

**MEETING DETAILS**

<b>MEETING DATE / TIME</b>	27 June 2019 Opening Time 12.14pm and closing time 12.33pm
<b>LOCATION</b>	Blacktown City Council

**BRIEFING MATTER:**

2019CCI034 – LGA - Blacktown – DA19/00003

Address – 8 Central Place, Ropes Crossing ‘Ropes Crossing Village Centre’

Description –Development application for the expansion of the shopping centre and new apartment buildings.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Mary-Lynne Taylor (Acting Chair) Paul Mitchell Stuart McDonald Kathie Collins Chris Quilkey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Judith Portelli Alan Middlemiss Matthew Sales
<b>OTHER</b>	Planning Panel’s Secretariat: Suzie Jattan

**KEY ISSUES DISCUSSED AND MATTERS TO BE IN THE COUNCIL ASSESSMENT REPORT:**

- Exceeds of the maximum number of storeys;
- Suitability of the use of the ground level as car parking;
- Lack of pedestrian connections;
- New trees proposed but more details are required;
- Apartment mix is inappropriate if it does not cater for affordable housing;
- Contribution to infrastructure for the area;
- Lack of place making or focus points for the residents and shoppers to meet and gather;
- Ground floor interface with the public realm is seriously lacking and need more work to be done to address this on the ground in an amended site plan;
- Appearance at the streetscape level to be better addressed.

- What appears to be a mezzanine level in the northern building needs clarification, including justification for the additional building height as a result (resulting in the appearance of a 7 storey building)
- More detail to be provided about the shift of retail from that area adjacent to Coles to the new area associated with the northern building. To what extent is Coles growing – this is not clear on the plans
- Traffic impacts to be considered
- Loading and unloading areas to be located with ease of access to existing and proposed retail spaces
- The plans are unclear relating to Stage 1. More detail to be provided about existing and proposed commercial space and the impacts on the child care centre
- No variation to the Deed of Agreement (as variously modified) for the Eastern Precinct has been entered into (in lieu of a s7.11 contributions plan for the land).