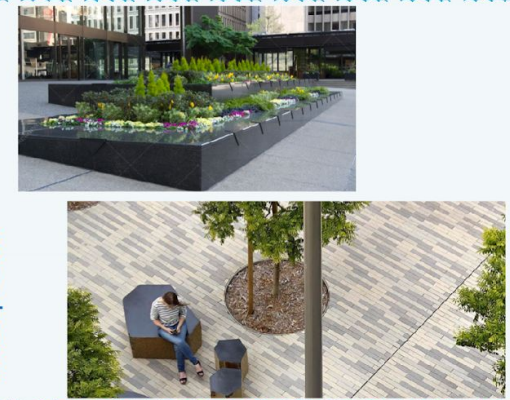
## Mood Board / DEVELOPMENT LANDSCAPE CHARACTERISTICS

Expression only

Main front setback / landscape zone  
(Limestone Road, Outback Street)



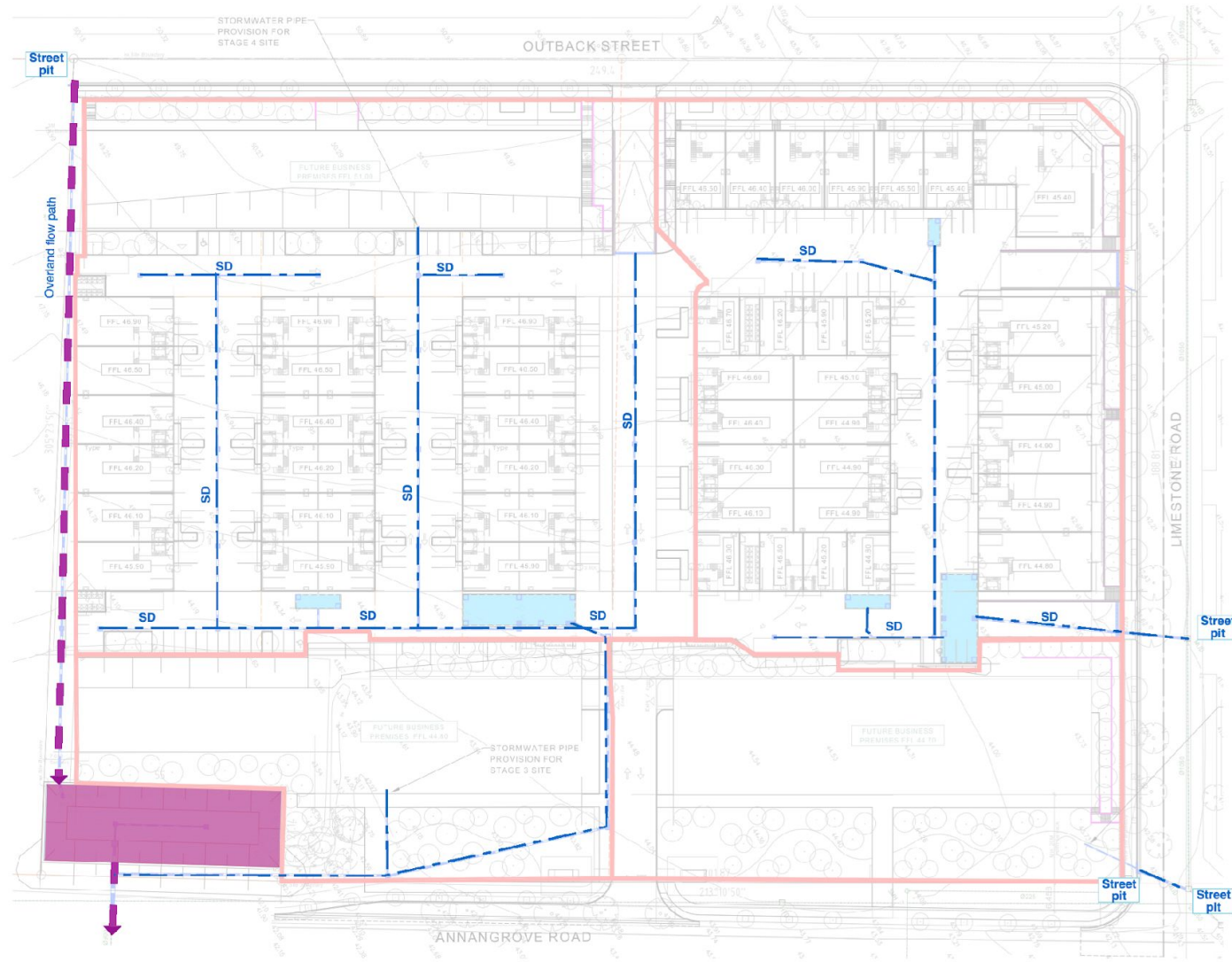
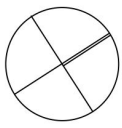
Communal open space / Internal landscape zone





Main front setback / landscape zone  
(Annangrove Road)

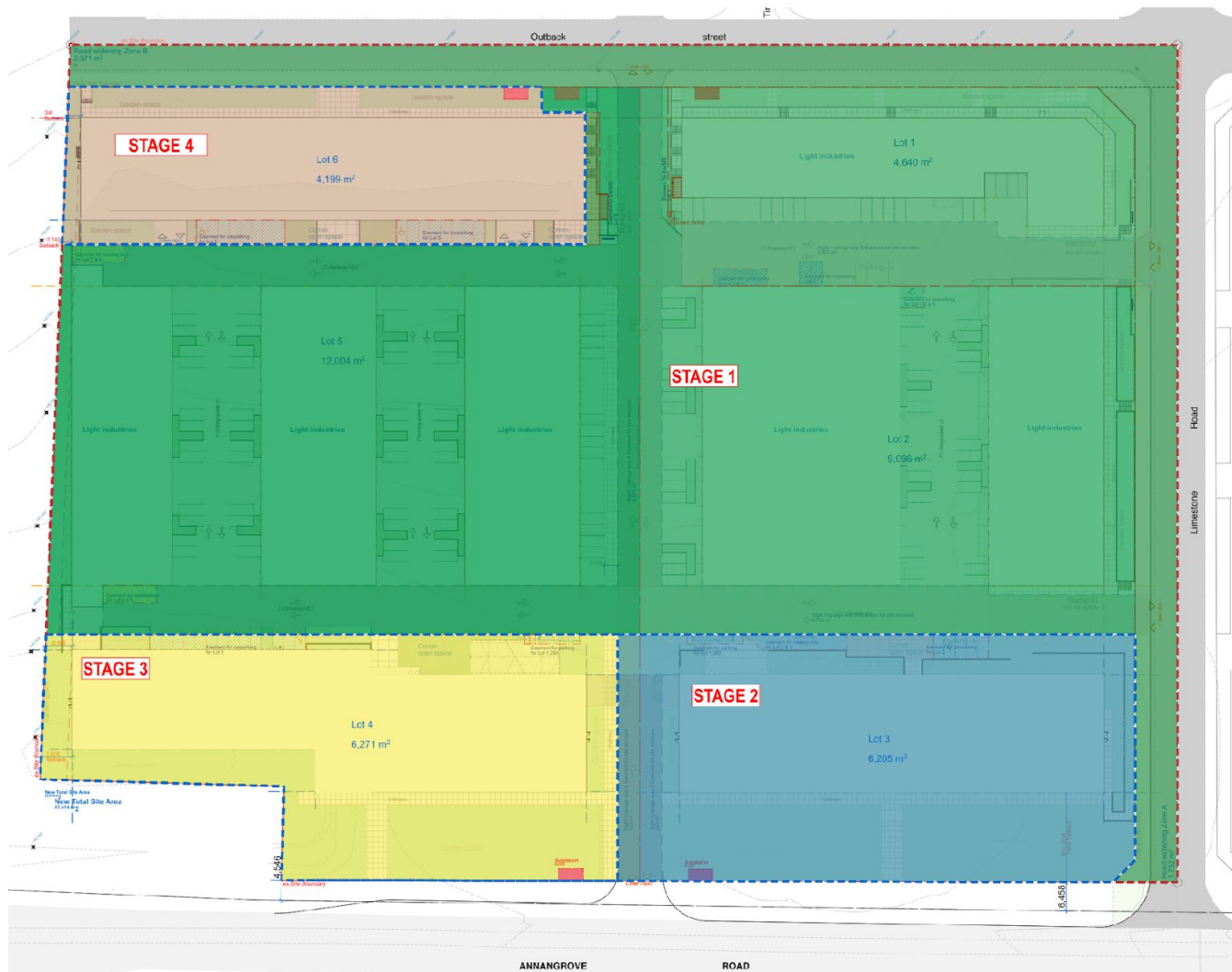
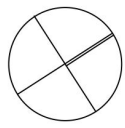






### Legend. / Stormwater Management

-  **OFP** Overland Flow Path  
New stormwater basin to the SP1 zoned land  
(To cater for the upstream stormwater)
-  **SD** Stormwater Drain  
Internal stormwater  
(each individual stage of development)



## Legend. / Staging Schedule

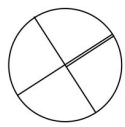
<b>STAGE 1</b>	<b>STAGE 1 : PROPOSED DEVELOPMENT</b> Warehouse development ( 2 storeys ) & Road widening A & B
<b>STAGE 2</b>	<b>STAGE 2 : FUTHRE DEVELOPMENT</b> Business Premises ( 5 storeys ) & Road widening C
<b>STAGE 3</b>	<b>STAGE 3 : FUTHRE DEVELOPMENT</b> Business Premises ( 5 storeys )
<b>STAGE 4</b>	<b>STAGE 4 : FUTHRE DEVELOPMENT</b> Business Premises ( 4 storeys )

## Development Proposal Summary

The application specifically seeks consent for a Concept Plan pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for an integrated commercial development of the site comprising the following elements:

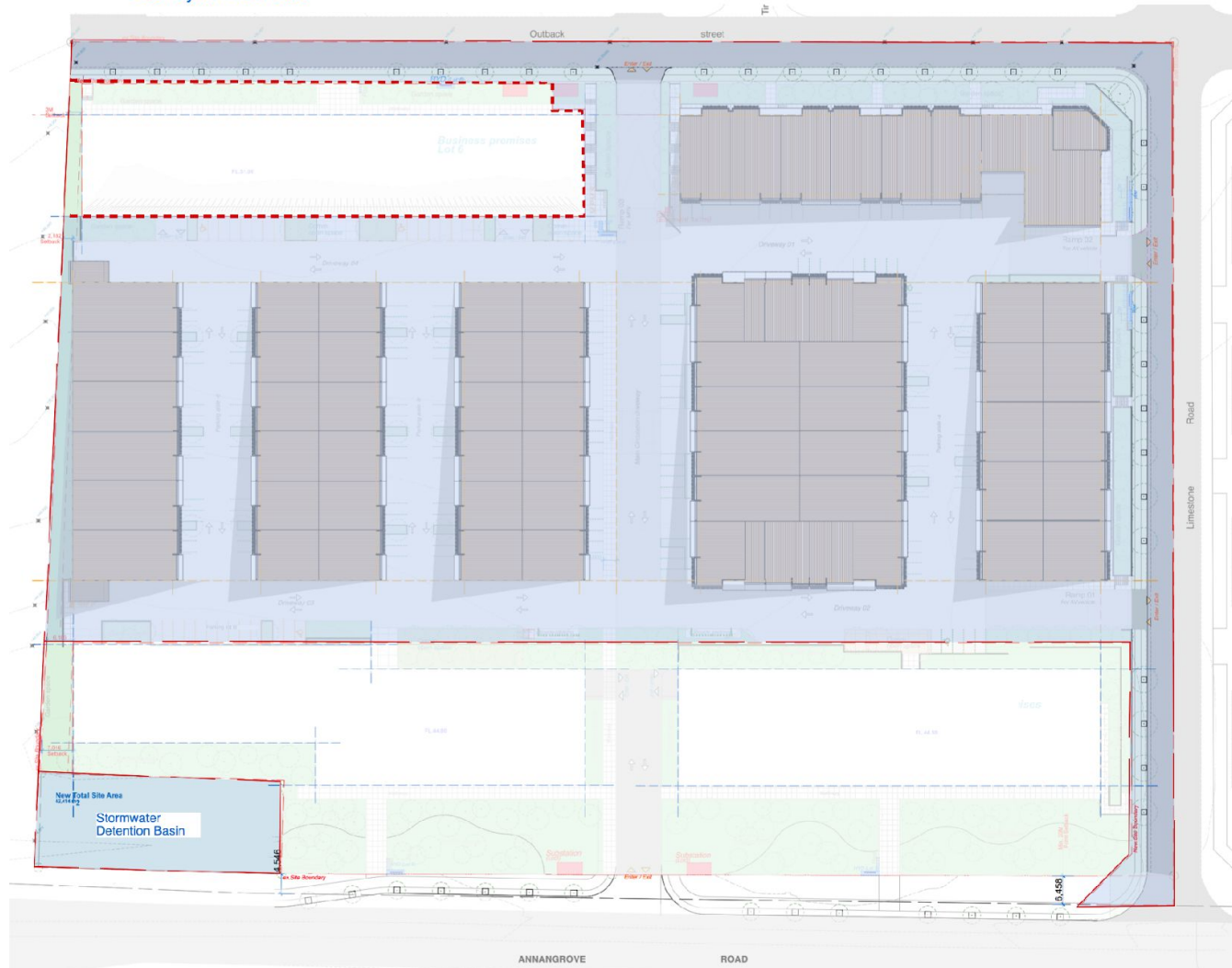
- Site and road layout including dedication of land along the north-eastern and north-western boundaries for road widening;
- Building envelopes as follows:
  - Stage 1 – 2 storey envelopes for light industrial units  
( Indicative **58 light industrial units** )
  - Stage 2 – 5 storey envelope and basement for office premises
  - Stage 3 – 5 storey envelope and basement for office premises
  - Stage 4 – 4 storey envelope and basement for office premises
  - 46,521 square metres of gross floor area (1:1 FSR);
  - Indicative 58 light industrial and 33,448 square metres of office floor space; and
  - Subdivision into 6 lots.





## STAGE 1/ INDUSTRIAL DEVELOPMENT

Site Layout / Roof Level



### STAGE 1

STAGE 1 : PROPOSED DEVELOPMENT  
Warehouse development for Lot 1, 2, & 5  
( 2 storeys ) & Road widening A & B

### STAGE 2

STAGE 2 : FUTURE DEVELOPMENT  
Business Premises ( 5 storeys ) & Road widening C

### STAGE 3

STAGE 3 : FUTURE DEVELOPMENT  
Business Premises ( 5 storeys )

### STAGE 4

STAGE 4 : FUTURE DEVELOPMENT  
Business Premises ( 5 storeys )

## Development Proposal Summary ( Stage 1 Detailed Application )

The subject development application for the following specific Stage 1 works:

### • Building envelopes as follows:

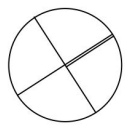
#### -Within new boundary

- Construction of **58 two storey light industrial units** with ancillary mezzanine **offices and 118 car parking spaces**; and
- Consolidation and **subdivision into 6 allotments** and dedication of land to Council for road widening.
- Construction of new **internal road network** with two vehicle entrances from Limestone Road and one from Outback Street

#### -Outside of new boundary

##### • Civil works

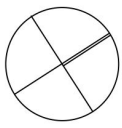
- Widen Outback Street to the north for half road**
- Construction of Limestone Road** along the north-eastern boundary,
- Construction of a detention basin** on the southern side of the development;



STAGE 1/ INDUSTRIAL DEVELOPMENT  
Site Layout / Ground Level.





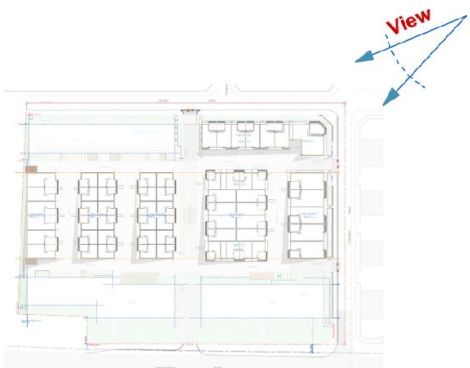


# STAGE 1/ INDUSTRIAL DEVELOPMENT

Site Layout / Mezzanine Level



STAGE 1/ INDUSTRIAL DEVELOPMENT  
3D Perspective



Key plan



Key plan



STAGE 1/ INDUSTRIAL DEVELOPMENT  
3D Perspective



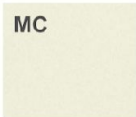
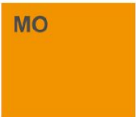



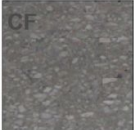








Key plan



Key plan

STAGE 1/ INDUSTRIAL DEVELOPMENT

EXTERNAL MATERIAL FINISHES SCHEDULE

						
METAL CLADDING	METAL CLADDING	METAL CLADDING	COLORBOND STEEL NON CORRUGATED	Powdercoated aluminium louvres	CONCRETE FINISH	METAL ROOF SHEET Spandek or Stramit
ALUCOBOND CLADDING (or Similar )	ALUCOBOND CLADDING (or Similar )	ALUCOBOND CLADDING (or Similar )	Colorbond Surfmist or Shale Grey	Colorbond "Surfmist" or Similar		Windpray or Charcoal
Colour : Cream (or Similar)	Colour : Orange (or Similar)	Colour : Lemon or Similar	Gutters, downpipes, roof trimmings, roof air vents, roller door.	Louvres, window & door frame	Floors, Driveway , Ramp	Roof
						
CONCRETE BLOCKWORK -STACKED  BORAL	PAINT FINISH  Dulux 'Snow Season or Tranquil Retreat & Vivid White'	CONCRETE PANEL	Low E green tinted Glazing	Retaining Wall	Tubular Fencing	Asphalt
Wall	External wall	Roar & side external wall	Glass: Natural Frame : Anodised aluminium frames in charcoal  Aluminium frames	Faced Block or similar  Concrete block-wall	COLORBOND colour range 'Monument' or Similar	finish on road