

# Name of applicant – Henroth Pty Limited Proposal – Chullora Marketplace Town Centre Mixed Use Revitalisation



# Proposal and site detail

Chullora Marketplace is proposed to be developed in four (4) stages, of which this Concept and Detailed Application relates only to Stages 1 and 2. This DA is accompanied by a non-statutory 'Master Plan' for the whole Chullora Marketplace site to demonstrate how the current DA integrates with future stages of the development of the site, but consent is not sought for future Stages 3 and 4 within this DA

The DA is for a Concept Plan for redevelopment of the southern part of the Chullora Marketplace site. The Concept Plan involves the layout of roads and public domain areas, building envelopes and proposed land uses for development Stages 1 and 2. The Stage 1 detailed DA seeks consent to demolish the existing southern portion of the shopping centre and construct a new mixed use development in the south-eastern part of the site.

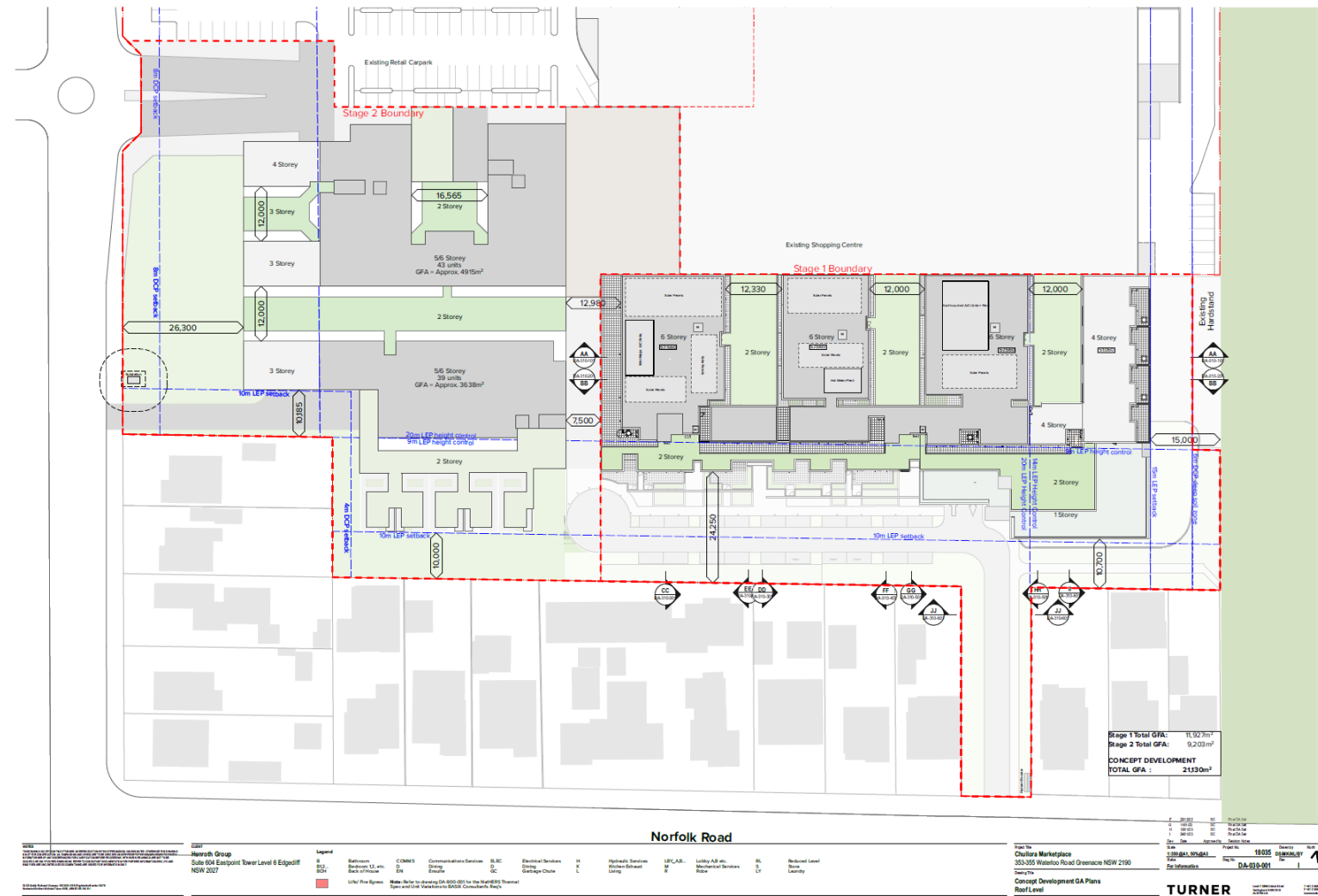
### Concept Plan (for Stages 1 & 2):

- Public roads and public domain layout
- Building envelopes of between 2 – 6 storeys accommodating approximately 39,768sqm of GFA (including the existing retained retail area), comprising:
- Retail premises: approx. 3,163sqm (noting that the entire Chullora Marketplace shopping centre will have a GFA of 21,801sqm)
- Residential accommodation: approx. 16,993 sqm (approx. 172 apartments)
- Childcare centre: approx. 974sqm (130 spaces)
- Approx. 570 parking spaces within two basement levels, including 20 at-grade visitor parking spaces
- A new road for the residential component of the development over no. 87 Norfolk Road

### Stage 1 Development Application:

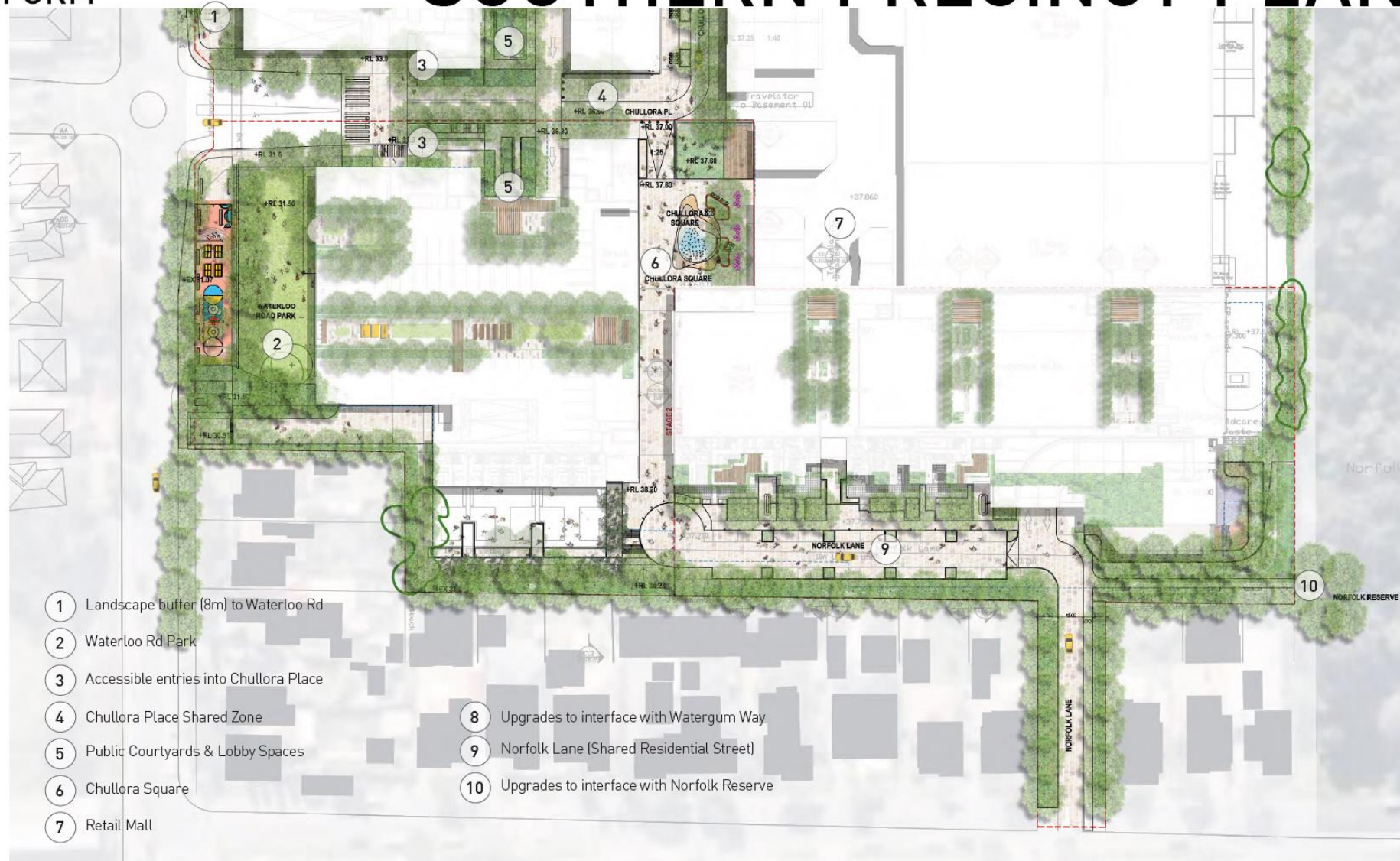
- The redevelopment of the southern portion of the existing ground level retail tenancies and servicing, resulting in a reduction of retail GFA from 5,292sqm to 2,513sqm within the Stage 1 area
- 295 parking spaces within two basement levels and at-grade visitor parking along Norfolk Lane
- The construction of 90 residential apartments within 2 - 6 storey buildings
- Approval for a new 130 place childcare centre (exclusive of detailed fitout)
- Demolition of no. 87 Norfolk Road to facilitate a new road for the residential component of the development
- Landscaping works
- Associated civil works and services.

## Stage 1 and 2 Site plan





# SOUTHERN PRECINCT PLAN





The site has an area of 57,653.6sqm and comprises the Chullora Marketplace shopping centre (no. 355 Waterloo Road; 56,260sqm) and two sites each containing a detached dwelling house (no. 353 Waterloo Road; 696.8sqm and no. 87 Norfolk Road; 696.8sqm).

The existing Chullora Marketplace shopping centre is located within the eastern part of the site. The western and southern parts of the site comprise at-grade car parking, with access for service and delivery vehicles along the northern, eastern and southern boundaries of the site. The existing shopping centre is single storey, with a floor area of approximately 24,600msqm. Major tenants within the shopping centre include Coles, Woolworths, Aldi, TK Maxx and The Reject Shop.



## APPENDICES

APPENDIX	DOCUMENT	PREPARED BY	DATE
A	Architectural Drawing Package	Turner Studio	13 January 2023
B	Landscape Architectural Drawing Package	Land and Form Studio	16 December 2022
C	Planning Agreement – Canterbury-Bankstown City Council and Henroth Pty Limited		26 March 2021
D	Survey Plan	Beveridge Williams	8 August 2022
		Veris	14 March 2018
E	Arboricultural Impact Appraisal and Method Statement	Naturally Trees	20 December 2022
F	Heritage Impact Statement	City Plan Heritage	December 2022
G	Report on Geotechnical Assessment	Douglas Partners	December 2022
H	Traffic Report for Stage 1 Redevelopment and Concept Development Application for Stage 2, Chullora Marketplace	Colston Budd Rogers & Kafes Pty Ltd	December 2022
I	Chullora Marketplace Design Report	Turner Studio	January 2023
J	Concept & Stage 1 DA Landscape Architecture Design Report	Land and Form Studio	16 December 2022
K	Infrastructure Due Diligence Final Report	Integrated Group Services	25 November 2022
L	Chullora Marketplace – Waste Management Plan	MRA Consulting Group	14 December 2022
M	Chullora Shopping Centre – Stage 1 DA Estimate	Rider Levett Bucknall	15 December 2022
	Chullora Shopping Centre – Stage 2 Concept DA Estimate		24 January 2023
N	Advice in relation to permissibility of access via 87 Norfolk Road Greenacre to Proposed Residential Development at Chullora Marketplace	Mills Oakley	30 November 2022
O	Bankstown Development Control Plan	GYDE Consulting	January 2023
P	Clause 4.6 Variation Request Report	GYDE Consulting	January 2023
Q	Biodiversity Assessment Report	Travers Bushfire & Ecology	12 December 2022

R	Report on Preliminary Site Investigation (Contamination)	Douglas Partners	December 2022
S	Stage 1 – Noise Impact Assessment	Acoustic Logic	21 November 2022
T	Regulatory Compliance Report – Site Development & Modification Works	McKenzie Group	14 December 2022
U	Accessibility Design Review Report 2022	McKenzie Group	7 December 2022
V	Structural Review for Proposed Retention of Existing Ground Floor Carpark at 353-355 Waterloo Road, Greenacre	Henry & Hymas	14 December 2022
W	Civil Engineering Design Report Stage 1 Alterations and Additions to Chullora Marketplace	Henry & Hymas	December 2022
X	Public Art Strategy	GYDE Consulting	15 December 2022
Y	Crime Risk Report	GYDE Consulting	December 2022
Z	BASIX Certificate 1354461M	Ecological Design Pty Ltd	19 December 2022

Consultation with Norfolk Rd neighbours has occurred who asked if they would also get rezoning to allow RFBs?

Pre-lodgement consultation occurred with Council who have misunderstood/misconstrued that the 87 Norfolk Rd driveway access is only to service residential uses on the site and not the commercial uses.



DA complies with the DCP and importantly the LEP and so we do not envisage any substantive issues.

Masterplan is generally consistent with that presented in the Planning Proposal.

Thanks for your time.