

NSW Planning Panels Presentation

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

Prepared by The Grove Investments

GROVE
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 55,674m².



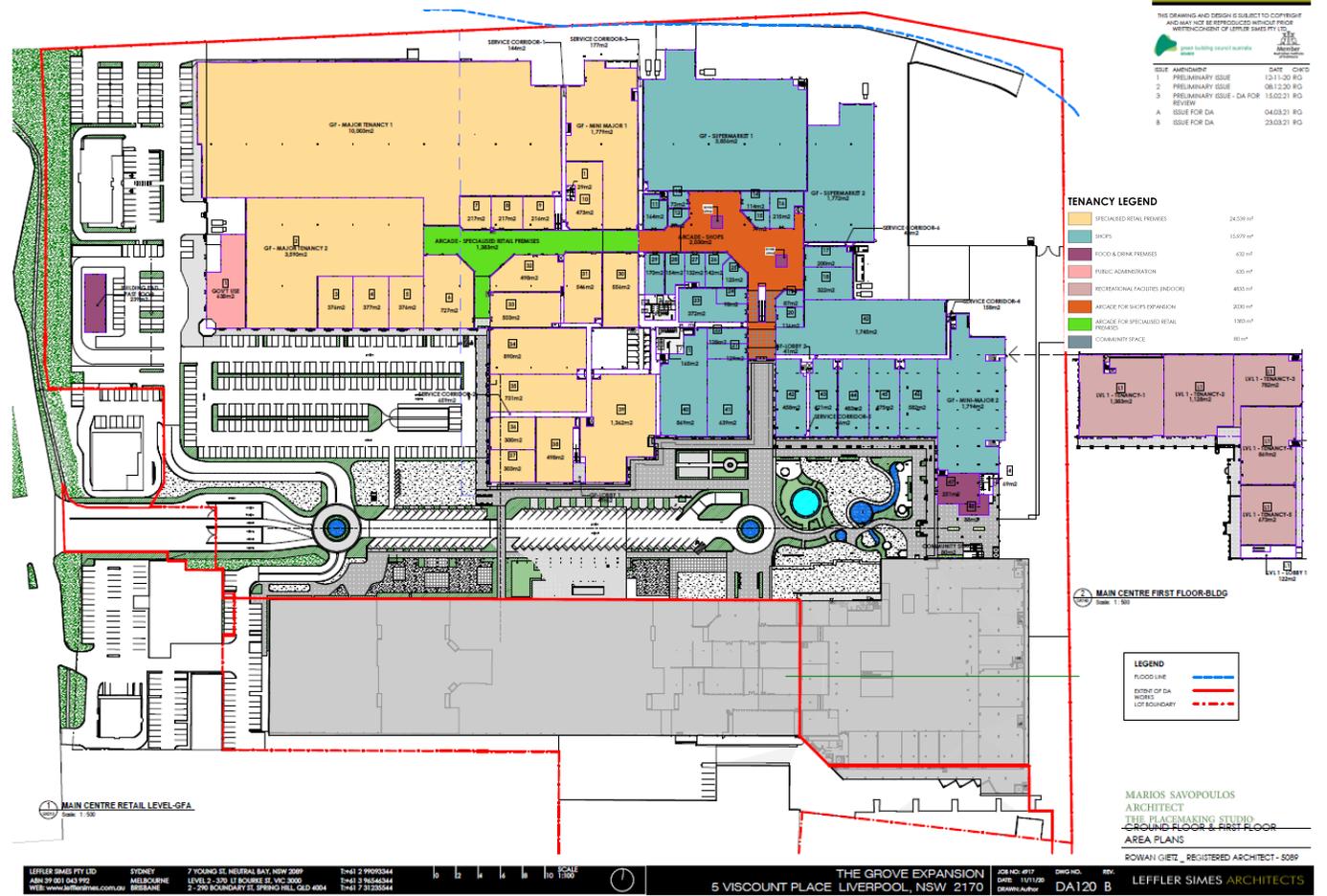
Key GFA Calculations

Component	Existing Development	Proposed Development
Site area <ul style="list-style-type: none"> The Grove Homemaker Centre (Lot 101 in DP104316) Fashion Spree (Lot 23 in DP1190437) McDonalds (Lot 100 in DP1043106) 	<ul style="list-style-type: none"> 99,420m² 48,570m² 367m² 	-
Total Gross Floor Area Lot 101* <ul style="list-style-type: none"> Specialised retail premises (internal arcade area) Shops (including internal arcade area) Food and drink premises (inc Krispy Kreme) Recreational facilities (indoor) Public administration building Community space 	<ul style="list-style-type: none"> 35,131m² 24,999m² - 561m² 4,928m² 670m² - 	<ul style="list-style-type: none"> 20,543m² 25,922m² (i.e. additional 923m²) 18,009m² 632m² (i.e. additional 239m² pad site) 4,835m² (i.e. reduction of 93m²) 635m² (i.e. reduction 35m²) 80m²
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

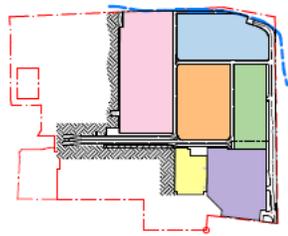
	SPECIALISED RETAIL PREMISES	24,539 m ²
	SHOPS	15,979 m ²
	FOOD & DRINK PREMISES	632 m ²
	PUBLIC ADMINISTRATION	635 m ²
	RECREATIONAL FACILITIES (INDOOR)	4835 m ²
	ARCADE FOR SHOPS EXPANSION	2030 m ²
	ARCADE FOR SPECIALISED RETAIL PREMISES	1383 m ²
	COMMUNITY SPACE	80 m ²



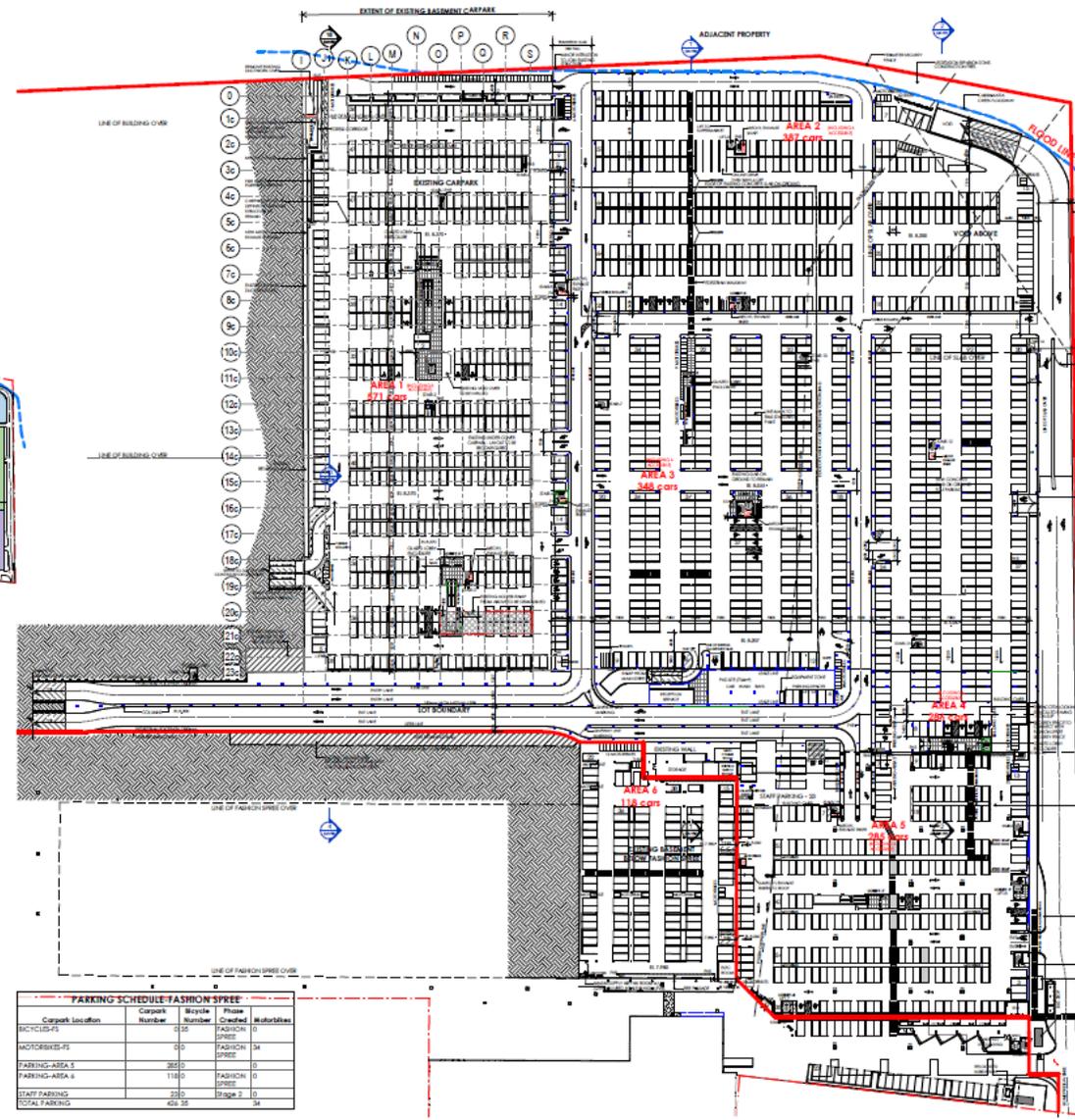
Basement Car Park Plan

LEGEND

- FLOOD LINE
- LOT BOUNDARY
- EXTENT OF DA WORKS
- PARKING AREA 1
- PARKING AREA 2
- PARKING AREA 3
- PARKING AREA 4
- PARKING AREA 5 FASHION SPREE
- PARKING AREA 6 FASHION SPREE



3 PARKING AREA KEY PLAN
Scale 1:200



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green building council australia

Member

ISSUE AMENDMENT	DATE	CHW
1	PRELIMINARY ISSUE	14.9.20 RG
2	PRELIMINARY ISSUE	17.9.20 RG
3	PRELIMINARY ISSUE	24.9.20 RG
4	PRELIMINARY ISSUE	6.10.20 RG
5	PRELIMINARY ISSUE	8.10.20 RG
6	PRELIMINARY ISSUE - SERVICES COORDINATION	16.10.20 RG
7	PRELIMINARY ISSUE	26-10-20 RG
8	PRELIMINARY ISSUE	05-11-20 RG
9	PRELIMINARY ISSUE	12-11-20 RG
10	PRELIMINARY ISSUE	08-12-20 RG
11	PRELIMINARY ISSUE - DA FOR REVIEW	15.02.21 RG
A	ISSUE FOR DA	04.03.21 RG
B	ISSUE FOR DA	23.03.21 RG

PARKING SCHEDULE-THE GROVE

Carpark Location	Carpark Number	Bicycle Number	Phase Created	Motorbikes
	02		MANI CENTRE	0
BICYCLES-AREA 2	070		MANI CENTRE	0
BICYCLES-MANN STREET	078		MANI CENTRE	0
MOTORBIKES	08		MANI CENTRE	113
PARKING-AREA 1	571		MANI CENTRE	0
PARKING-AREA 2	367		MANI CENTRE	0
PARKING-AREA 3	348		MANI CENTRE	0
PARKING-AREA 4	384		MANI CENTRE	0
PARKING-FAST FOOD	138			0
PARKING-MANN STREET	470		MANI CENTRE	0
PARKING-ON GRADE	341		MANI CENTRE	0
TOTAL PARKING	2030	186		113

PARKING SCHEDULE-FASHION SPREE

Carpark Location	Carpark Number	Bicycle Number	Phase Created	Motorbikes
BICYCLES-FS	013		FASHION SPREE	0
MOTORBIKES-FS	010		FASHION SPREE	34
PARKING-AREA 3	382		FASHION SPREE	0
PARKING-AREA 4	116		FASHION SPREE	0
STAFF PARKING	210		Stage 2	0
TOTAL PARKING	409	34		34

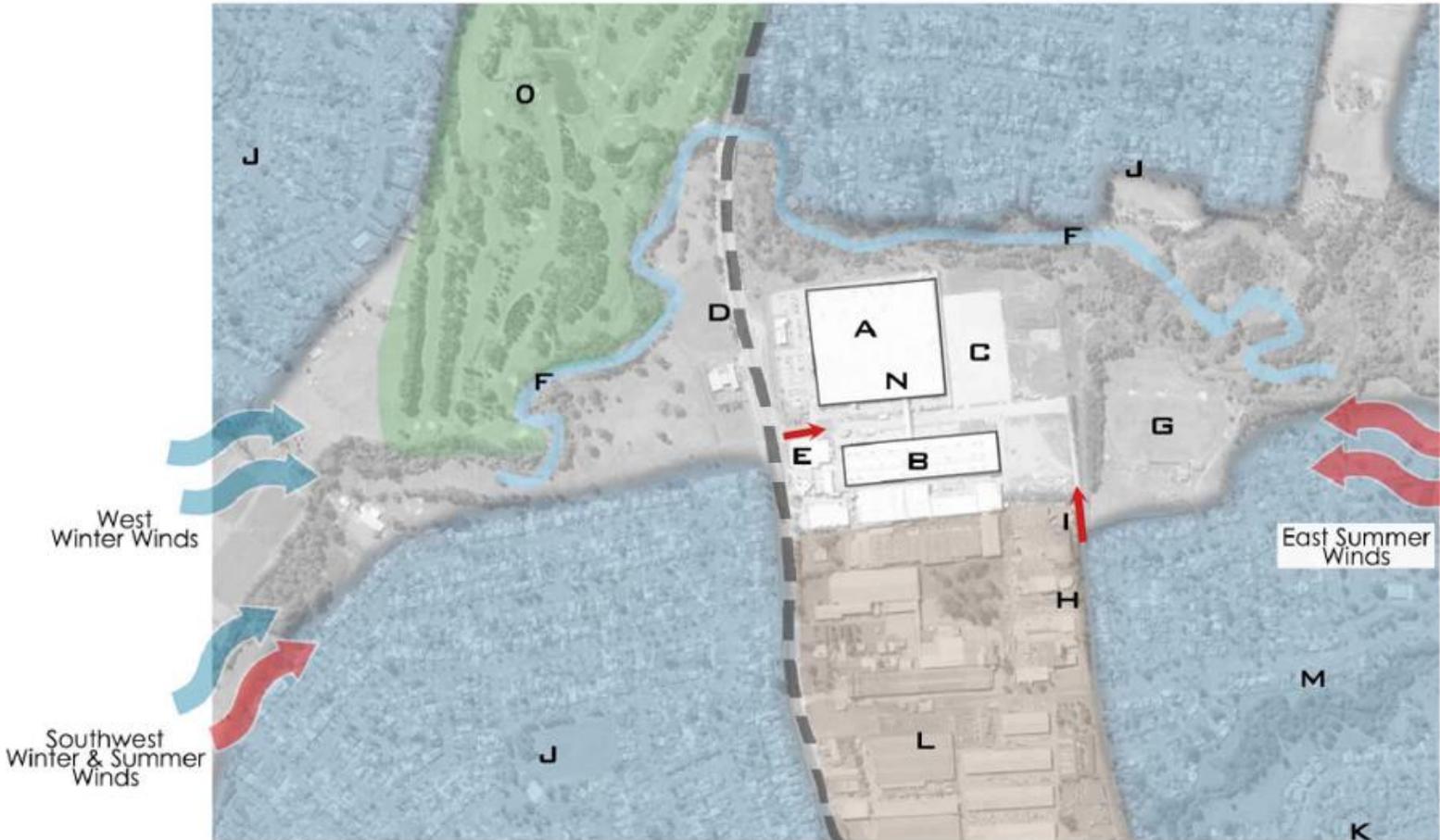
MARIOS SAVOPOULOS
ARCHITECT
THE PLACEMAKING STUDIO
BASEMENT PLAN CARPARKING
ROWAN GIETZ, REGISTERED ARCHITECT - 5089

KEY DESIGN CONSIDERATIONS

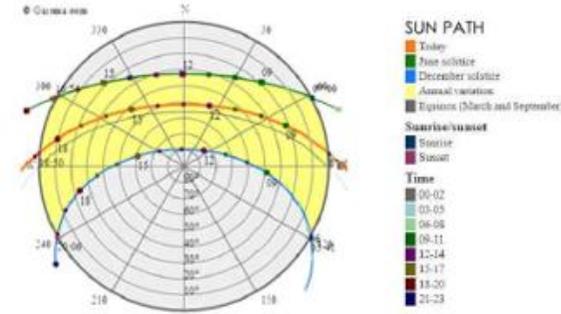
Existing Site Conditions

LEGEND

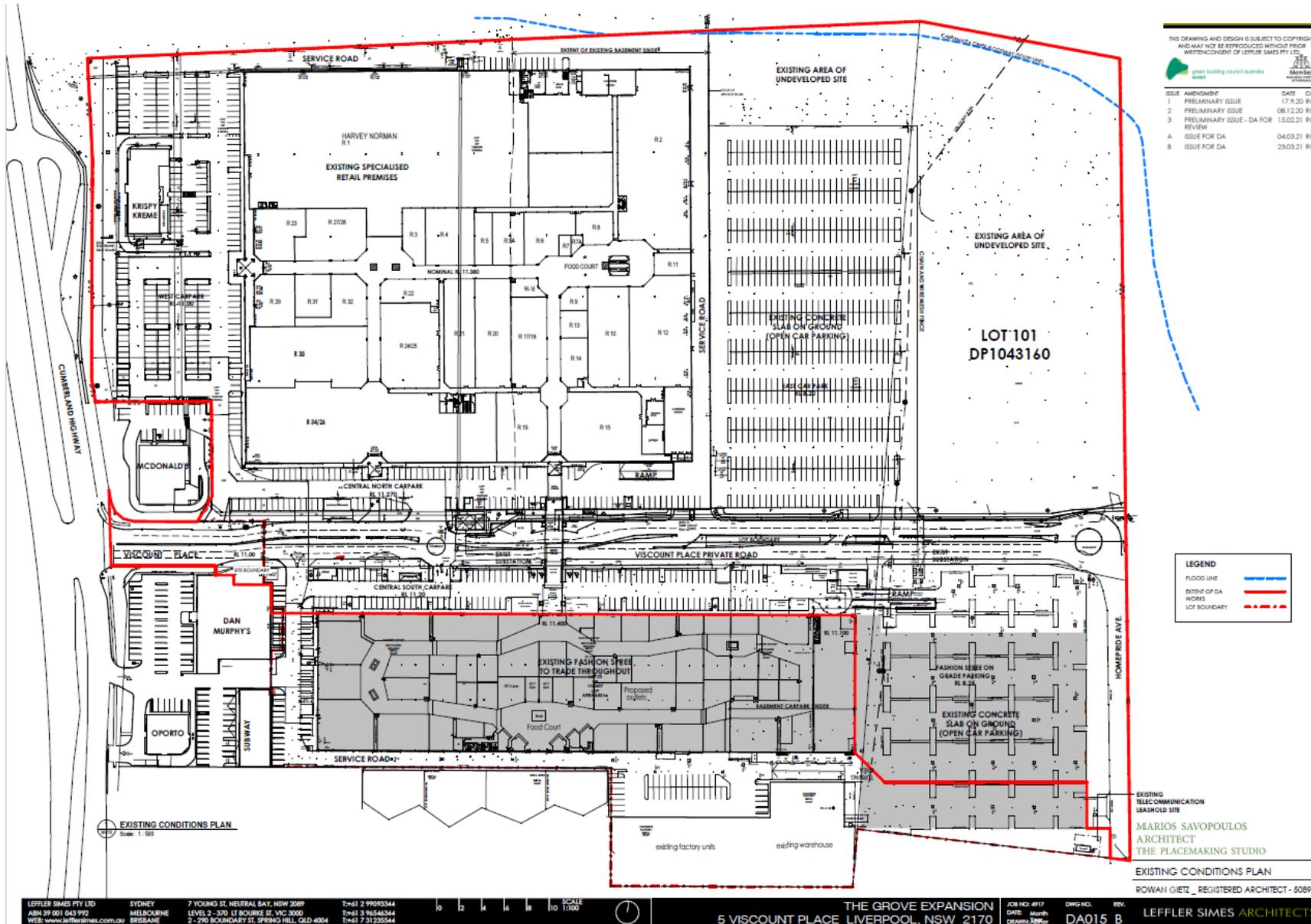
- A. Harvey Norman
- B. Fashion Spree
- C. Parking area east of main centre
- D. Orange Grove Rd
- E. Viscount Place west entry point
- F. Cabramatta Creek
- G. Dwyer Oval
- H. Homepride Ave
- I. Viscount Pl southeast entry point
- J. Residential precinct
- K. Warwick Farm train station
- L. Warehouse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



LOCALITY PLAN



Existing site layout

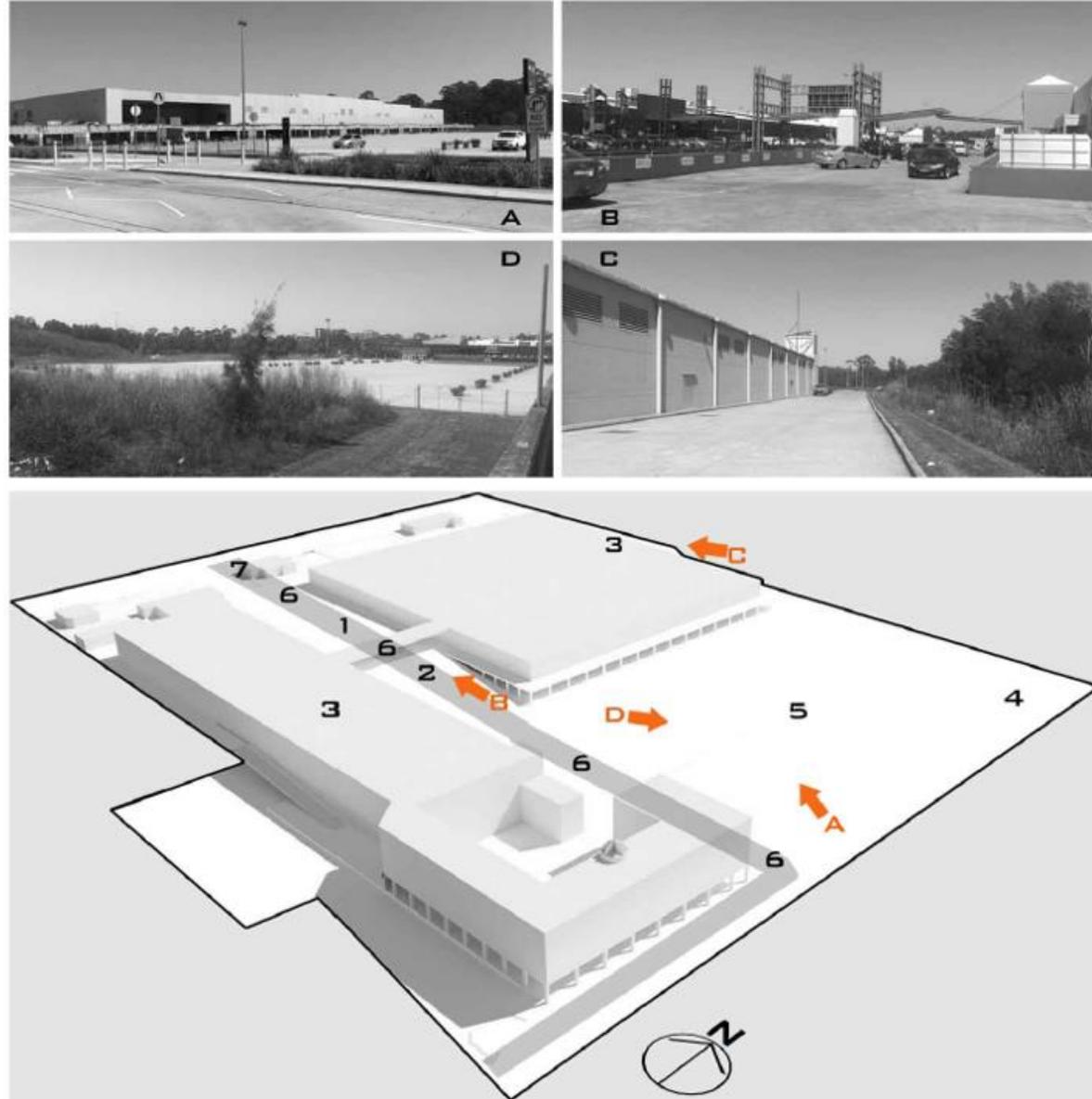


Overview of Design Considerations

Major Constraints

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

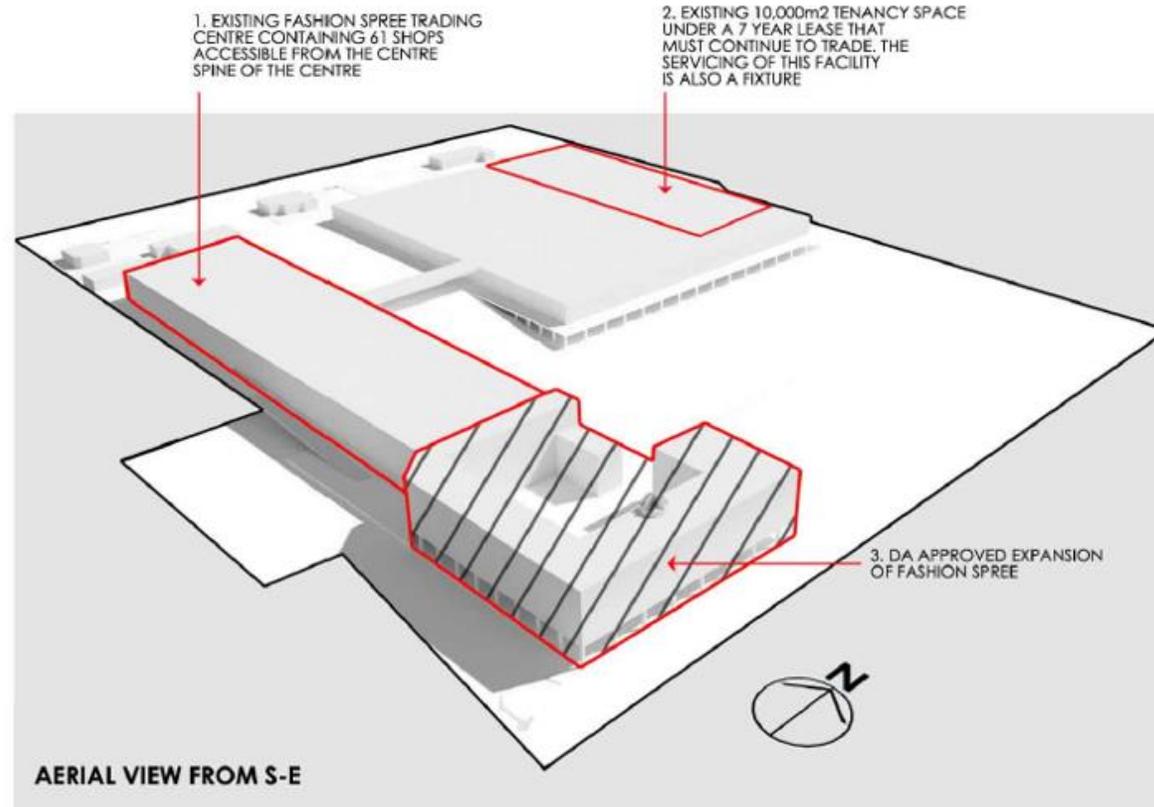
1. Viscount Place is a privately owned road .
2. Viscount Place falls 3.3 metres heading east which negates an at grade link between the 2 main building masses
3. Existing tenants at Fashion Spree and Harvey Norman are large areas that cannot be substantially altered. They have long term leases in place.
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



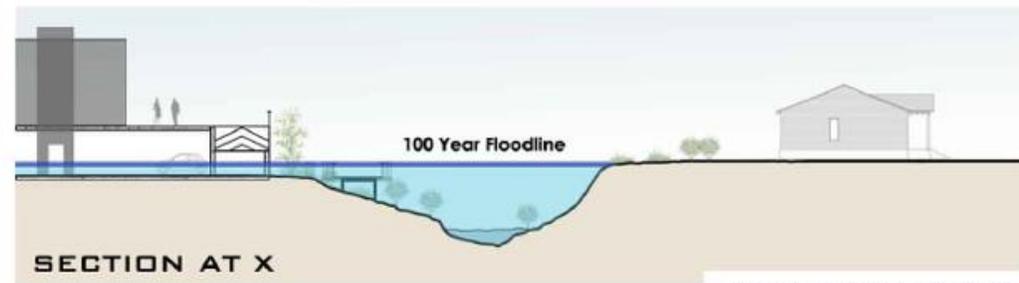
Flood Zone

Flood Zone & Evacuation

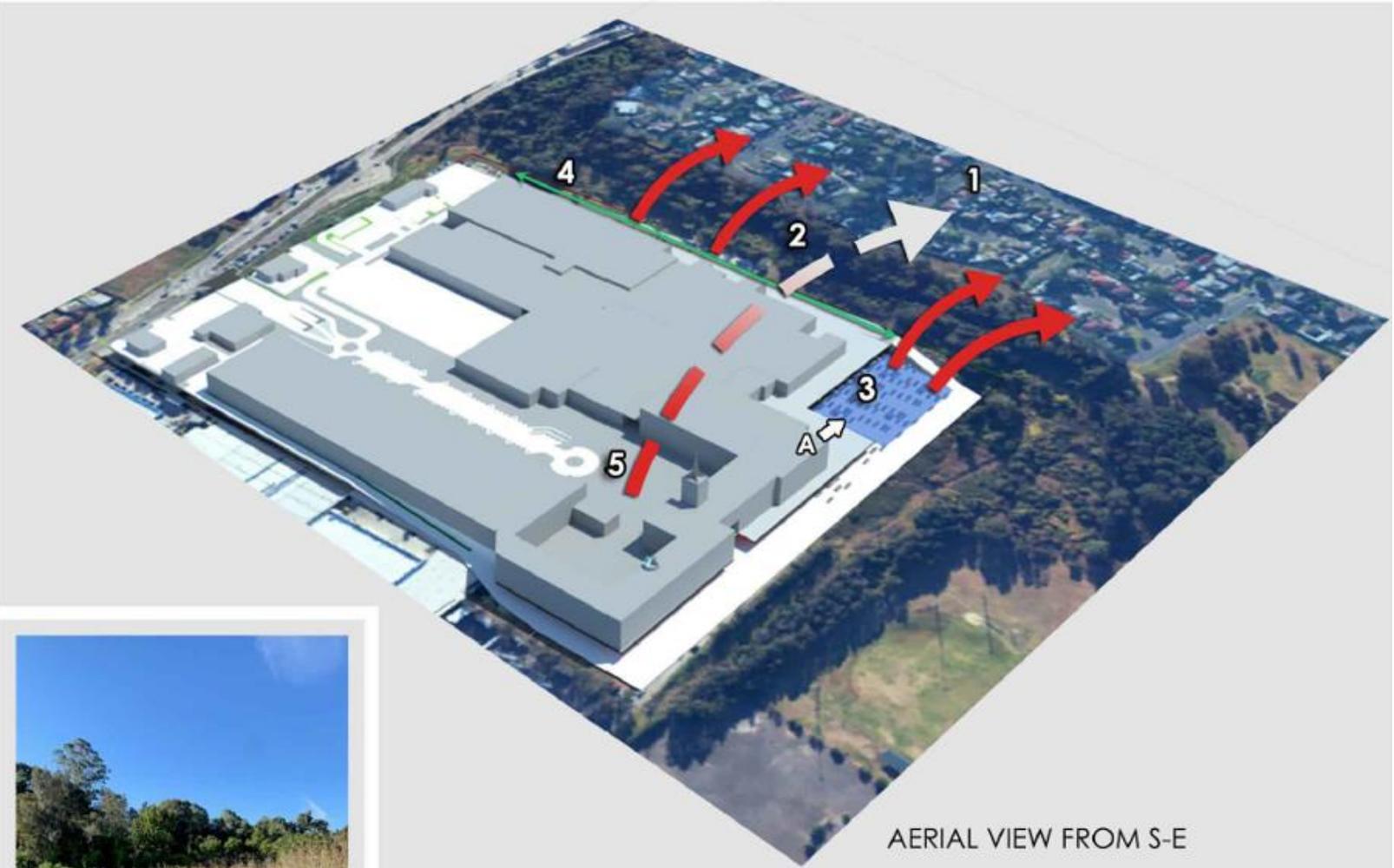
The site, being adjacent to Cabramatta Creek is subject to flooding. A report carried out by Floodmit (Jan 2021) has made certain recommendations to mitigate effects of flooding on the proposed plan zone, mainly the basement car parking level. Recommendations include:

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.

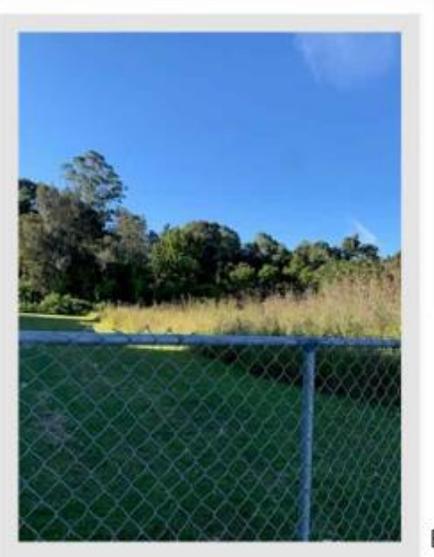
These recommendations ensure that any habitable or commercial space can only be placed at the first level, ie 3 metres above ground. This has been implemented in the proposed plan



Acoustics

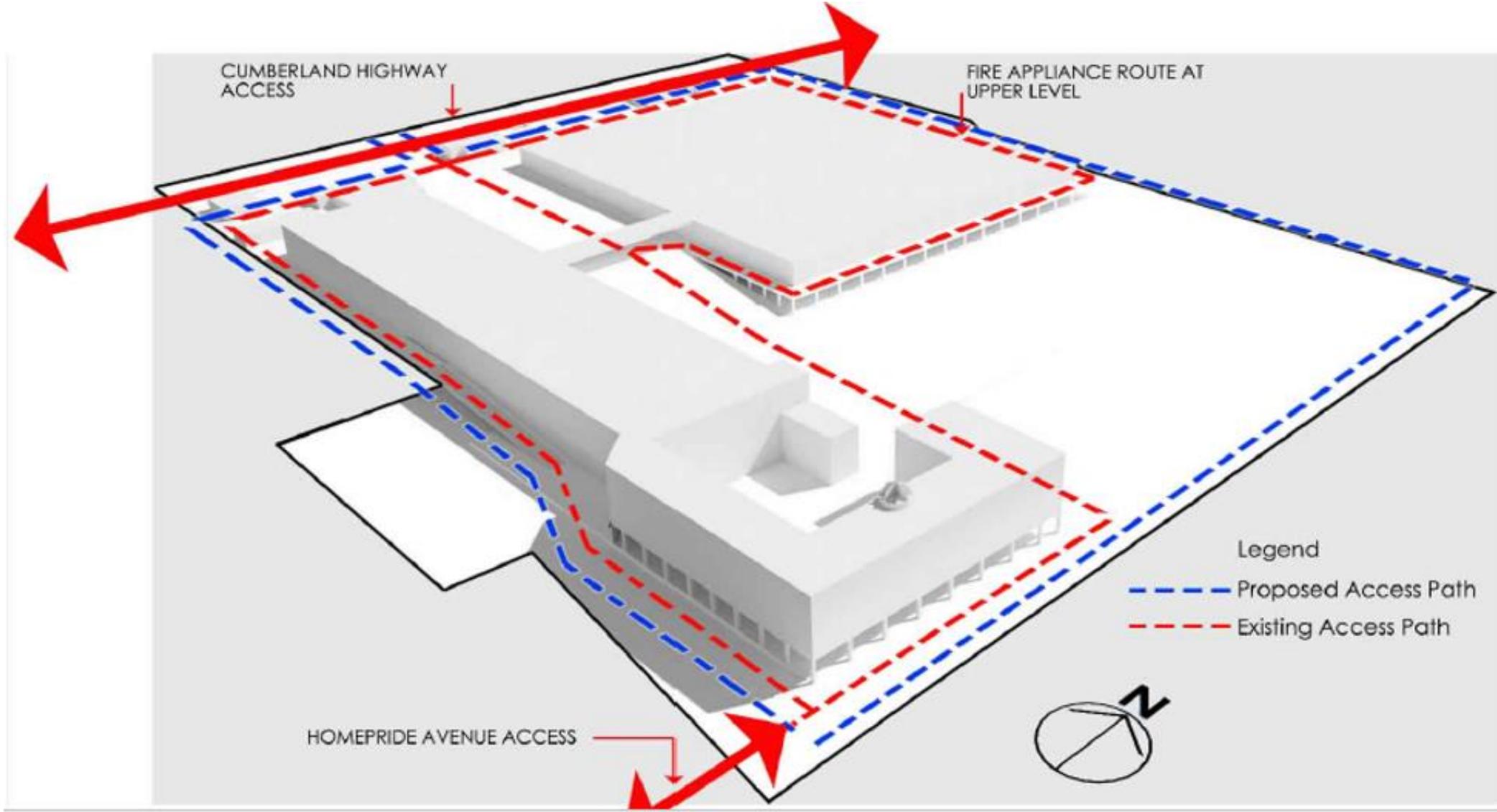


AERIAL VIEW FROM S-E

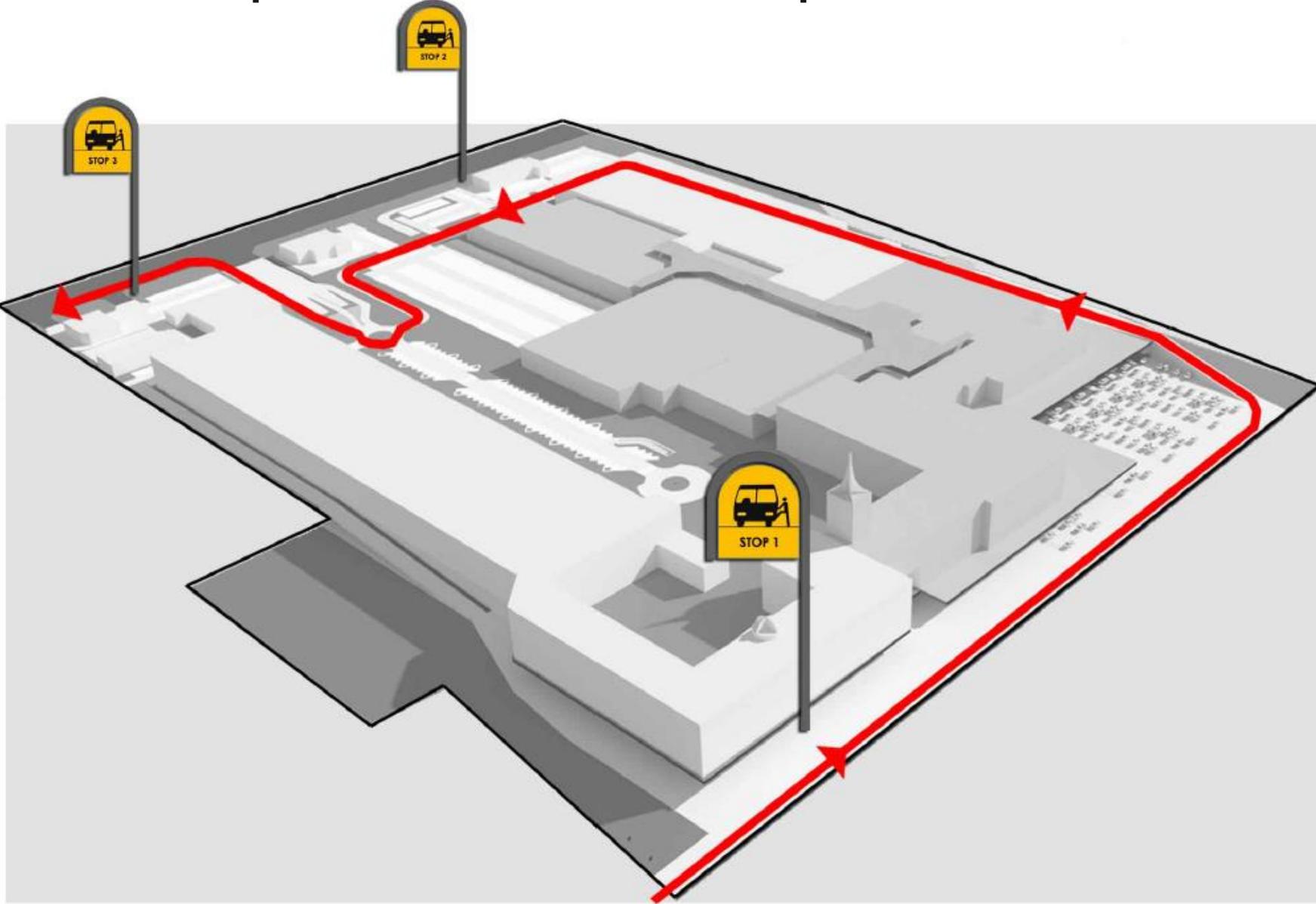


Existing View From A

Existing and Proposed Fire Access Path

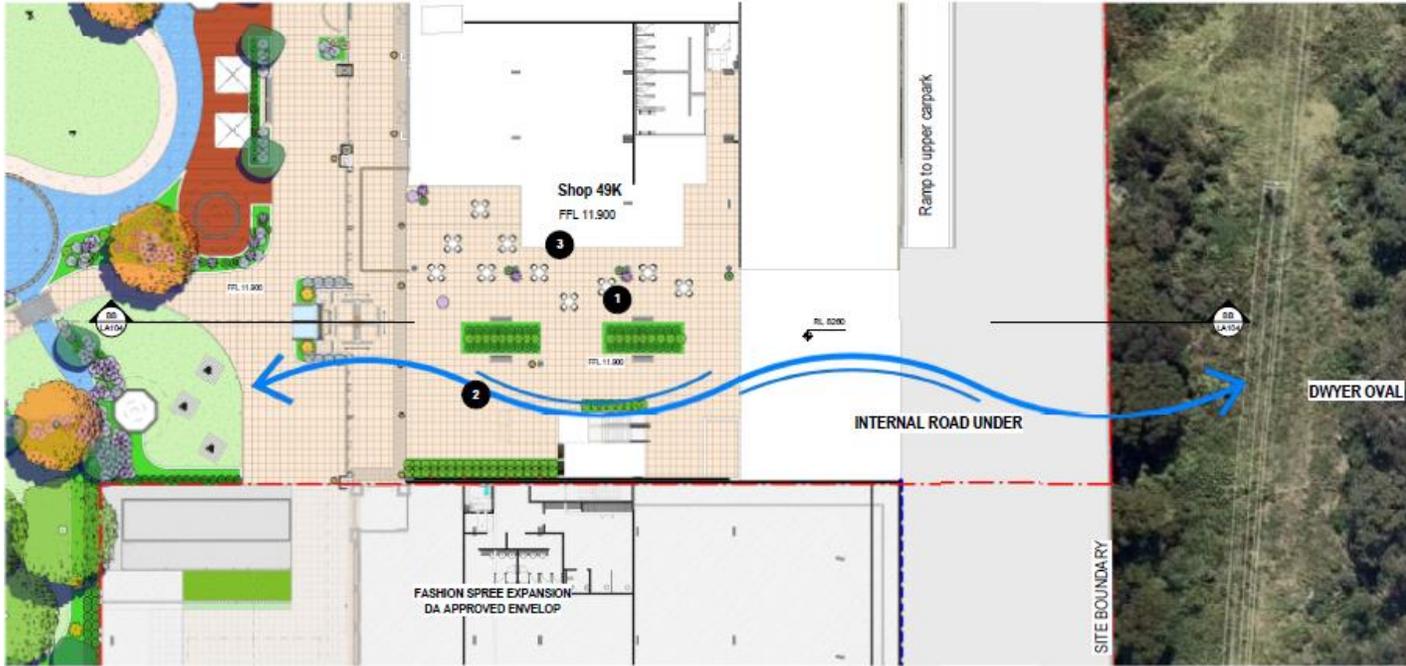


Proposed Public Transport Network

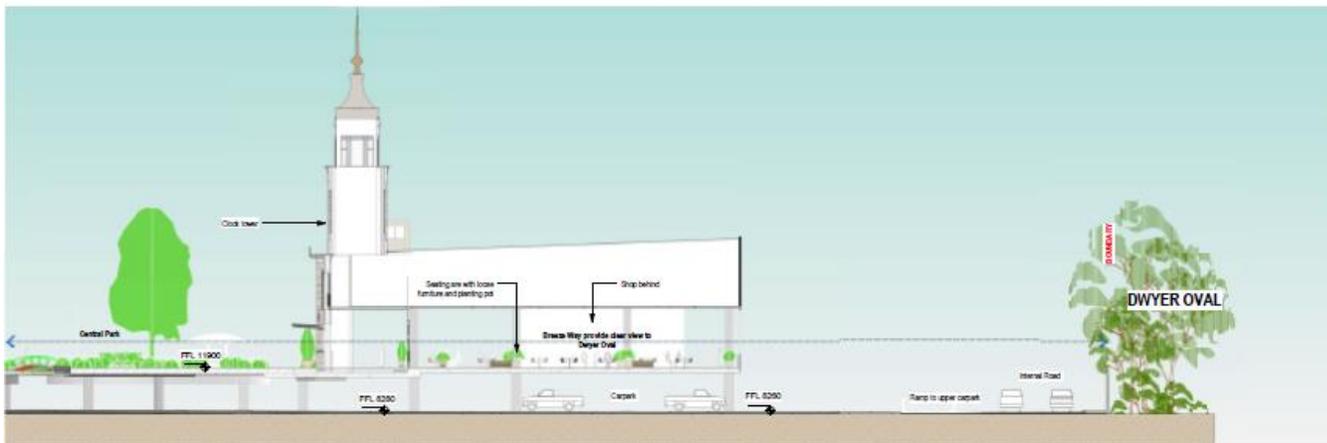


AERIAL VIEW FROM S-E

Breezeway Design



BREEZEWAY FACADE



CENTRAL PARK OVERLOOKING CLOCKTOWER

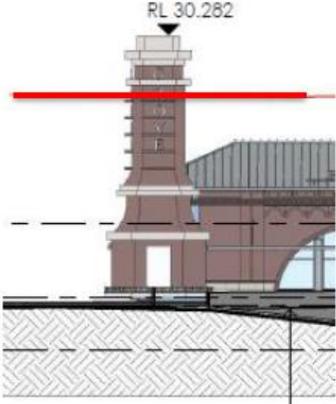
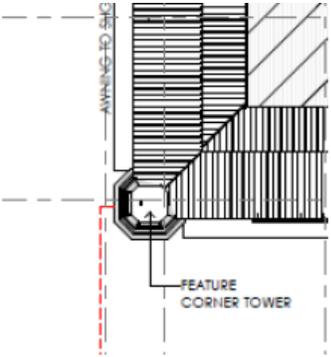
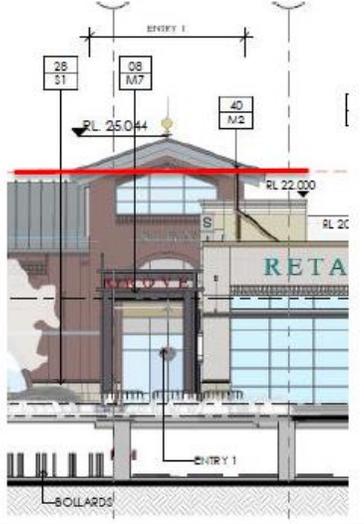
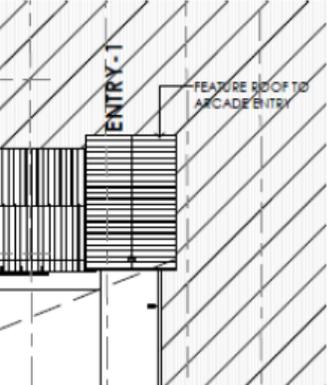
Proposed Design and Response

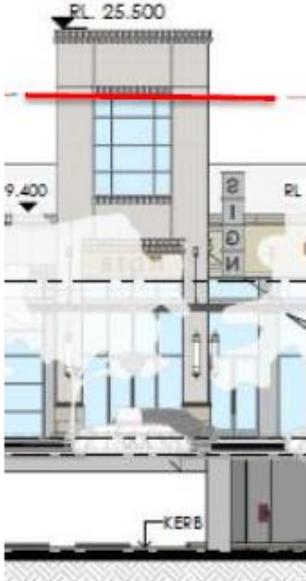
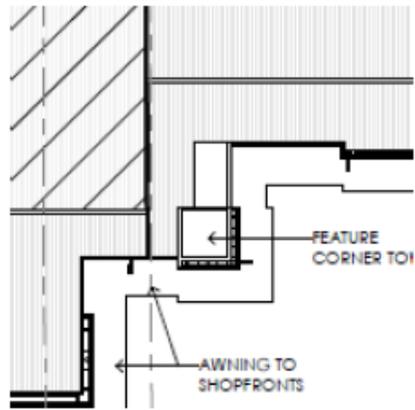
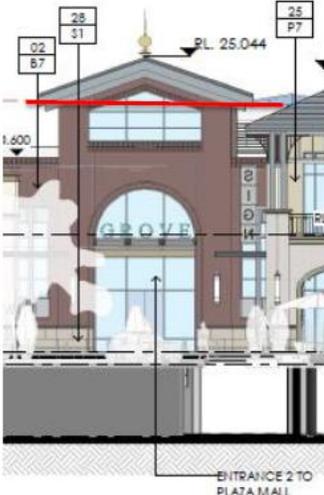
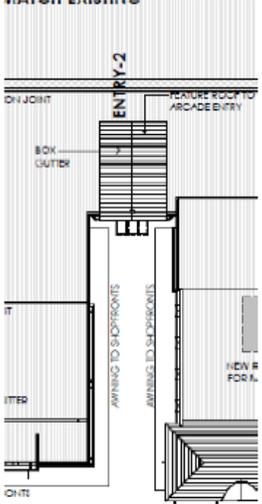


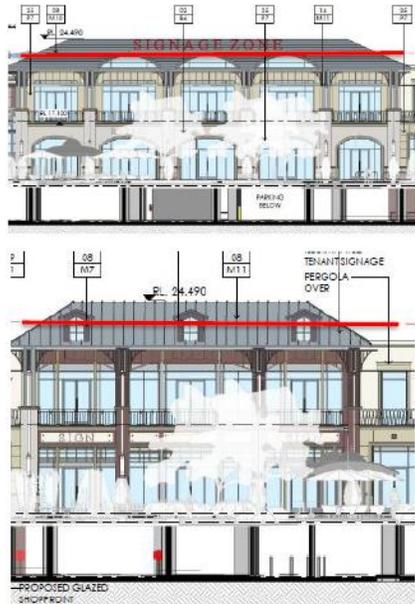
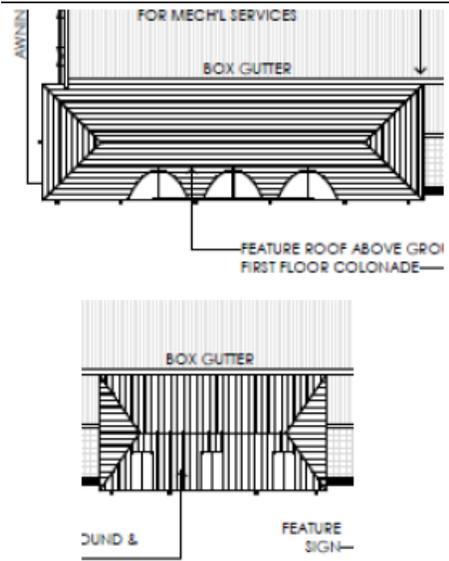
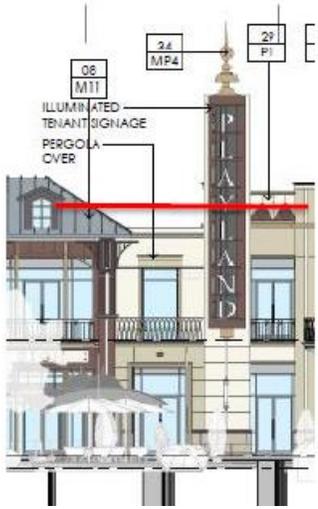
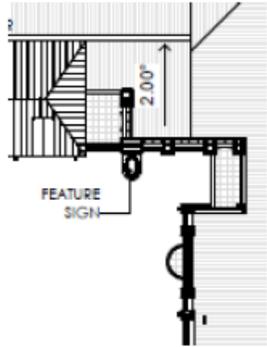
SITE PLAN

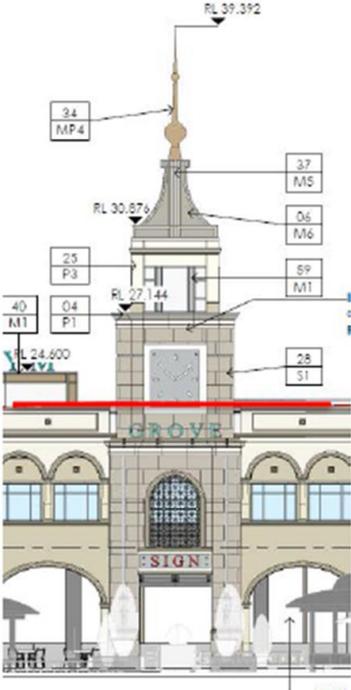
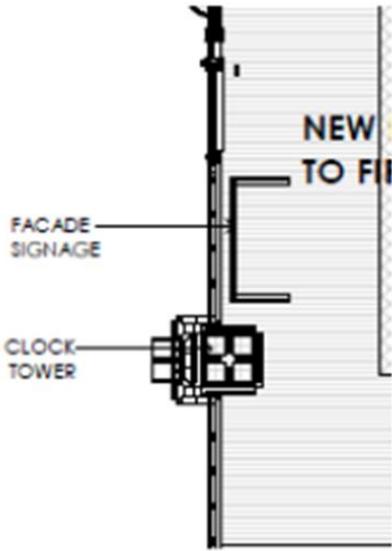
Height Breaches

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

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

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

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

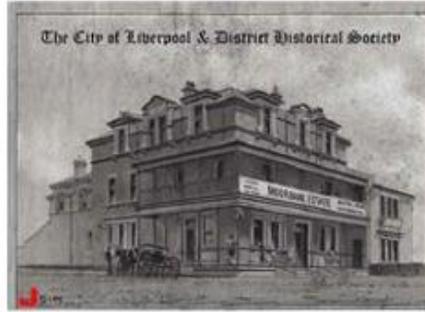
Location	Proposed Height	Elevation Image	Plan View
<p>The Clock Tower on the western façade facing the new central park</p>	<ul style="list-style-type: none"> Existing floor level: RL 8.2 Overall Height: <ul style="list-style-type: none"> - RL 39.18 - 31.19m Variation: 16.18m 	 <p>The elevation drawing shows a multi-story building with a central clock tower. Key annotations include: <ul style="list-style-type: none"> RL 39.392 at the top of the tower's spire. RL 30.876 at the top of the tower's main section. RL 27.144 at the top of the tower's base section. RL 24.600 at the existing floor level, marked with a red line. Various level markers: 34 MP4, 37 M5, 06 M6, 23 P3, 04 P1, 40 K11, 28 S1, 59 M1. Architectural details like 'SIGN' and 'GROVE' are visible on the facade. </p>	 <p>The plan view shows the clock tower's footprint and its connection to the main building. Labels include: <ul style="list-style-type: none"> FACADE SIGNAGE CLOCK TOWER NEW TO FILL (indicated by a hatched area) </p>

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



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

