



WILLOWTREE
PLANNING

SYDNEY | NEWCASTLE | GOLD COAST | BRISBANE

PROPOSED BUS DEPOT

—
336-342 Annangrove Road,
Rouse Hill

—
on behalf of Busways Group

This DA seeks consent for a proposed Bus Depot to be delivered over three (3) construction stages. The proposal involves the following components:

- Earthworks with minor vegetation clearing;
- Construction of a 304 Bay Bus Depot over three (3) stages:
 - Stage 1:
 - 254 Bus Bays;
 - On grade car parking areas for 258 vehicles;
 - Access driveway to Annangrove Road under a left in left out arrangement;
 - Workshop Building (2,148.5m²);
 - Three-storey Office / Admin Building (486.8m²);
 - Bus wash / refuelling area (756.8m²);
 - Stage 2:
 - Construction of Access Road to Withers Road;
 - Stage 3:
 - Multi-level car park comprising 71 additional spaces;
 - Additional 50 Bus Bays;
- Stormwater management systems;
- Landscaping and acoustic walls.

Site Location and Characteristics

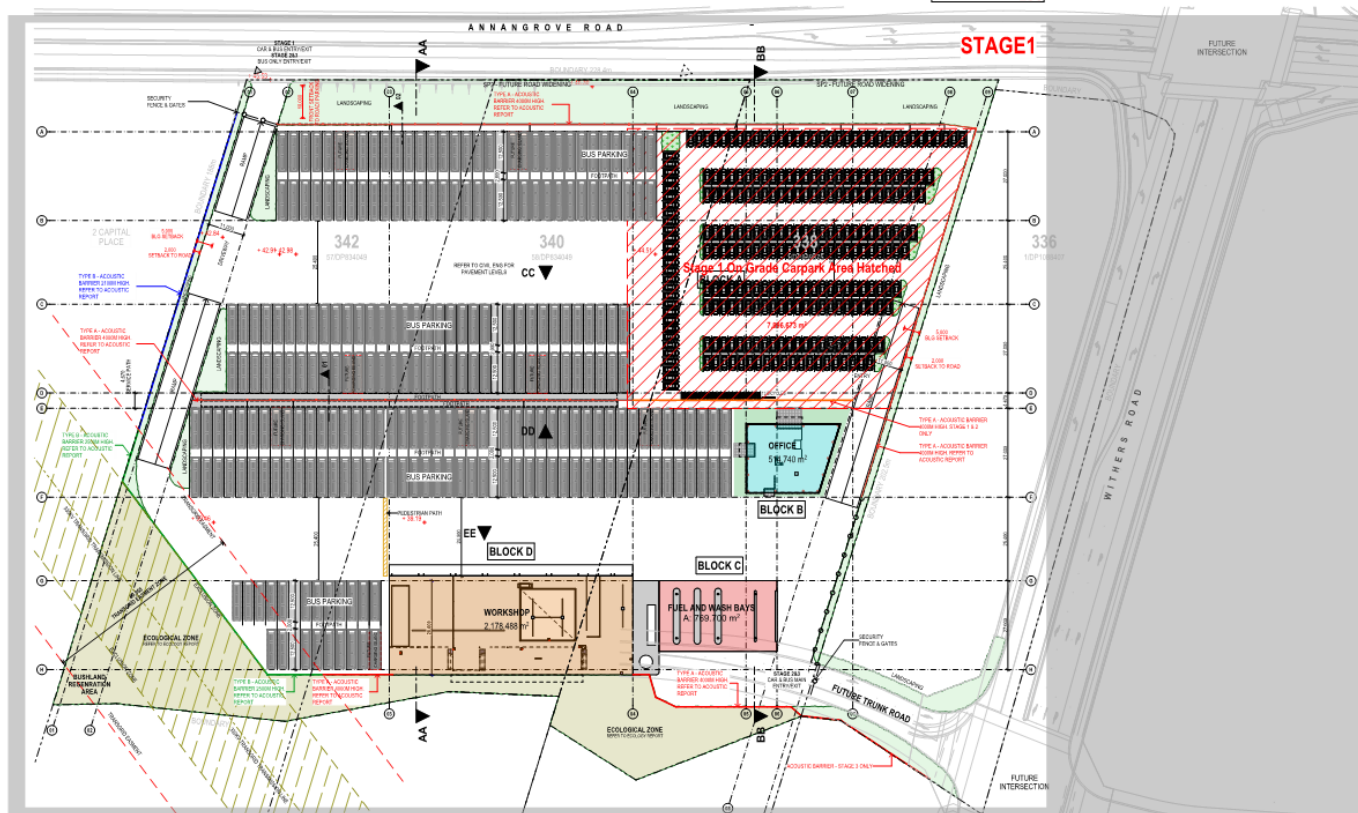
The Subject Site is identified as 336-342 Annangrove Road, Rouse Hill, being legally described as Lot 1 DP1088407, Lot 1 DP839875 and Lots 57 & 58 DP83409. The Site is located within the suburb of Rouse Hill and forms part of the wider Hills Local Government Area (LGA).

The Subject Site has a total area of 5.693ha with the north-western boundary of the Site achieving approximately 280m frontage to Annangrove Road and the north-eastern boundary achieving approximately 216m frontage to Withers Road. The Subject Site is partially vegetated and 342 Annangrove Road is completely cleared and accommodates an industrial warehouse building currently used in conjunction with a scaffolding and edge protection company.

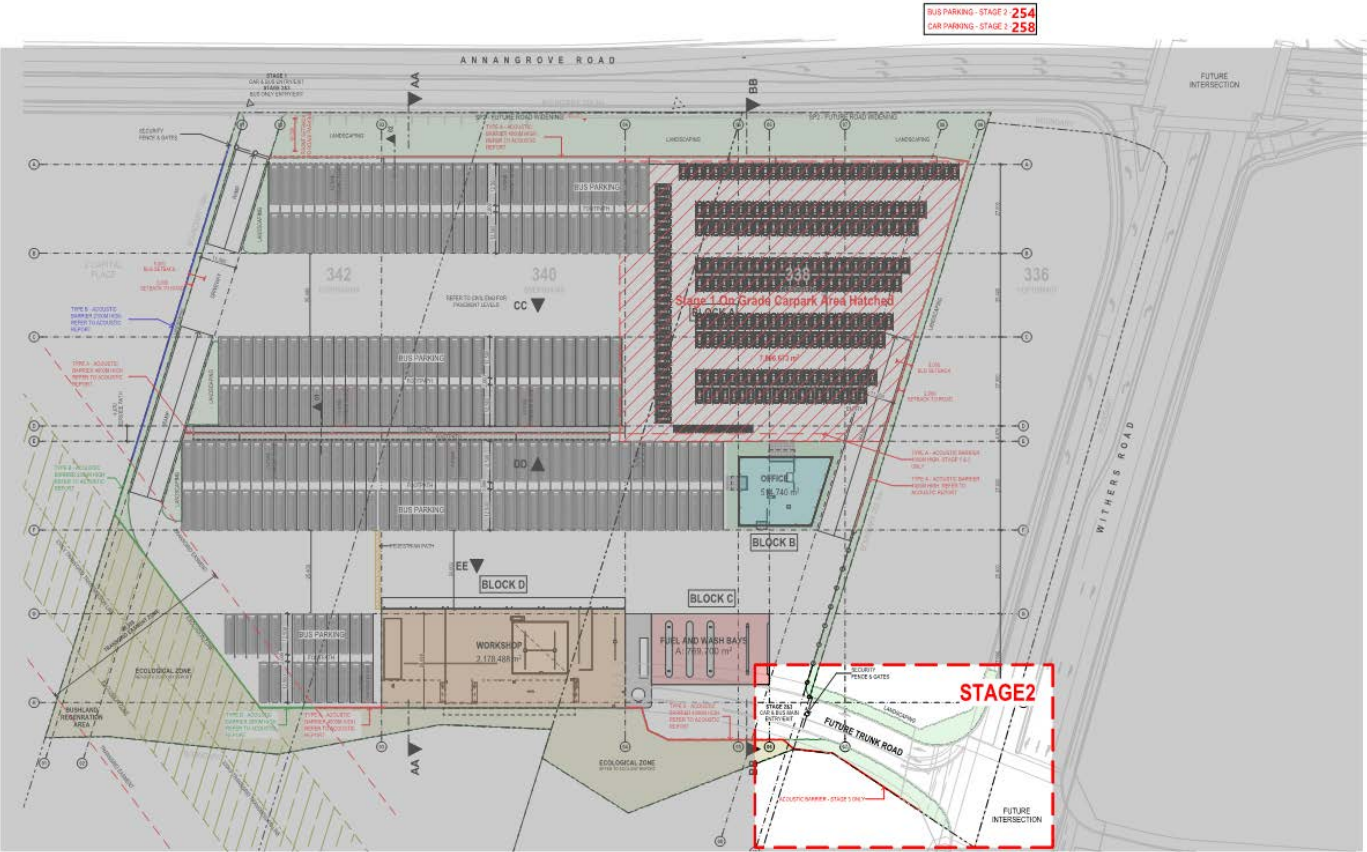
The Subject Site is located on the northern fringe of Rouse Hill in an emerging industrial area. The surrounding area is undergoing an extensive character change as former farmland is gradually being redeveloped to support business and employment uses such as light industries and bulky goods retailing.



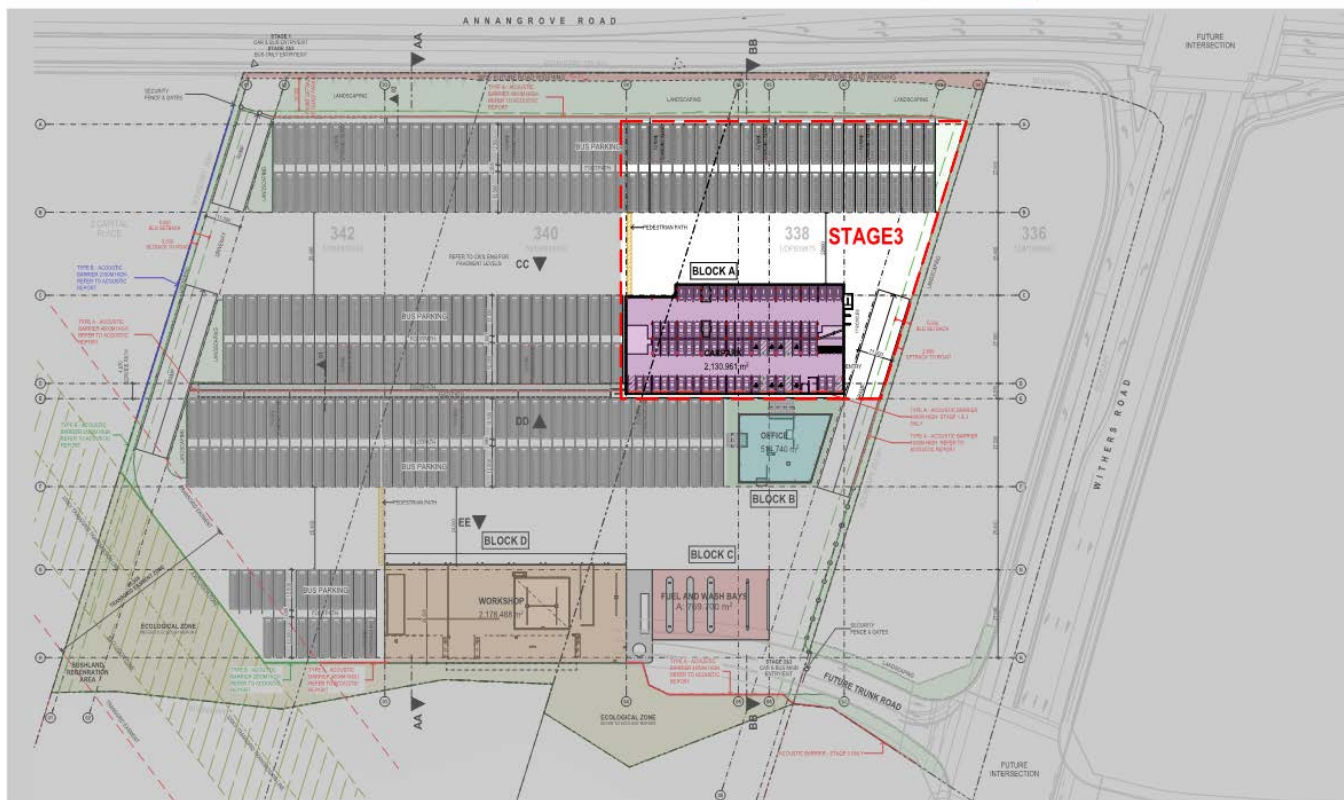
BUS PARKING - STAGE 1 - 254
CAR PARKING - STAGE 1 - 258



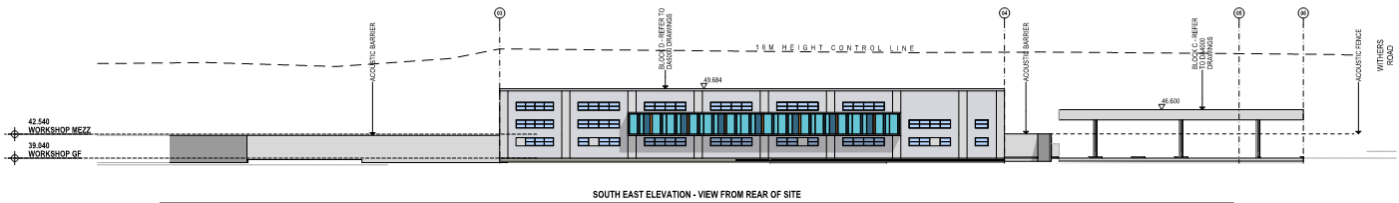
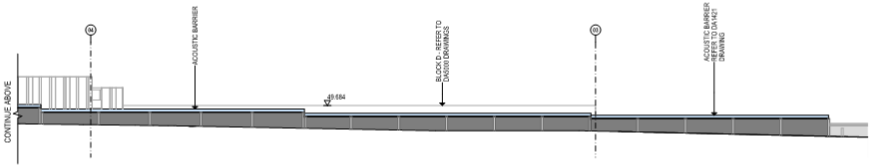
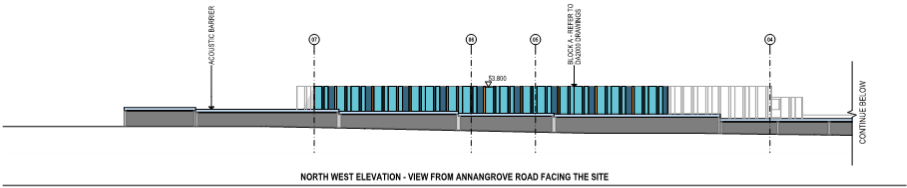
Stage 2 Plan



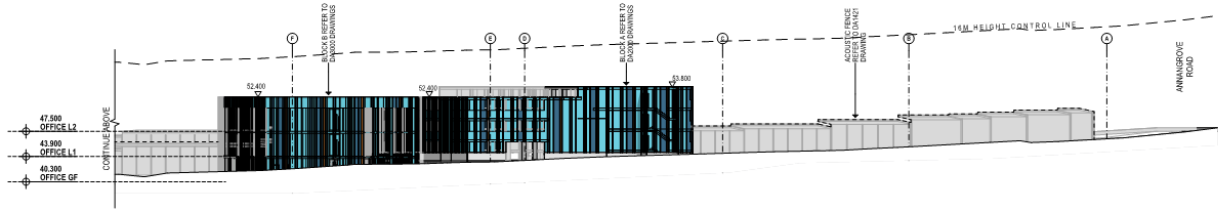
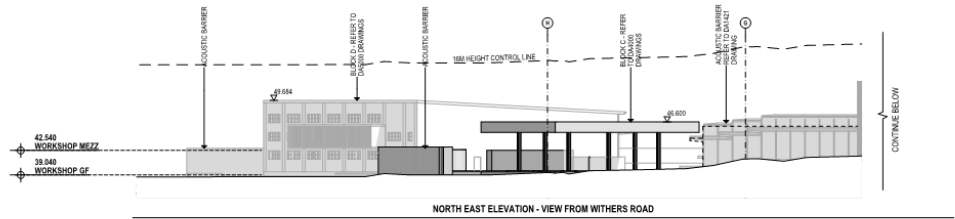
BUS PARKING - STAGE 3 - **304**
CAR PARKING - STAGE 3 - **329**



Elevations



Elevations



Relevant Legislation Considered

- Environment Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Water Management Act 2000
- Biodiversity Conservation Act 2016
- Protection of the Environment Operations Act 1997
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- The Hills Local Environmental Plan 2019
- The Hills Development Control Plan 2020;
- Greater Sydney Region Plan – A Metropolis of Three Cities;
- Central City District Plan; and
- The Hills Local Strategic Planning Strategy

Specialists Reports/Plans Provided

- Architectural Plans
- Acoustic Assessment
- Biodiversity Assessment Report
- Bushfire Assessment
- Civil Engineering Plans
- Construction and Demolition Waste Management Plan
- Detailed Cost Report
- Flood Impact Assessment
- Landscape Plans
- MUSIC Model
- Operational Waste Management Plan
- Preliminary Site Investigation
- Statement of Environmental Effects
- Stormwater Management Plan
- Survey Plan
- Traffic Impact Assessment
- Tree Health Assessment
- Vegetation Management Plan

Community Consultation and Exhibition

The Development Application is currently on exhibition in accordance with Council's notification requirements. Exhibition commenced on 6 September 2022.

Any submissions received during this period can be appropriately responded to if required.

Key Issues for Further Consideration:

- Development Staging
- Parking
- Ecology and Landscaping



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02 9929 6974
enquiries@willowtp.com.au
willowtreeplanning.com.au