



ROUSE HILL REGIONAL CENTRE -

A STREET BASED APPROACH

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Progress

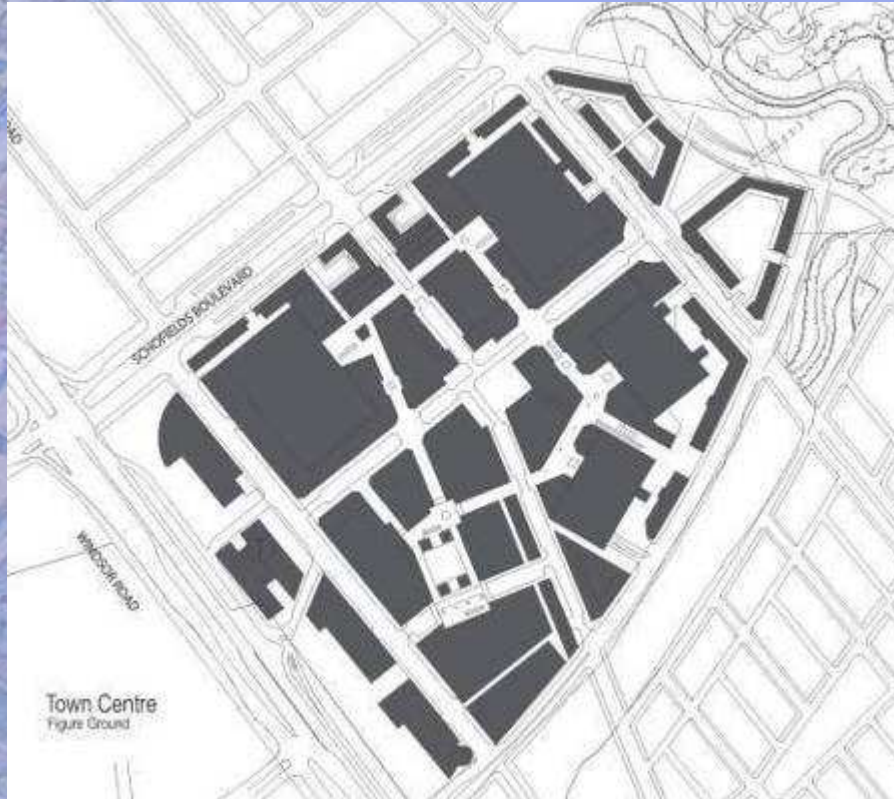
- Masterplan DA approval by Baulkham Hills Shire Council
- Caddies Creek Precinct Plan approval
- Primary school and child care centre constructed
- Town Centre DA Precinct Plan recently approved by Council

Focus on the Town Centre

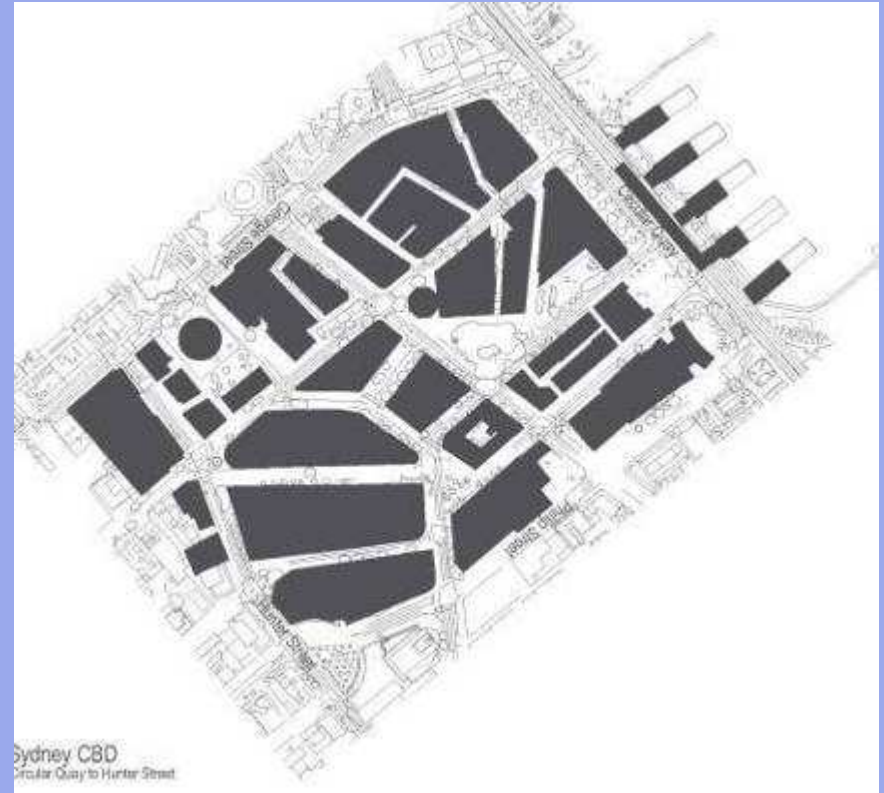
- Overview of the town centre design scheme
- Challenges in implementing the principles into the design
- Future management



Scale of the town centre



Rouse Hill Regional Centre



Sydney CBD

Key principles for the town centre

- Vibrant mixed use
- Pedestrian scale and transit orientated
- Distinct sense of place
- Community and civic emphasis
- Fine grain of buildings
- Connections, linkages and views
- Housing choice
- Architectural diversity
- Critical mass at stage 1



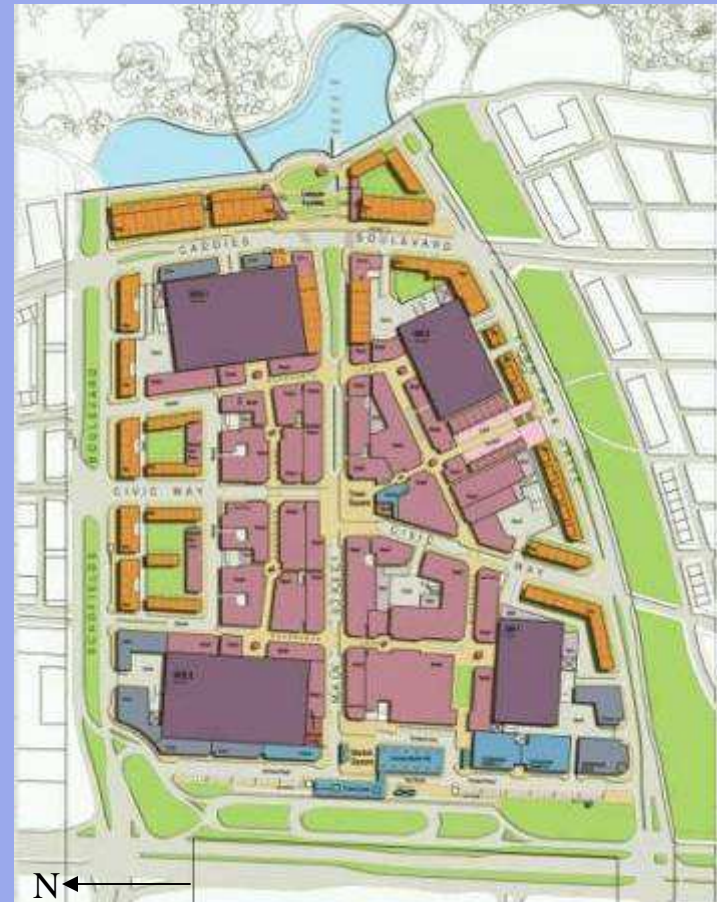
Design concept

- 2 key streets
- Main Street character
- 4 quadrants each with retail anchor
- Series of 'courts' which are linked
- Transit centre
- Town Square and other special places
- 'Sleeving' of retail boxes
- Predominantly underground parking



Mixture of Uses

- 12ha
- 100 000sqm or retail (stage 1 - 65 000 sqm)
- 40 000sqm of commercial (stage 1 17 000sqm including 2000sqm of learning)
- 4000sqm of library and community space (3250sqm at stage 1)
- 540 residential units (200 in stage 1)
- 3160 car spaces
- Additional residential car spaces





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Translating the Town Centre Concept

- Streets and the Public Realm
- Height of buildings
- Building form
- Parking and loading
- Design Guidelines



Streets and the Public Realm

- Balance between vehicles and pedestrians
- Linkage to public transport hub
- Retain sufficient 'energy' along the Main Street with busy and activated frontages
- Pedestrian streets feel like 'outdoor streets' and public realm is overtly public



Height of buildings

- Variation of height
- Cognisance of topography
- Minimum of two storeys along Main Street
- Overshadowing



Mixed use and building form



Building form

- Fine grain vs bulk
- Allowed for improved linkages
- Street orientated approach
- Sleeving has some challenges



Building form (cont)

- ESD targets and outcomes
- First floor uses
 - Access
 - linkages
 - Mix of uses



Parking and loading

- Parking predominantly underground
- Legibility and access from basement
- Amalgamate loading dock areas



Design guidelines

- Specific to provide certainty
- Diversity of architecture to make it feel like a town
- Scale, bulk and character
- Design Review Panel



Future management

- Governing Body and Community Associations
- Ownership of the town centre
- Management and maintenance



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Rouse Hill Lives

It's all about the people...



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