

# NSW Planning Panels Presentation

DA-416/2021 - 10 Orange Grove Road,  
Warwick Farm NSW 2170

Prepared by The Grove Investments



# The Grove Investments Pty Ltd.

Development consent is  
sought for the expansion,  
reconfiguration and operation  
of The Grove Homemaker  
Centre.

Total GFA is proposed to be  
55,674m<sup>2</sup>.



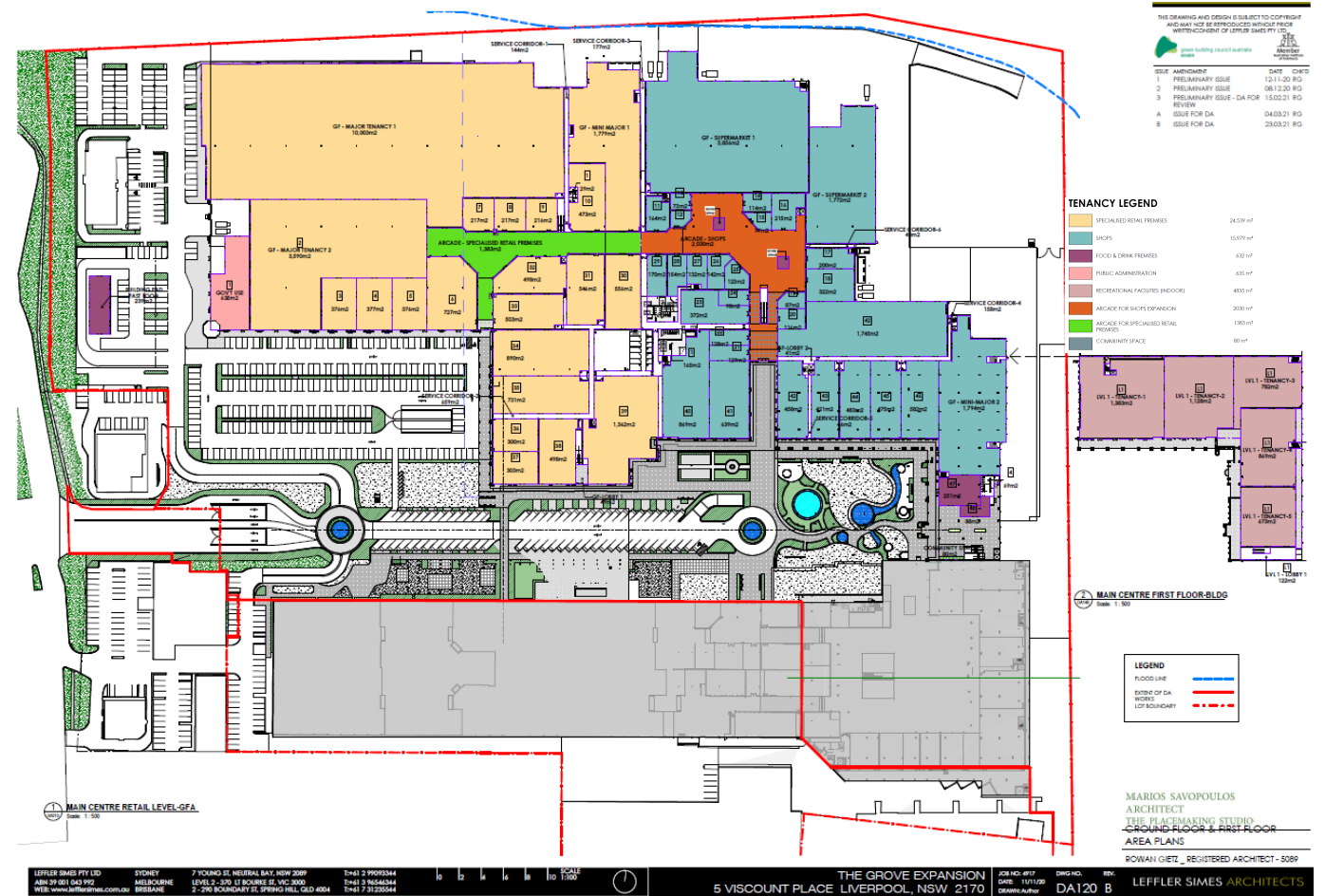
# Key GFA Calculations

Component	Existing Development	Proposed Development
Site area <ul style="list-style-type: none"> <li>The Grove Homemaker Centre (Lot 101 in DP104316)</li> <li>Fashion Spree (Lot 23 in DP1190437)</li> <li>McDonalds (Lot 100 in DP1043106)</li> </ul>	<ul style="list-style-type: none"> <li>99,420m<sup>2</sup></li> <li>48,570m<sup>2</sup></li> <li>367m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>-</li> <li>-</li> <li>-</li> </ul>
Total Gross Floor Area Lot 101* <ul style="list-style-type: none"> <li>Specialised retail premises (internal arcade area)</li> <li>Shops (including internal arcade area)</li> <li>Food and drink premises (inc Krispy Kreme)</li> <li>Recreational facilities (indoor)</li> <li>Public administration building</li> <li>Community space</li> </ul>	<ul style="list-style-type: none"> <li>35,131m<sup>2</sup></li> <li>24,999m<sup>2</sup></li> <li>-</li> <li>561m<sup>2</sup></li> <li>4,928m<sup>2</sup></li> <li>670m<sup>2</sup></li> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>20,543m<sup>2</sup></li> <li>25,922m<sup>2</sup> (i.e. additional 923m<sup>2</sup>)</li> <li>18,009m<sup>2</sup></li> <li>632m<sup>2</sup> (i.e. additional 239m<sup>2</sup> pad site)</li> <li>4,835m<sup>2</sup> (i.e. reduction of 93m<sup>2</sup>)</li> <li>635m<sup>2</sup> (i.e. reduction 35m<sup>2</sup>)</li> <li>80m<sup>2</sup></li> </ul>
FSR on Lot 101	n/a	n/a
Predominant Building Height	12.9m	12.9m
Maximum Building Height (The Clock Tower)	-	31.19m
Car Spaces	1,837 plus additional 151 approved on the Fashion Spree site	2,433 carparking spaces (445 additional spaces to what has already been approved)
Mote bicycle spaces	-	113 motorcycle spaces
Bicycle spaces	-	196 bicycle spaces

# GFA Schedule

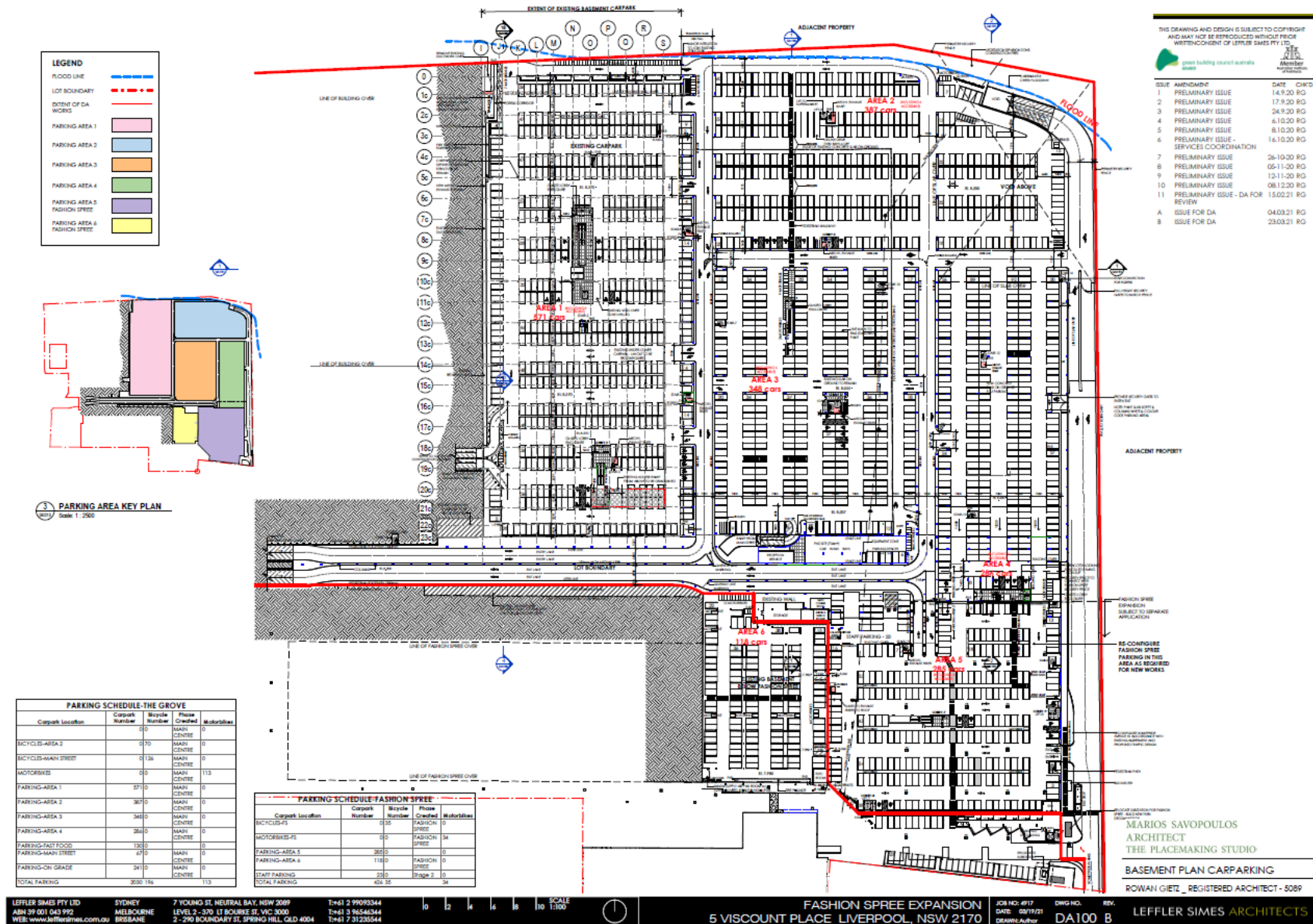
## TENANCY LEGEND

	SPECIALISED RETAIL PREMISES	24,539 m <sup>2</sup>
	SHOPS	15,979 m <sup>2</sup>
	FOOD & DRINK PREMISES	632 m <sup>2</sup>
	PUBLIC ADMINISTRATION	635 m <sup>2</sup>
	RECREATIONAL FACILITIES (INDOOR)	4835 m <sup>2</sup>
	ARCADE FOR SHOPS EXPANSION	2030 m <sup>2</sup>
	ARCADE FOR SPECIALISED RETAIL PREMISES	1383 m <sup>2</sup>
	COMMUNITY SPACE	80 m <sup>2</sup>





# Basement Car Park Plan

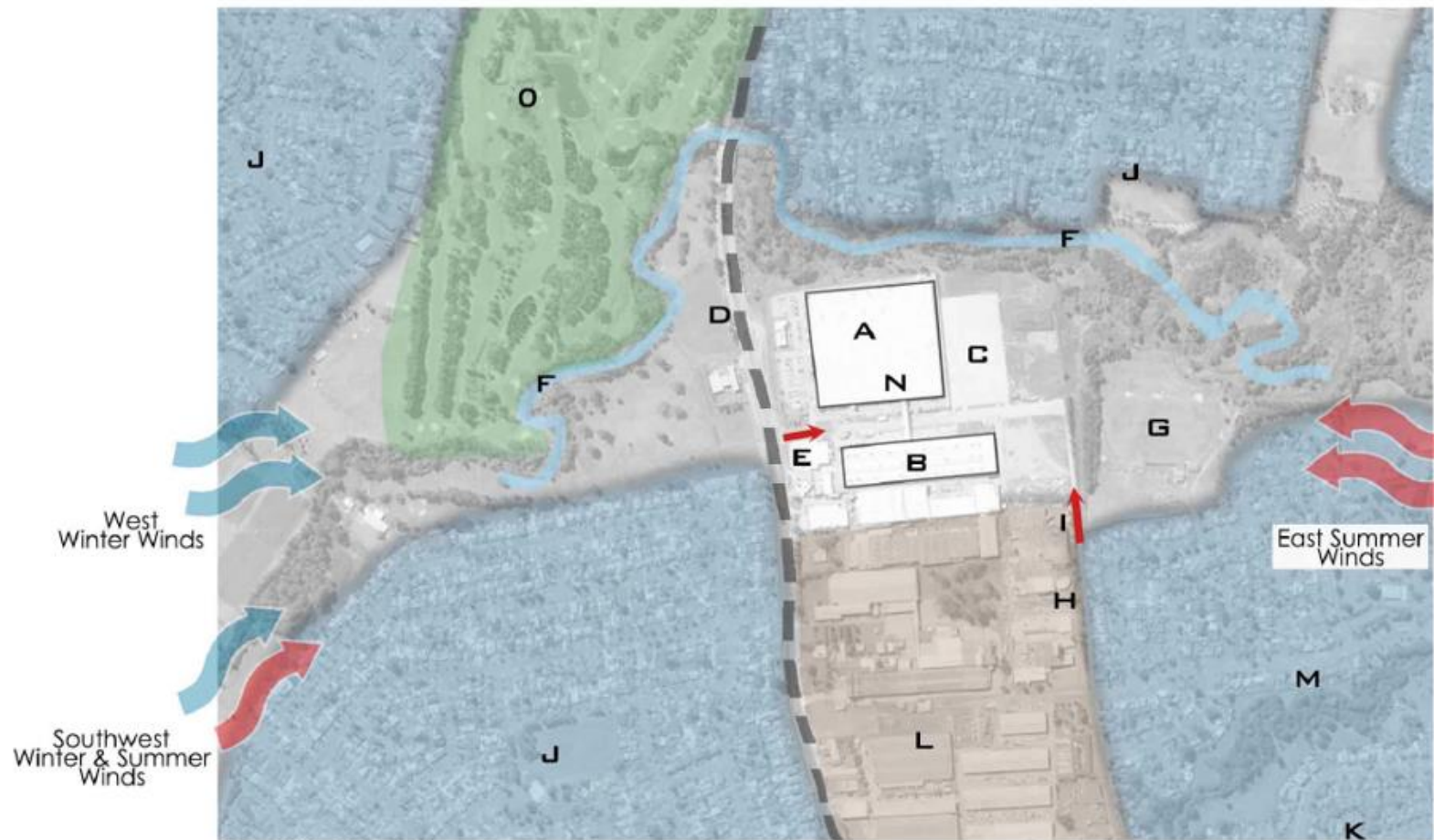


# KEY DESIGN CONSIDERATIONS

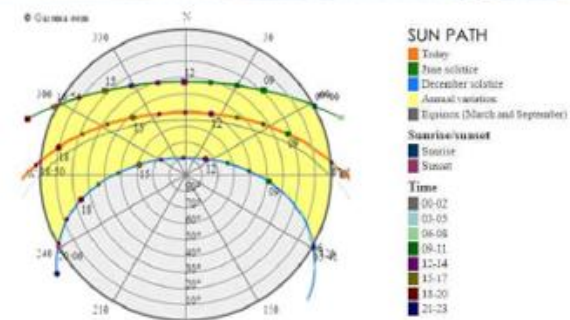
# Existing Site Conditions

## LEGEND

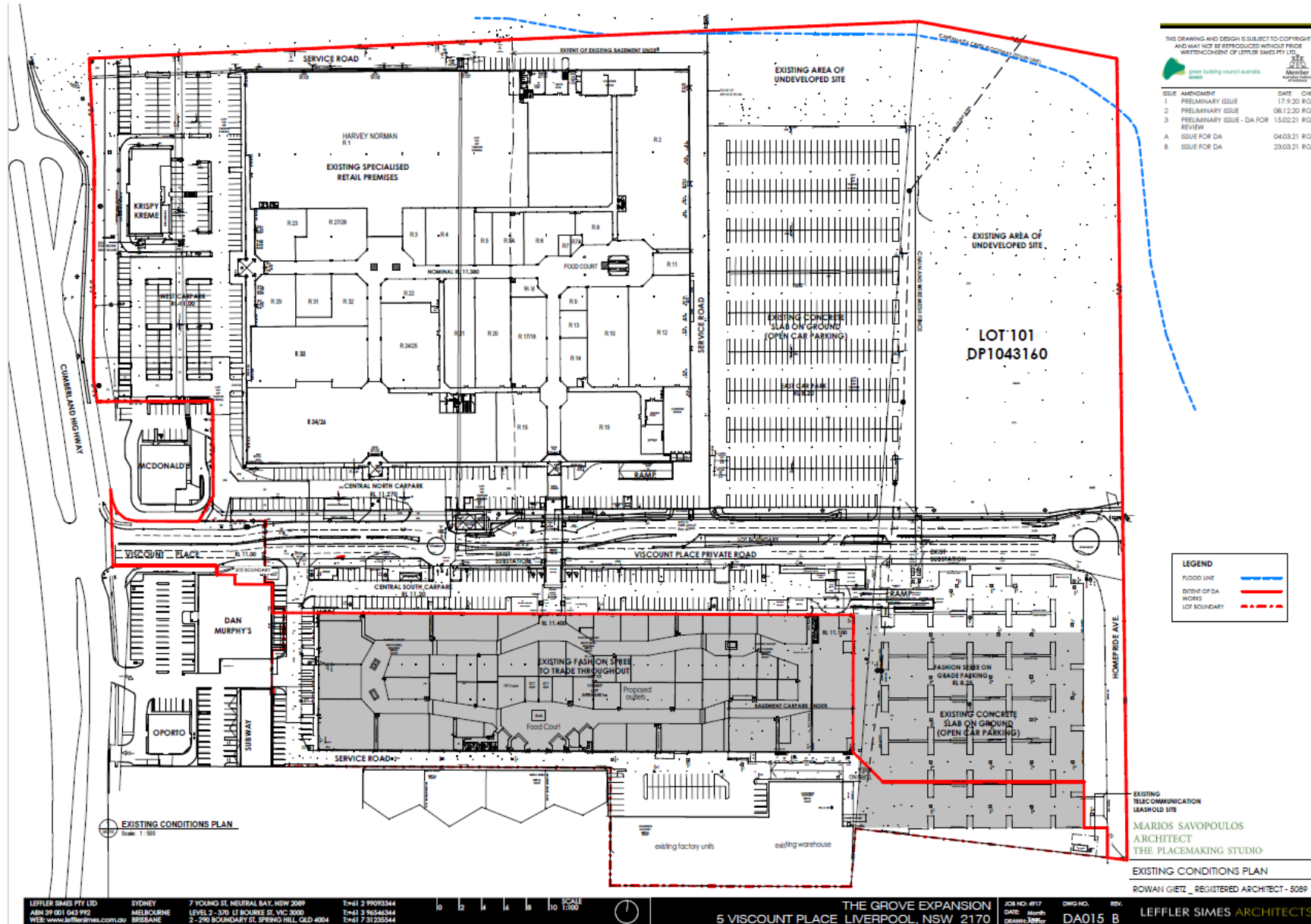
- A. Harvey Norman
- B. Fashion Spree
- C. Parking area east of main centre
- D. Orange Grove Rd
- E. Viscount Place west entry point
- F. Cabramatta Creek
- G. Dwyer Oval
- H. Homepride Ave
- I. Viscount Pl southeast entry point
- J. Residential precinct
- K. Warwick Farm train station
- L. Warehouse facilities
- M. Brickmaker's Creek
- N. Service NSW
- O. Cabramatta Golf Club



LOCALITY PLAN



# Existing site layout



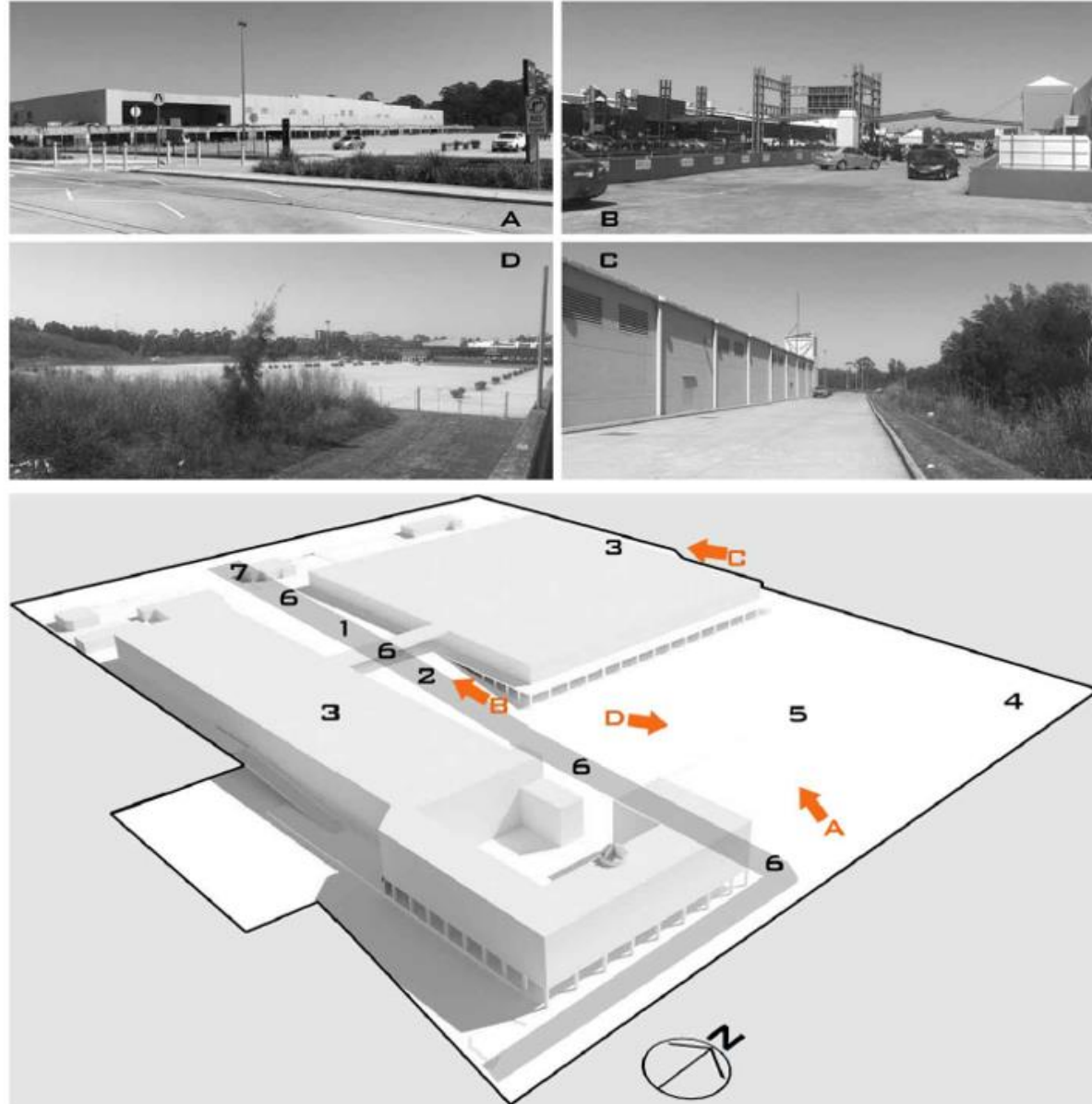


# Overview of Design Considerations

## Major Constraints

The existing site conditions create several constraints that must be addressed in the proposed design.

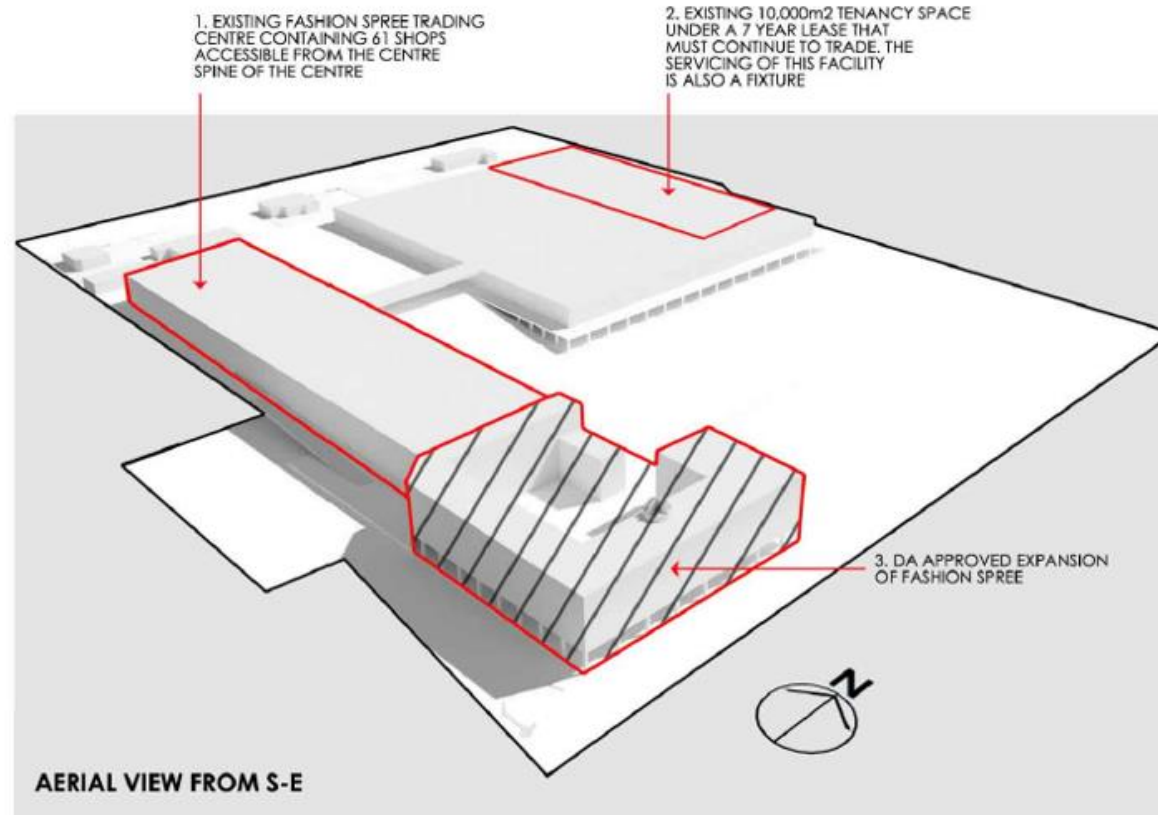
1. Viscount Place is a privately owned road .
2. Viscount Place falls 3.3 metres heading east which negates an at grade link between the 2 main building masses
3. Existing tenants at Fashion Spree and Harvey Norman are large areas that cannot be substantially altered. They have long term leases in place.
4. Fire Corridor servicing points must remain as they are.
5. The north east corner of the site including the basement car park is subject to flooding from Cabramatta Creek
6. Safety issues need to be greatly improved to avoid conflicts between people, cars and servicing vehicles
7. Short queuing at peak times needs to be addressed by increasing queuing lengths and making parking access more efficient



# Existing Traffic Constraints and Conflict Points



# Existing Tenants





# Flood Zone

## Flood Zone & Evacuation

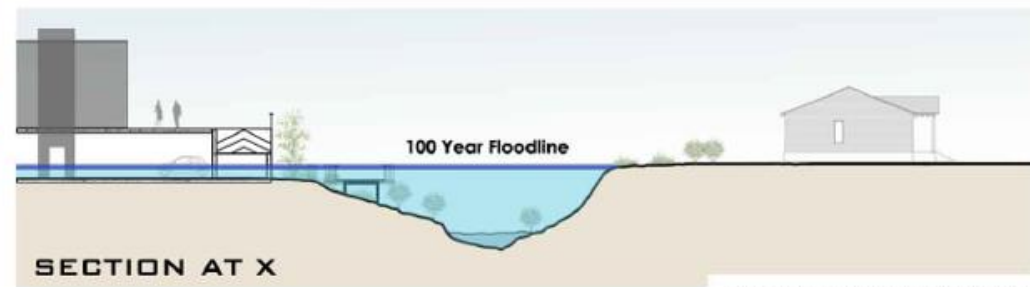
The site, being adjacent to Cabramatta Creek is subject to flooding. A report carried out by Floodmit (Jan 2021) has made certain recommendations to mitigate effects of flooding on the proposed plan zone, mainly the basement car parking level. Recommendations include:

1. That all development at basement (ground) level is kept clear of the floodway area along the northern boundary
2. That lifts and electrical equipment at this lower level be protected to a level of 500mm above the 100 year flood level
3. That a flood emergency response plan be prepared, mainly for the evacuation of stranded vehicles
4. That appropriate barriers be placed around the basement car parking to prevent cars being washed away down the creek.

These recommendations ensure that any habitable or commercial space can only be placed at the first level, ie 3 metres above ground. This has been implemented in the proposed plan

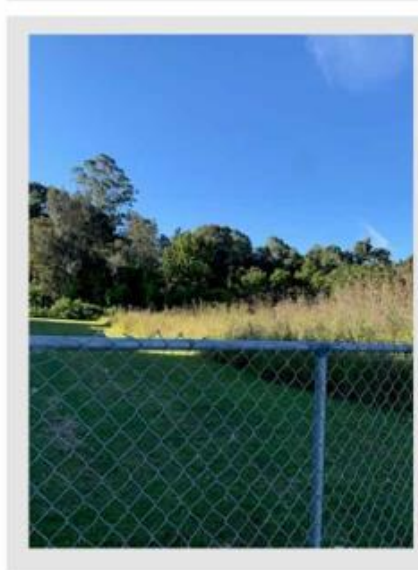


AERIAL VIEW FROM S-E



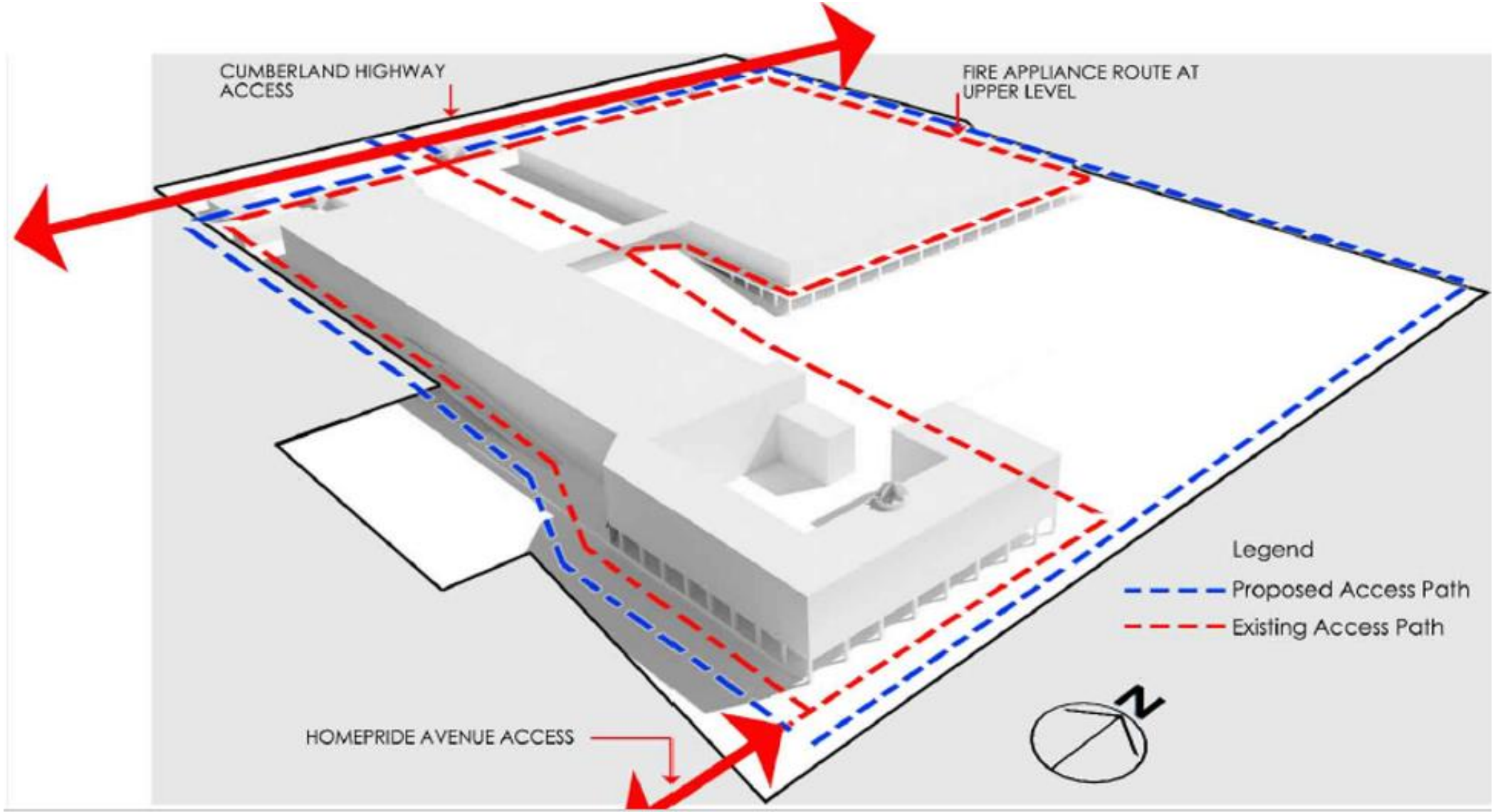


# Acoustics



Existing View From A

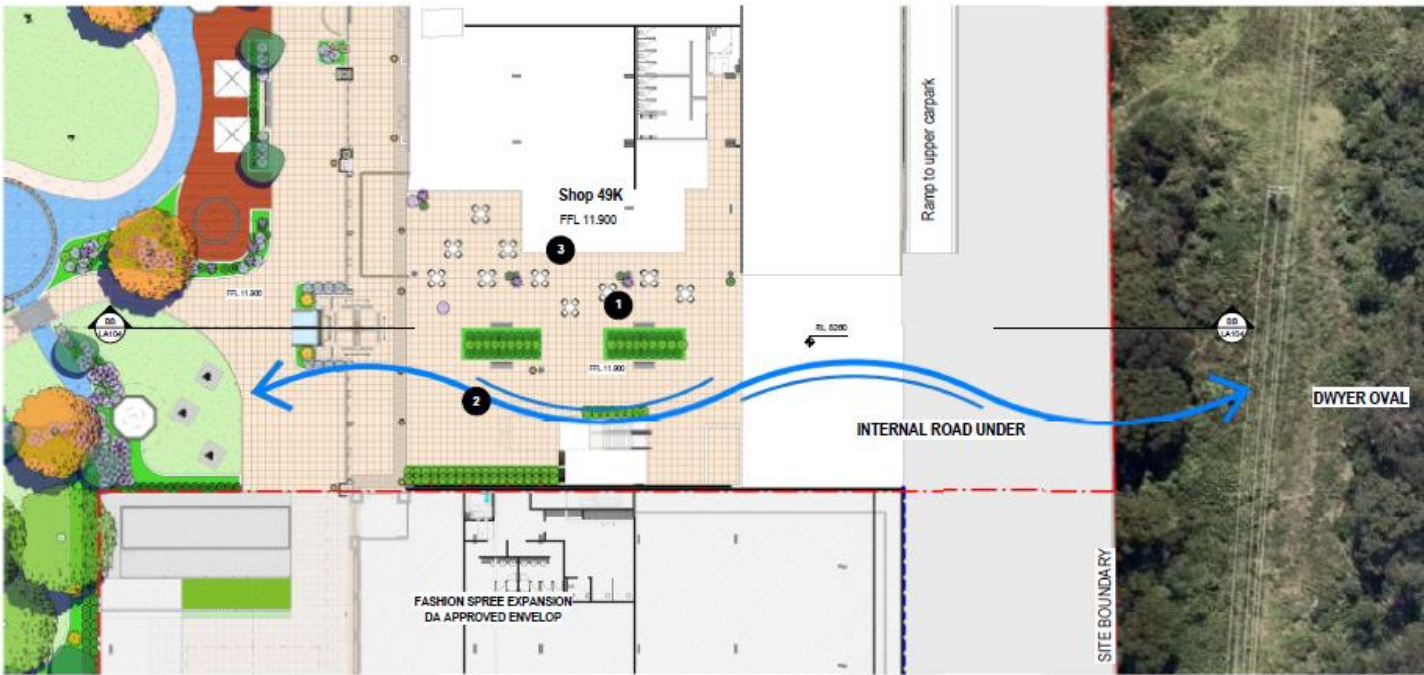
# Existing and Proposed Fire Access Path



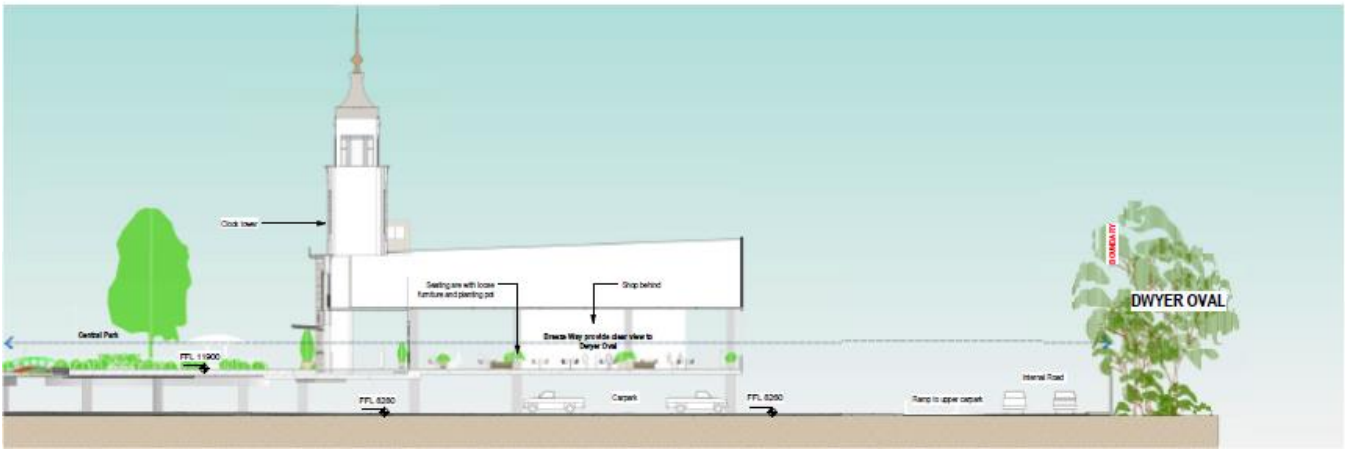
AERIAL VIEW FROM S-E



# Breezeway Design



BREEZEWAY FACADE



CENTRAL PARK OVERLOOKING CLOKKTOWER



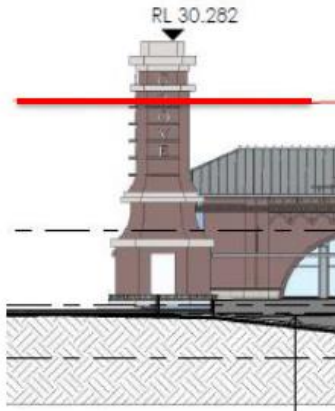
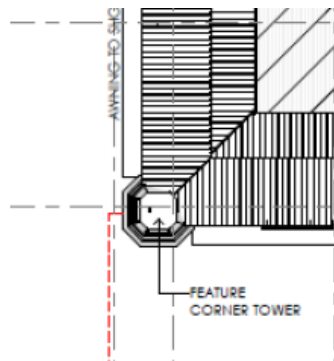
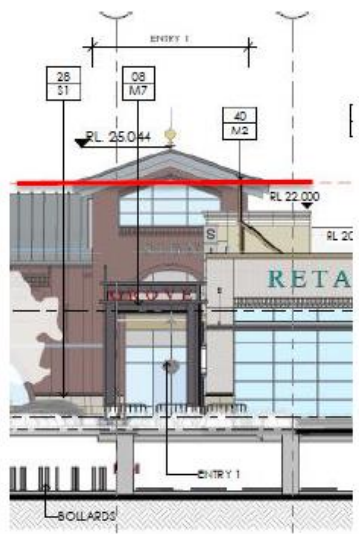
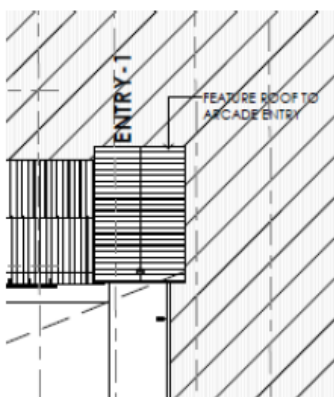
# Proposed Design and Response

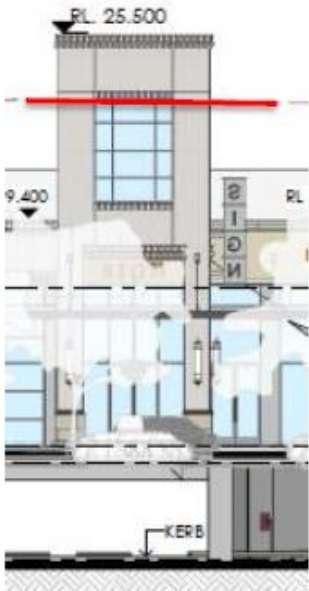
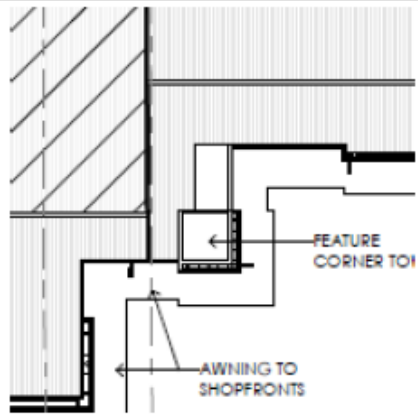

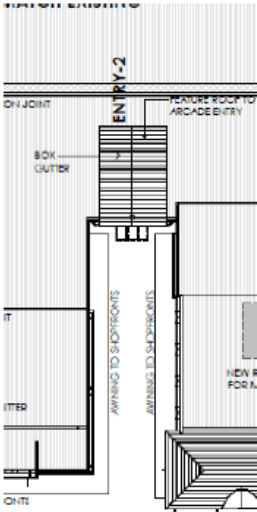


**SITE PLAN**

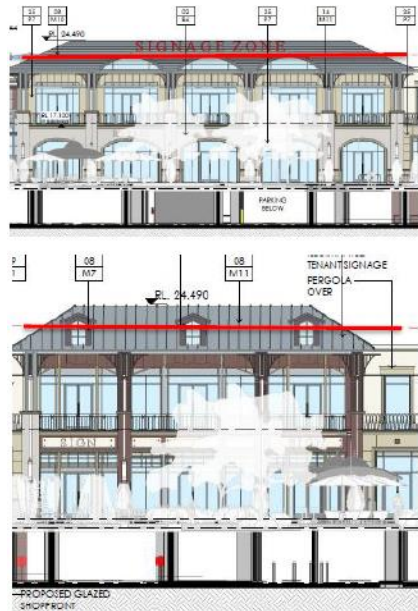
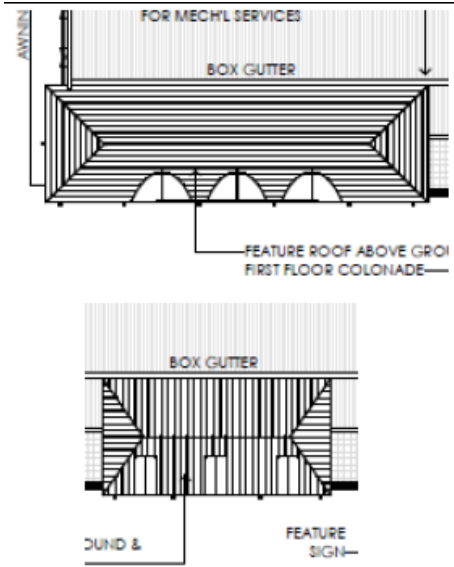
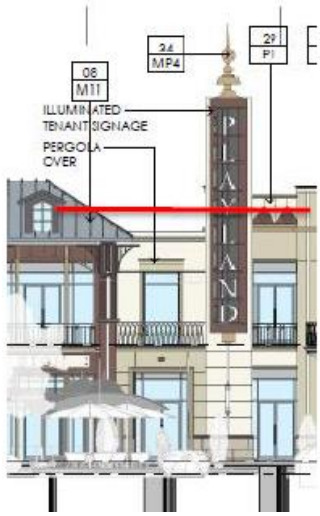
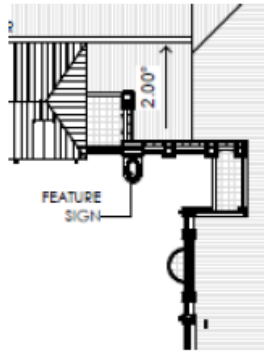
# Height Breaches

(Reference pages 57-60 of the Statement of Environmental Effects (SEE).

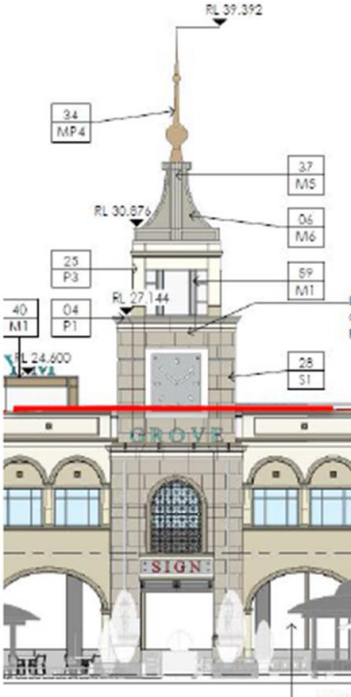
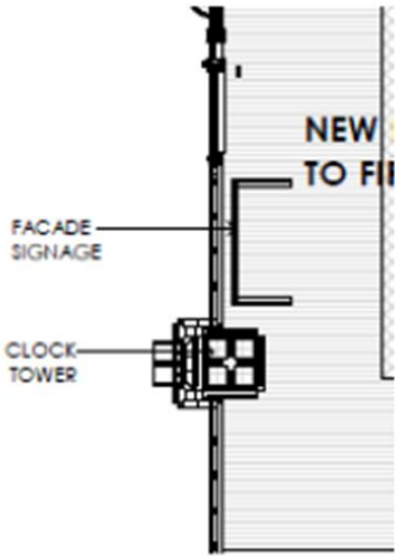
Location	Proposed Height	Elevation Image	Plan View
Feature corner tower on the western and southern facades	<ul style="list-style-type: none"> <li>Existing floor level: RL 11.3</li> <li>Overall Height: <ul style="list-style-type: none"> <li>- RL 30.28</li> <li>- 18.98m</li> </ul> </li> <li>Variation: 3.98m</li> </ul>		
Entry 1 – feature roof on the southern facade	<ul style="list-style-type: none"> <li>Existing floor level: RL 8.2</li> <li>Overall Height: <ul style="list-style-type: none"> <li>- RL 25.04</li> <li>- 16.84m</li> </ul> </li> <li>Variation: 1.84m</li> </ul>		

Location	Proposed Height	Elevation Image	Plan View
Feature corner tower on the southern facades	<ul style="list-style-type: none"> <li>Existing floor level: RL 8.2</li> <li>Overall Height:               <ul style="list-style-type: none"> <li>- RL 25.5</li> <li>- 17.38m</li> </ul> </li> <li>Variation: 2.3m</li> </ul>		
Entry 2 – feature roof on the southern facade	<ul style="list-style-type: none"> <li>Existing floor level: RL 8.2</li> <li>Overall Height:               <ul style="list-style-type: none"> <li>- RL 25.04</li> <li>- 16.84m</li> </ul> </li> <li>Variation: 1.84m</li> </ul>		



Location	Proposed Height	Elevation Image	Plan View
<p>Feature corner tower on the southern façade facing the new central park</p>	<ul style="list-style-type: none"> <li>Existing floor level: RL 8.2</li> <li>Overall Height:               <ul style="list-style-type: none"> <li>- RL 25.04</li> <li>- 16.84m</li> </ul> </li> <li>Variation: 1.84m</li> </ul>		
<p>Feature sign on the southern façade facing the new central park</p>	<ul style="list-style-type: none"> <li>Existing floor level: RL 8.2</li> <li>Overall Height:               <ul style="list-style-type: none"> <li>- RL 31.28</li> <li>- 23.08m</li> </ul> </li> <li>Variation: 8.08m</li> </ul>		



Location	Proposed Height	Elevation Image	Plan View
<p>The Clock Tower on the western façade facing the new central park</p>	<ul style="list-style-type: none"><li>Existing floor level: RL 8.2</li><li>Overall Height:<ul style="list-style-type: none"><li>- RL 39.18</li><li>- 31.19m</li></ul></li><li>Variation: 16.18m</li></ul>		

# Architectural Influence



## LEGEND

- A. Old Convict Hospital, Liverpool
- B. Memorial School of Arts, Liverpool
- C. Former Liverpool Hospital (now TAFE)
- D. Rosebank House, Liverpool
- E. Liverpool Railway Station
- F. Warwick Town Hall
- G. Elevation
- H. Rosebank House - Liverpool



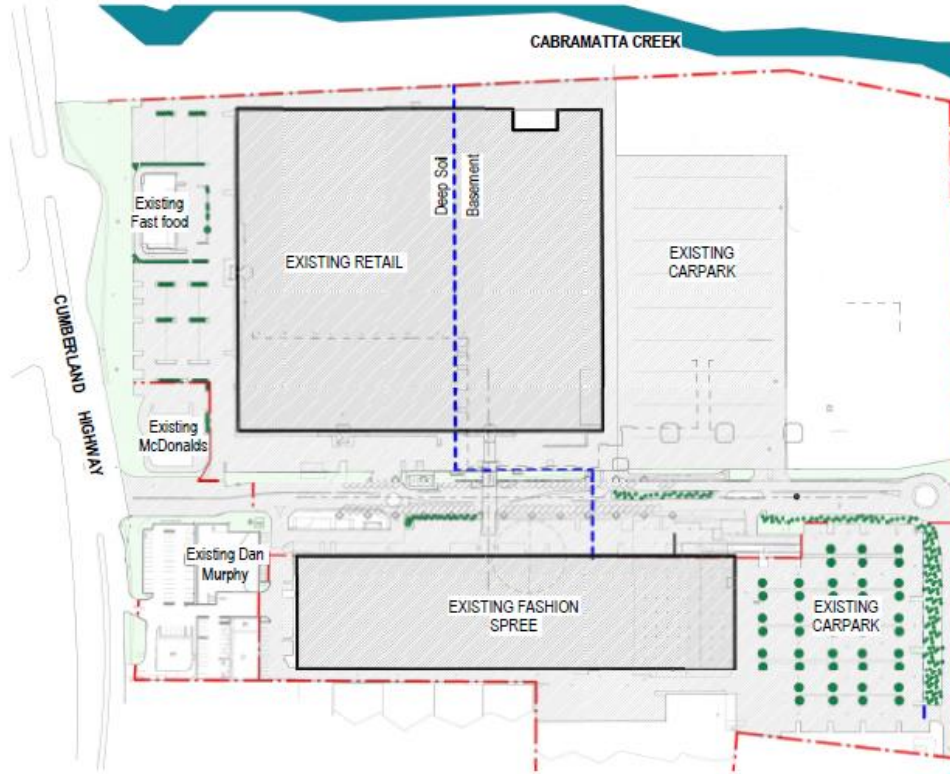
# LEGEND

- I. The Collingwood Hotel, Liverpool
- J. The Commercial Hotel, Liverpool
- K. Golden Fleece Hotel, Liverpool
- L. Former Liverpool hospital
- M. Italian-inspired Building
- N. Parramatta Town Hall
- O. South Elevation on Central Park
- P. South Elevation West End

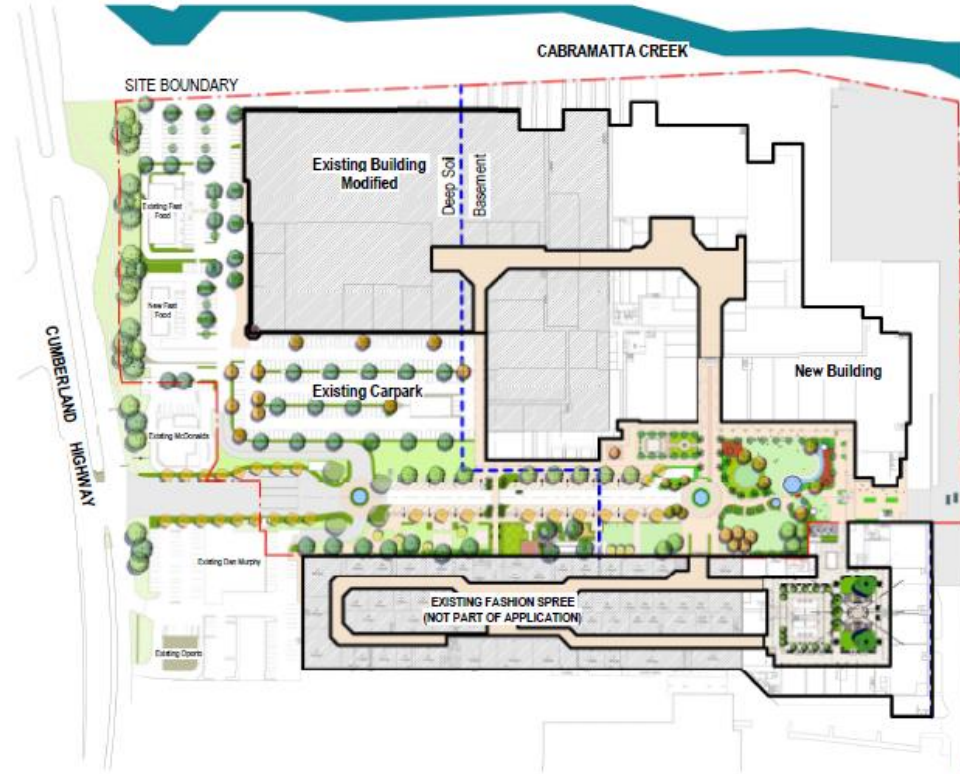




# Existing and Proposed Site Plan



Existing canopy plan



Proposed canopy plan

Landscape area schedule		
Mark	Area	Percentage
1. Site Area (Excluding Fashion Spree and Dan Murphy)	110006.67 m <sup>2</sup>	
2. Total landscape areas	19226.09 m <sup>2</sup>	17.47%
3. Deep soil landscape	8707.69 m <sup>2</sup>	8%

## LANDSCAPE DIAGRAMS

THE GROVE  
DEVELOPMENT APPLICATION

LA001  
A  
TaylorBrammer  
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD  
STUDY ONLY  
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# Community Consultation and Engagement

## 6.2.1 Engagement approach

To inform planning for the proposed development, Gazcorp undertook pre-DA community engagement to gain initial feedback, including:

- Letters sent to approximately 4,000 surrounding dwelling to inform them of the proposed development;
- Project website with information about the project, including an online form to send questions to the project team or arrange a one-on-one meeting with a Gazcorp representative. Three responses were received.

It is noted that due to the ongoing COVID-19 pandemic, it was not possible to organise in-person community meetings. There will be further opportunities for the community to provide feedback during the exhibition period.

## 6.2.2 Engagement outcomes

To date, Gazcorp has received three submissions to the project website, providing the following feedback:

- Overall support for the development concept,
- Concerns regarding traffic congestion along Cumberland Highway and adequate parking on the site,
- Opportunities for improved walking and cycling connections to Cabramatta Creek and surrounding social infrastructure.

## Public Exhibition

There were no submissions during the Public Exhibition period.



# The Grove Liverpool





# The Grove Liverpool Proposal

