



Rouse Hill Town Centre Expansion Stage 2.0

DA 1837/2022/JP

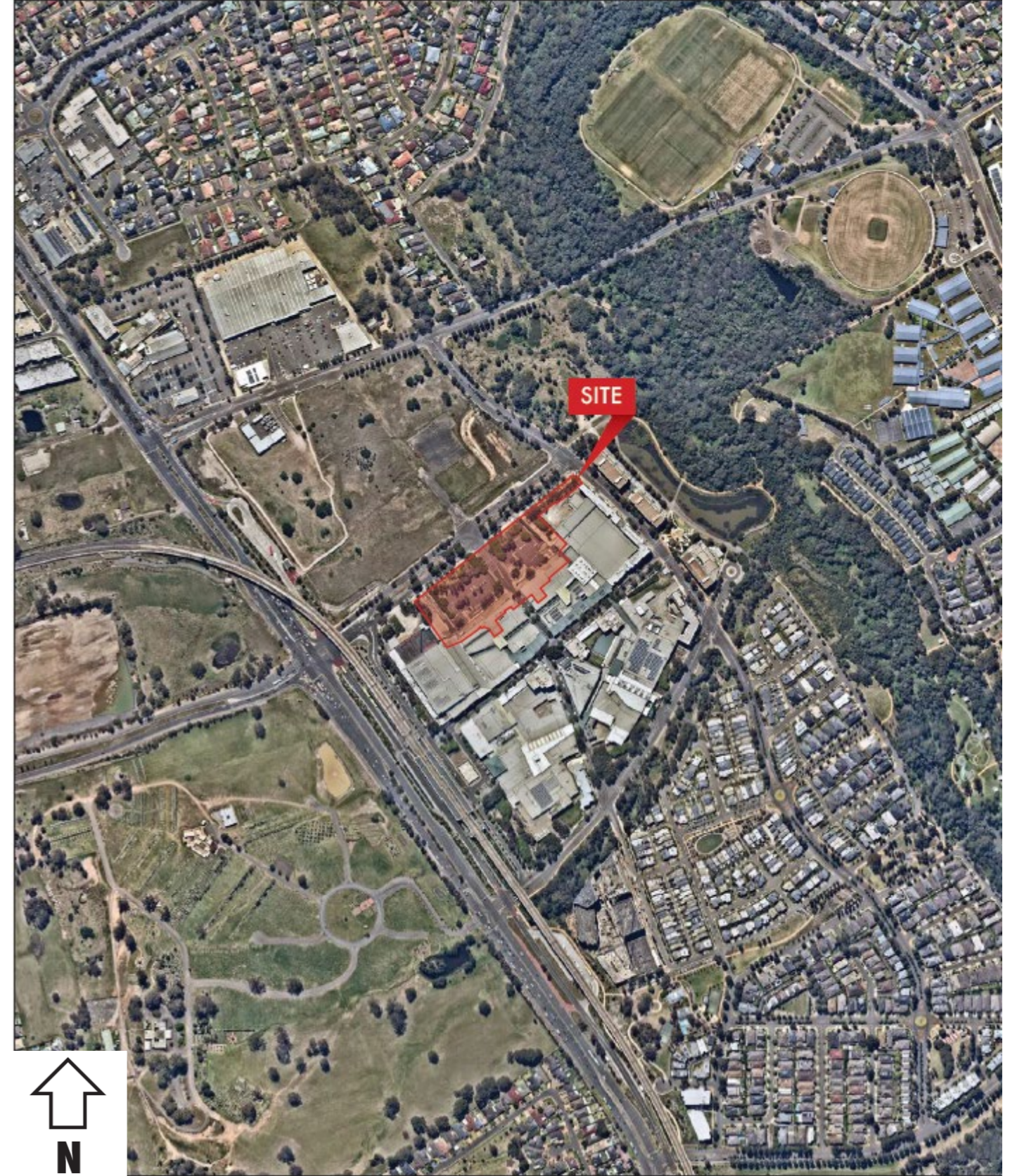
Applicant: BBC Consulting Planners on behalf of GPT

Owner: GPT Funds Management 2 Pty Ltd

Proposal: Stage 2 Rouse Hill Town Centre Expansion:

Construction and operation (i.e. use) of a mixed-use development predominantly comprising retail premises, residential flat buildings, shop top housing, a Town Green and associated car parking in the form of an expansion of the Rouse Hill Town Centre northward to Rouse Hill Drive

Aerial Photos



Site Context



Existing Site



View 1



View 4



View 2



View 5



View 3



View 6

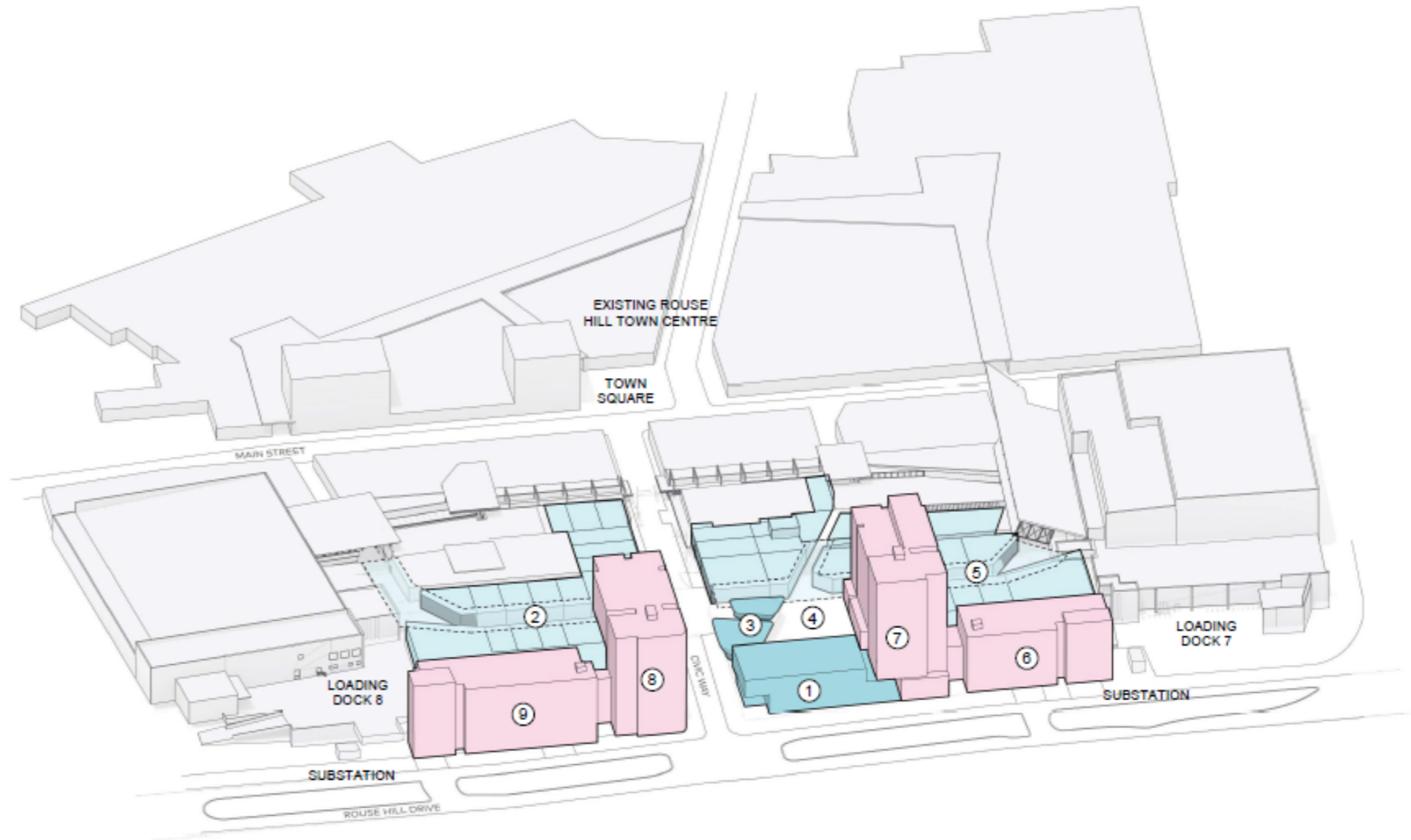
Site Plan

A-DA-10 SITE PLANS

ROUSE HILL TOWN CENTRE,
NORTHERN EXPANSION STAGE 2

LEGEND:

- 1. PAVILION (RETAIL)
- 2. EAST QUADRANT RETAIL LOOP
- 3. PODS (RETAIL)
- 4. TOWN GREEN
- 5. WEST QUADRANT RETAIL LOOP
- 6. BUILDING A (RESIDENTIAL)
- 7. BUILDING B (RESIDENTIAL)
- 8. BUILDING C (RESIDENTIAL)
- 9. BUILDING D (RESIDENTIAL)





Proposal Details

Commercial

The Stage 2 retail podium will accommodate 10,815m² of net additional retail gross leasable floor area (GLFA). Additional retail activities which will be accommodated in the proposed Stage 2 town centre expansion include: -

- 4 additional mini-major tenancies containing a total of 6,157m² GLFA;
- 5,769m² GLFA of specialty tenancies;
- 1,302m² GLFA of food and beverage tenancies;
- a 51m² GLFA kiosk; and
- 209m² GLFA of 'pod' retail.

Residential

Sleeving the Stage 2 retail podium along part of the Rouse Hill Drive frontage and above it either side of the northern end of Civic Way will be 218 apartments in four residential buildings as follows:

- Building A 7 storeys (36 apartments);
- Building B 11 storeys (78 apartments);
- Building C 11 storeys (66 apartments); and
- Building D 7 storeys (38 apartments).

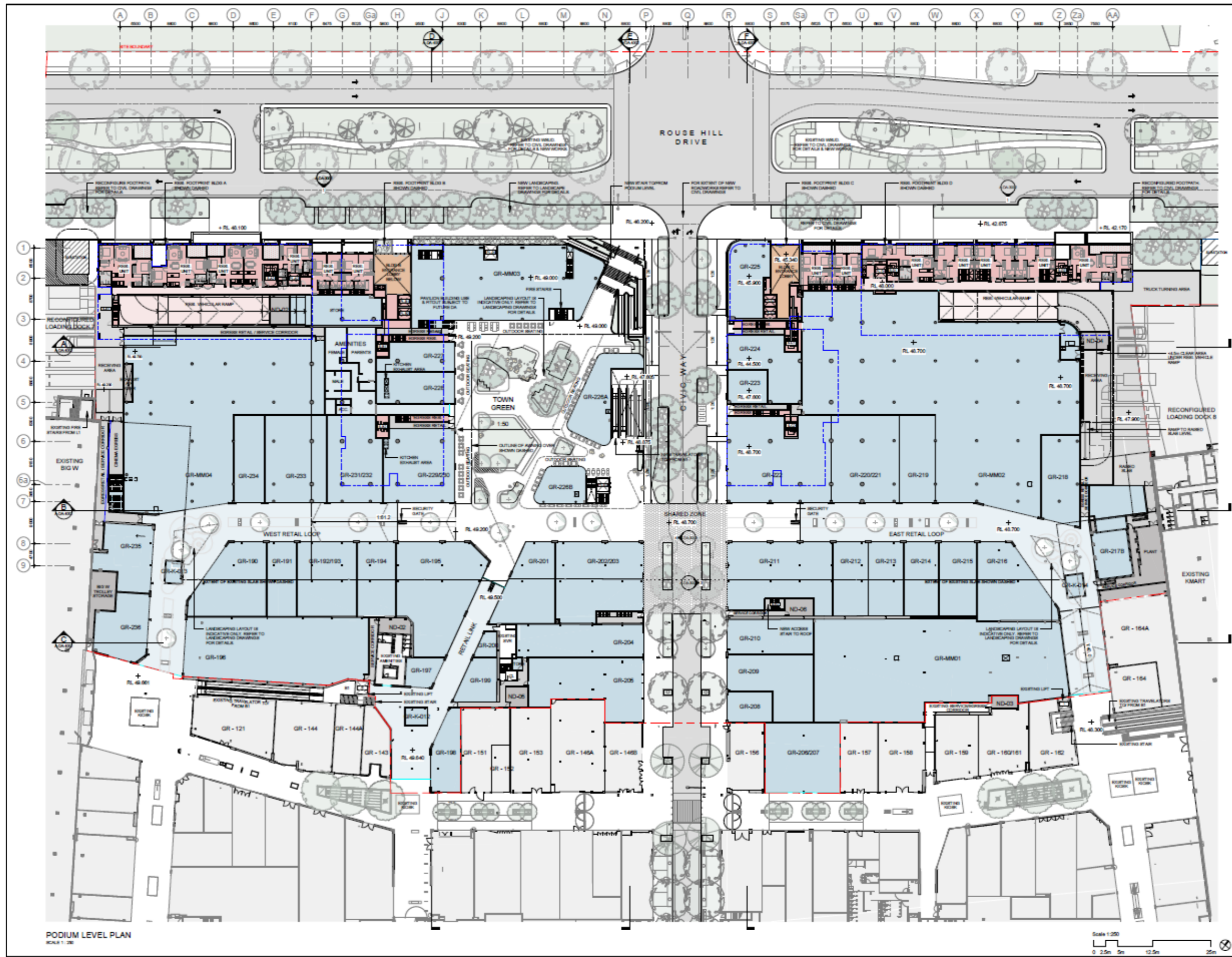
Parking

- Two levels of basement carparking for shoppers,
- Car parking for the residential apartments on 2 levels above the new retail podium

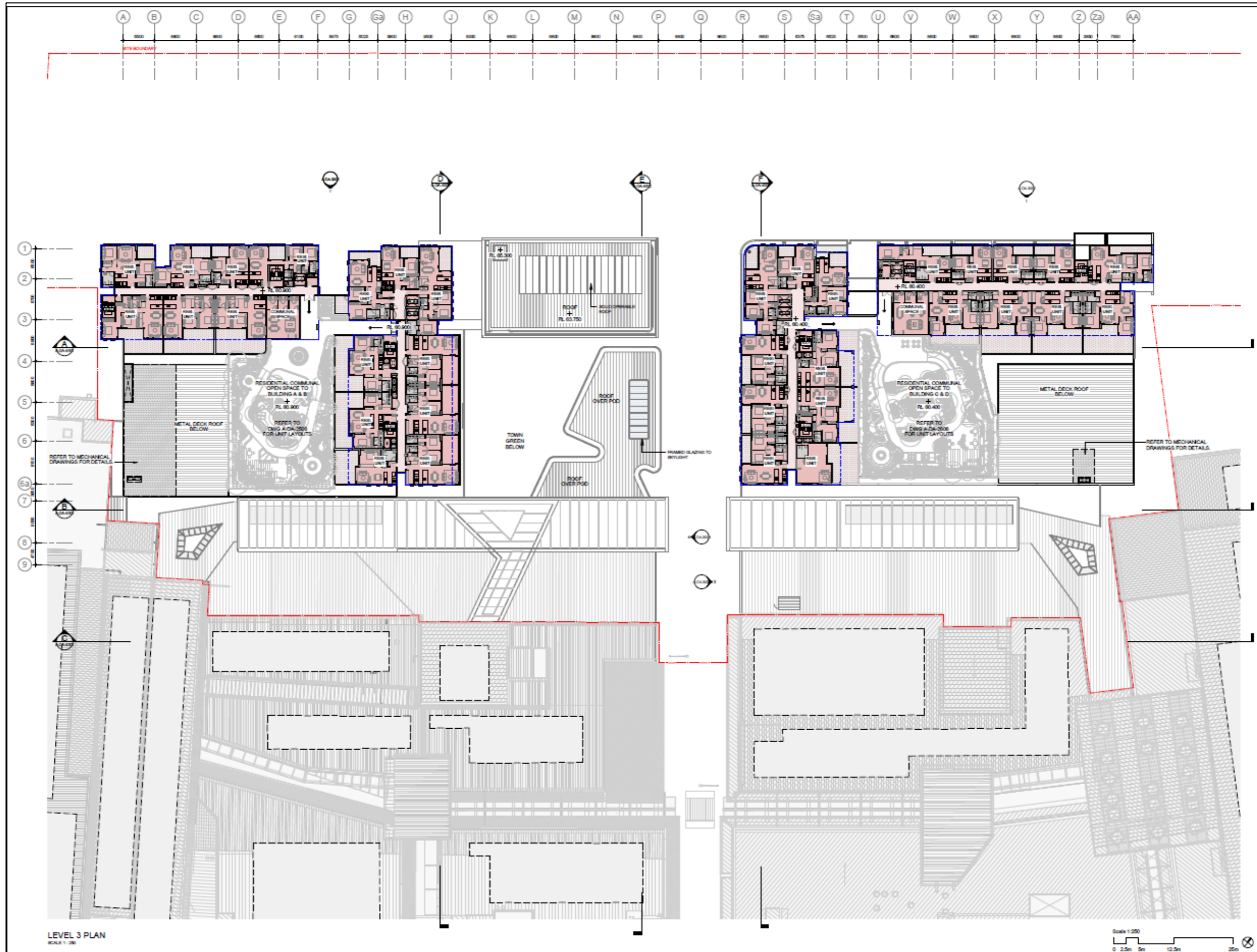
Access

- Access to the basement retail parking and to the residential parking above the Stage 2 retail podium will be provided from Rouse Hill Drive at 4 entry/ exits: two each side of Civic Way (one for retail and a separate one for residential).

Podium Level Plan (also showing residential apartments sleeving Rouse Hill Drive)



Level 3 Plan (to show footprints of residential apartment buildings)



Elevations

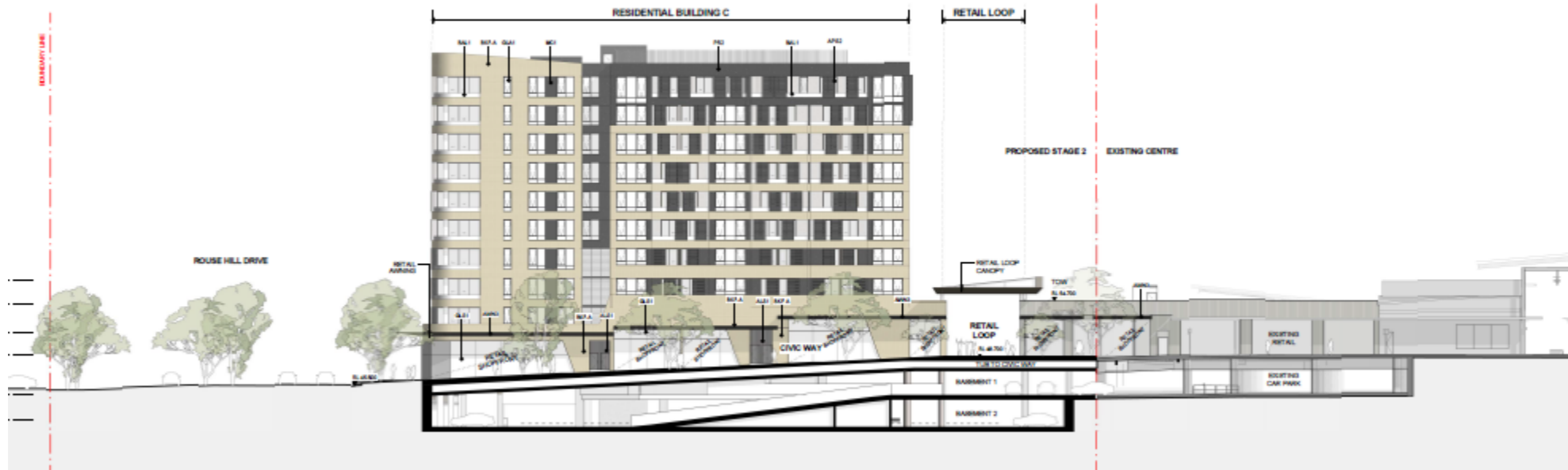


Rouse Hill Drive Elevation

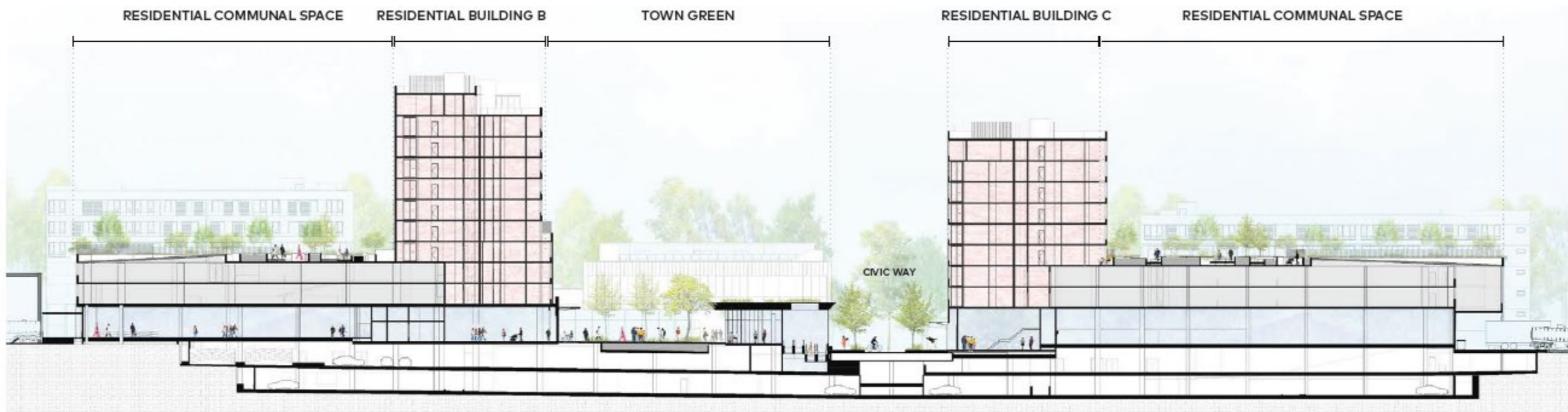


Civic Way West Elevation

Elevations and Section



CIVIC WAY - EAST ELEVATION



Section A

3D Images





Specialist Reports and Investigations

The following specialist reports and investigations as appended to the SEE accompany the Development Application:

- Architect's Design Statement (see Appendix 5)
- SEPP 65 Compliance Statement (see Appendix 6A)
- ADG Compliance Table and Unit Schedule (see Appendix 6B)
- CPTED Report (see Appendix 6C)
- Solar Access Report (see Appendix 6D)
- Natural Ventilation Report (see Appendix 6E)
- BASIX Certificate and ABSA Stamped Plans (see Appendix 7)
- Transport Impact Assessment (see Appendix 8)
- Operational Waste Management Plan for the Residential Component (see Appendix 9A)
- Construction and Demolition Waste Management Plan (see Appendix 9B)
- Acoustic Report (see Appendix 10)
- BCA Compliance Statement (see Appendix 11)
- Access Review (see Appendix 12)
- Fire Safety Strategy (see Appendix 13A)
- Fire Sprinkler and Dry Fire Services Report (see Appendix 13B)
- Retail Economic Impact Assessment (see Appendix 14)
- ESD Report (see Appendix 15)
- Civil Engineering Report (see Appendix 16)
- Surveyor's Subdivision Intent Statement (see Appendix 19)
- Hydraulic Services Report (see Appendix 20)
- Wind Assessment (see Appendix 21)
- Geotechnical Investigation Report (see Appendix 22A)
- Preliminary Site Investigation (see Appendix 22B)
- Vertical Transportation Services Report (see Appendix 23)
- Mechanical Services Report (see Appendix 24)
- Aboricultural Impact Assessment (see Appendix 25)
- Electric Services Return Brief (see Appendix 26)
- Architect's SEPP 65 Design Verification Statement (see Appendix 27)
- Landscape Design Report (including plans) for Buildings A, B, C and D (see Appendix 28)



Consultation and Exhibition

Pre- Lodgement Consultation with Council:

The proposal was the subject of a Pre-DA Lodgement Meeting on 24 September 2021. Pre-DA lodgement meeting notes were issued on 8 October 2021. These notes were considered/addressed in the formulation of the proposal.

Design Review Panel:

Condition 2 of the consent to the Masterplan DA states:-

“2. Separate Application

Separate development applications are to be lodged for each stage of the town centre, residential and Caddies Creek development, which are to be endorsed by the Rouse Hill Regional Centre Design Review Panel prior to submission to Council.”

The Level 3 DA was presented to the Design Review Panel on 15 November 2021. The DRP’s endorsement for lodgement of the Level 3 DA was provided, however, certain matters were identified for clarification/ further information. The architect’s response to the matters raised by the DRP is included in the DA Package (see Appendix 18B of the SEE). The post lodgement presentation to the design review panel was on the 14 June 2022.

Design Excellence Panel:

The proposal was the subject of a pre-lodgement presentation to the Design Excellence Panel on 6 October 2021. The post lodgement presentation to the Design Excellence Panel is on 13 July 2022

Post Lodgement Exhibition:

The DA has been exhibited in accordance with Council’s DCP, inviting submissions from the public and statutory consultees. To the applicant’s knowledge there have been no public submissions.

Post Lodgement Consultation:

The applicant is consulting with TfNSW and Health NSW and is proactively working through their issues.