

## Design Guidelines Summary Table

Guidelines	Consistency
<b>3.5.1 General design guidelines</b>	
C3 Locate activity including offices, entries and pedestrian areas fronting proposed streets and ensure buildings address streets to improve surveillance and visual interest.	The proposed building layout provides for activation and street address where possible, including a setback from RHRS to ensure the façade of the building is visible. The building also has entrances facing Church Street and provides a good level of activation to the Parklands via ECQ social and east facing windows.
C4 Buildings visible from the Parklands or from a residential area are to be designed with pitched or skillion roof-forms, that reflect the traditional Australian aesthetic.	Complies. The roof of the proposed development is pitched and integrates with the roof ridge of the existing Stage 1 development.
C5 Provide effective sun-shading for windows, wall surfaces and building entries (other than loading docks) by the use of design elements such as overhanging eaves and awnings, undercrofts, colonnades and external sun-shading devices including screens.	The proposal includes overhanging eaves, awnings and extensive planting to provide sun-shading across Lot 3, especially at entrance points and ECQ social
C6 Provide articulated and well detailed elevations including the use of projections and recesses, a variety of quality materials, externally expressed structures and framing systems, glazing, sun shade structures, colours and other forms of architectural detailing. Blank building facades facing street frontages are not permitted.	The proposed elevations are articulated with projections, recesses and varied roof heights. A variety of quality materials and different colours have also been incorporated into the design to enhance the visual interest of the development.
C7 Parking areas and service loading areas are to be located behind the landscape setback, be integrated into site layout and building design, and not dominate the primary streetscape of an allotment.	The proposed car parking and service loading areas are all located behind the landscape setback, and are integrated into the site layout and building design of the development.
<b>3.5.2 Street address</b>	
All buildings to provide a clearly defined pedestrian entry with a canopy, recess, awning and/or colonnade facing the primary street frontage to distinguish that entry.	All building entries are clearly defined with canopies, signage and design treatments.
<b>3.5.5 Materials and finishes</b>	
C1 External materials used for buildings in Lot 3 are to be high quality and durable products and colours that complement the natural landscape character of the locality.	A variety of high quality and durable materials and finishes are proposed, as identified in the Architectural Drawings at <b>Appendix D</b> .
C2 Primary facades are to be articulated with a minimum of two primary materials.	Complies. Refer to the Materials Schedule within the Architectural Drawings at <b>Appendix D</b> .
C3 The use of colourbond wall cladding combined with expressed timber and steel detailing is encouraged.	The proposal uses steel detailing throughout mixed with other high-quality and durable material and finishes, consistent with the other stages of ECQ (refer to <b>Appendix D</b> ).

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C4 Use natural colours and earth tones	The proposal includes natural colours and earth tones at primary entrances which aligns with the landscaped setting of the site. This is balanced with using light colour materials to reduce the heat island effect.
C5 Brighter colours should only be used to define building entries and signage. Large proportions of brightly coloured elevations are not appropriate.	No large proportions of brightly coloured elevations are proposed.
C6 Exposed structures and framings systems are encouraged to break down the bulk of the building.	Exposed structures and framings (such as decorative awnings and a cabana structure) are proposed to break down the bulk of the buildings.
<b>3.5.6 Parking</b>	
C1 Access routes to car parking areas are to be clearly identified.	Access routes to car parking areas will be identified with signage.
C2 Any parking areas located adjacent the building, is to include a 5m minimum landscaped setback to screen visual impact of car parking from the street.	A minimum 5m landscape setback is provided around the parking areas.
C3 Visitor parking is to be clearly marked and easily identifiable and be located closest to the building's main entry.	Car parking is easily identifiable and located around the building's entrances.
C4 All car parking outside the building footprint to be integrated with landscaping to provide shade and visual amenity.	An extensive network of planting is proposed across the car park to provide shading, visual amenity and assist with stormwater drainage.
C5 Allow for shared car parking arrangements between neighbouring allotments for efficient use of access driveways.	The site includes access to the basement carpark from the shared internal access road at the south which provides connections through to Lot 1 and Lot 2, in accordance with the Concept Plan.
C6 Incorporation of tree planting throughout the carpark to improve amenity and micro-climate effect.	The proposal includes extensive tree planting throughout the car park.
C7 A minimum 1500mm wide landscape strip is to be provided between banks of car parking to provide shade and minimise visual impact of car parking.	Complies. Refer to Architectural Drawings at <b>Appendix D</b> .
<p>C8 The following Water Sensitive Urban Design strategies should be incorporated into large parking layouts of 100 cars or greater:</p> <ul style="list-style-type: none"> <li>- Permeable pavements and asphalt to assist with detention of stormwater</li> <li>- Planting pits with flush kerbs and wheel stoppers that allow overhang of cars into planting pit</li> </ul>	<p>Central planted zones that are incorporated throughout the site have been designed to complement the stormwater drainage network. Refer to the Landscape Report at <b>Appendix L</b>.</p> <p>Complies. Refer to Architectural Drawings at <b>Appendix D</b>.</p>

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C9 Parking areas must incorporate a 15% coverage of hardstand areas by mature tree canopy.	Complies.														
C10 A dedicated area for bicycle parking is to be provided within the car park and shall include bicycle racks or similar.	Complies. Refer to the Architectural Drawings at <b>Appendix D</b> .														
Car parking is to be provided in accordance with the minimum rates in the table below:	Complies. Refer to <b>Section 6.9</b> of the EIS and the Transport and Accessibility Impact Assessment and Parking Report at <b>Appendix H</b> .														
<table border="1"> <thead> <tr> <th data-bbox="168 646 504 678">Use</th> <th data-bbox="504 646 810 678">Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="168 678 504 710">Specialised Retail Premises</td> <td data-bbox="504 678 810 710">1 space/60sqm GFA</td> </tr> <tr> <td data-bbox="168 710 504 742">Indoor Recreation</td> <td data-bbox="504 710 810 742">1 space/30sqm GFA</td> </tr> <tr> <td data-bbox="168 742 504 774">Retail</td> <td data-bbox="504 742 810 774">1 space/25sqm GFA</td> </tr> <tr> <td data-bbox="168 774 504 821">Childcare Centre</td> <td data-bbox="504 774 810 821">1 space/employee, plus 1 space/6 children</td> </tr> <tr> <td data-bbox="168 821 504 853">Tyre Service Centre</td> <td data-bbox="504 821 810 853">3 spaces/100sqm GFA</td> </tr> <tr> <td data-bbox="168 853 504 885">Outlet Retail Centre</td> <td data-bbox="504 853 810 885">4.3 spaces/100sqm GLA</td> </tr> </tbody> </table>	Use	Rate	Specialised Retail Premises	1 space/60sqm GFA	Indoor Recreation	1 space/30sqm GFA	Retail	1 space/25sqm GFA	Childcare Centre	1 space/employee, plus 1 space/6 children	Tyre Service Centre	3 spaces/100sqm GFA	Outlet Retail Centre	4.3 spaces/100sqm GLA	
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<b>3.5.7 Allotment landscaping</b>															
C1 Landscaping within the setbacks facing future woodland to contain only endemic Cumberland Plain Woodland species.	Complies.														
C2 Landscaping is required in the side and rear setbacks of buildings if visible from the street, car parking areas or other areas considered publicly accessible. In addition, the perimeter of open storage areas is to be landscaped to provide buffer screening from public view.	The site includes a landscape buffer around the site which screens operational facilities from public view.														
C3 Low water demand drought resistant vegetation is to be used in landscaping areas, including native salt tolerant trees to high saline affected areas.	Complies. All vegetation is drought tolerant. Proposed trees have good salt tolerance.														
C4 Mulching cover is to be incorporated in landscaped areas (excluding drainage corridors).	Complies.														
C5 All landscaped areas are to be separated from vehicular areas by means of a kerb, dwarf wall or other effective physical barrier.	Complies. Refer to the Architectural Drawings at <b>Appendix D</b> .														
C6 Planting of vegetation is to consider passive surveillance. Excessively dense vegetation that creates a visual barrier is to be avoided.	Complies. Excessively dense vegetation within the landscape setback has been avoided to ensure passive surveillance is maintained.														

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C7 Undeveloped areas are to be stabilised to prevent soil erosion. Landscaping including mulching, may be required around the perimeter of undeveloped areas.	Complies. Landscaping is provided around the perimeter of the development.
C8 WSUD principles are to be employed to direct surface run-off to areas of planting where possible (Figure 28).	Complies. Refer to Landscape Design Report ( <b>Appendix L</b> ).
C9 Embankments are not to be steeper than 1:3.	Complies.
<p>C10 A Landscape Plan is to be lodged with all DAs and is to provide the following details:</p> <ul style="list-style-type: none"> <li>- The location of any existing trees (as defined by Western Sydney Parklands) on the property, specifying those to be retained and those to be removed.</li> <li>- The location of any trees on adjoining properties that are likely to be damaged as a result of excavations or other site works.</li> <li>- The position of each proposed plant. Each plant is to be identified by a code referring to a plant schedule on the plan.</li> <li>- Existing and finished ground levels and areas to be filled.</li> <li>- The location of any subsoil drain, bio-retention, detention, swale or other WSUD requirements.</li> </ul>	Complies. Refer to the Landscape Plans.
<b>3.5.8 Private domain signage</b>	
C1 Advertising signage for the business hub should be kept to a minimum and should relate only to the use occurring on the respective property and is to identify the relevant business names.	The provision of signage is addressed at <b>Section 3.9</b> of the EIS. The proposed signage only relates to uses occurring at the site.
C2 A maximum of 1 freestanding sign is permitted along the Lot 3 Rooty Hill Road South frontage. All other signage is to be incorporated into the design of the building.	Complies. Refer to the Architectural Drawings at <b>Appendix D</b> .
C3 Signs are permitted on the pedestrian entries, one on the awning, transom or below parapet that is sized so that it is visible and legible from the principal road frontage and one adjacent to the pedestrian entry door.	Complies.
C4 Freestanding signage such as a directory boards for buildings or sites including those with multiple occupancies are to be limited to 2 structures at the entry to the site from a public road, along the road frontage.	Not applicable. No freestanding signage is proposed.
C5 Pylon signage is not to exceed 10m in height from ground level.	Complies. Refer to the Architectural Drawings at <b>Appendix D</b> .

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C6 For single developments, the total permissible signage and advertisements are not to exceed 1sqm of advertising per 3m of street frontage.	Complies. Refer to the Signage Plan included within <b>Appendix D</b> .
C7 Directional signage for car parking areas, loading docks, delivery areas and the like are to be well designed and located at a convenient point close to the main access to a development site.	The proposal includes building identification signage that will help with wayfinding throughout the area. Refer to the Signage Plans included within <b>Appendix D</b> .
C8 The placement, colouring, type and scale of signage erected within individual properties are to be consistent throughout the development and complementary with the architectural style of the building (Figure 31).	The proposed signage has been designed to harmoniously integrate with the architectural style of the building.
C9 Signs are not to create a hazard for traffic or pedestrians.	Complies. The signage is all integrated with the architectural design of the building, as well as one pylon sign. None of these will create a hazard for traffic or pedestrians.
C10 Roof signs or signs that break the roof line of a building are generally not permitted. In exceptional circumstances a roof sign or a sign which breaks the roof line of a building may be permitted where it forms an integral part of, and enhances, the architecture of a building.	No roof signs are proposed.
C11 Private domain signage is to be located so as not to obstruct sight lines of motor vehicles or trucks, or impede pedestrian movement.	Complies. The proposed location of the signage will not obstruct sight lines of motor vehicles or trucks, nor impede pedestrian movement.
C12 Signs are not to cause environmental damage to trees or large shrubs.	Signs will not damage surrounding vegetation.
C13 Animated signs with erratic or flashing movements are not permitted. Illuminated signage is to minimise light spill in to the night sky and into the adjacent parklands.	Signs will not include erratic or flashing movements. Noted. Illumination of the signage can be controlled.
C14 Illuminated signage is also to be energy efficient and to have a consistent light level with the general level of lighting which illuminates shadows and enhances the safety of adjoining public areas (Figure 32-33).	Noted. Illumination of the signage can be controlled.
C15 Illuminated signs which feature exposed lamps or neon tubes are permitted only where they do not detract from the architectural quality of the buildings.	The illuminated signage that is proposed has been designed to integrated with the architectural quality of the buildings.
C16 No support, fixing, suspension or other systems required for the installation of signage is to be exposed, unless designed as an integral feature of the sign. Conduits, wiring and the like is to be concealed.	The signage is designed with all internal elements integrated within the sign and concealed from view.

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C17 The location, size and form of any freestanding signage for the retail pad sites will be subject to detailed assessment at the development application stage.	Not applicable. This application does not involve any retail pad sites.
C18 The location, size and form of signage on the pad site buildings, will be subject to detailed assessment as part of any relevant Development Application.	Not applicable. This application does not involve any retail pad sites.
C19 Shopfront signage for individual retail tenancies are to be assessed as part of detailed development applications	This detailed design application includes shopfront signage.
<b>3.5.10 Recycling and waste management</b>	
C1 Waste separation, recycling and reuse facilities are to be provided on site.	Complies. Refer to the Waste Management Plan at <b>Appendix CC</b> .
C2 Waste facilities are to be fully integrated with the design of the building and/or landscaping.	
<b>3.5.11 Outside storage</b>	
C1 Storage of any kind is not permitted within the front setback area.	No outdoor storage is proposed within the development.
C2 Development applications proposing external processes and/or outdoor or open storage areas are to provide details of the parts of the site to be so used, the specific materials to be stored and proposed screening. Outdoor storage areas are not to interfere with access, maneuvering and parking arrangements.	
<b>3.5.12 Rooftop mechanical plant</b>	
C1 Rooftop structures (including plant rooms, air conditioning and ventilation systems) are to be incorporated into the design of the building to create an integrated appearance.	The rooftop structures have all been designed so that they seamlessly integrate with the architectural design of the building.
C2 Roof plant must not be more than 5m in height above the highest adjacent roof line and/or no more than 17m in height measured from the approved ground level.	Complies.
C3 Roof Plant must be positioned so that it is setback at least 20m from any external wall.	The rooftop plant is not setback 20m from any external wall. However, the building has been designed to include a parapet along the edges of the building that conceals the rooftop plant structures from view at ground level.

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<b>3.5.13 Sustainable building design</b>	
C1 Developments are to demonstrate how the design is capable of achieving an ESD level equivalent to a 5 star Green Star standard. Where a GBCA Pilot Tool is available, the applicant may choose to utilise it for the DA submission.	Complies. The proposal is targeting a 5 star Green Star rating. Refer to the ESD Report at <b>Appendix G</b> .
C2 Buildings are to install rainwater tanks to meet a portion of supply such as outdoor use, toilets or laundry.	Complies. A rainwater tank is included in the development, as shown on the basement floor plan (refer <b>Appendix D</b> ).
C3 The roof area should be directed to a rainwater tank and should be maximised to both increase the effectiveness and reliability of the reuse system.	Complies. Rainwater from the roof will be redirected to the rainwater tank.
C4 Development is to incorporate water efficient fixtures such as taps, shower heads and toilets. The fixtures are to be rated to at least AAA under the National Water Conservation Rating and Labelling Scheme. Where the building or development is water intensive, specific water conservation objectives are to be resolved.	Complies. Refer to the ESD Report at <b>Appendix G</b> .
C5 Appropriate use of energy efficient materials during construction is to be demonstrated.	<p>A formalised systematic and methodical approach to planning, implementing and auditing will be in place during construction, to ensure compliance with the Environmental Management Plan and align to the Design Guidelines for ECQ Business Hub. A site-specific Environmental Management System will be in place and independently certified to a recognised standard, such as AS/NZS ISO 14001.</p> <p>This EMS will support a comprehensive Environmental Management Plan that aligns with the NSW EMS Guidelines will be developed to provide a framework to reduce the environmental impact of the development to ensure that the project incorporates the appropriate use of energy efficient materials during construction. This is outlined in the ESD Report at <b>Appendix G</b>.</p>
C6 Development should incorporate energy efficient hot water systems, air-conditioning, lighting and lighting control systems.	Complies. Refer to the ESD Report at <b>Appendix G</b> .
<b>3.5.15 Lot 3</b>	
<b>Setbacks</b>	
C1 20m minimum setback to Rooty Hill Road South, all of which is to be used as a landscape buffer to the development.	Complies.
C2 10m minimum landscape setback to Church Street.	Complies.

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<b>Height</b>	
C1 The maximum building height permissible is 12m from approved ground level. Localised exceedances to this control are permitted for rooftop structures in accordance with Section 3.5.12.	Complies. The proposed development includes a maximum building height of 11.49m.
<b>Existing vegetation and asset protection zones</b>	
C1 Management of the woodlands will be undertaken by the Western Sydney Parklands Trust.	Noted.
C2 A minimum 12m (north east), 4m (east) and 9m (south east) Asset Protection Zone from the woodlands to any future development is required as shown in Fig 39.	Complies.
<b>Frontage landscape and recreation landscape zones</b>	
C1 The western façade of the outlet centre building should be visible from RHRS.	Complies. Refer to the Architectural Drawings at <b>Appendix D</b> .
C2 Incorporate recreational uses and/or landscape elements between RHRS and the outlet centre.	A flexible landscape zone has been incorporated between Rooty Hill Road South and the outlet centre, as illustrated in the Architectural Drawings at <b>Appendix D</b> .
C3 Provide complementary native planting and retain existing significant trees where possible.	Complies. Refer to the Landscape Plans ( <b>Appendix K</b> ) and the Landscape Design Report ( <b>Appendix L</b> ).
C4 Provide pedestrian pathways to the entry of the outlet centre.	Pedestrian pathways are provided directly to all the entrances to the outlet centre.
C5 A Crime Risk Assessment Report, including an assessment of the RHRS interface, is to be lodged as part of any Development Application.	A Crime Prevention Through Environmental Design (CPTED) Report has been prepared and is included at <b>Appendix T</b> .