

Summary of applicant's response to issues raised at the Sydney Central City Planning Panel briefing

1 Consideration of issues raised

Issue raised by the Panel	Applicant's response
1. Exceeds the maximum number of storeys	<p>Whilst the proposed development exceeds the maximum number of storeys control identified within the Development Control Strategy - Eastern Precinct, St Marys August 2011 (DCS - St Marys), the proposed number of storeys, bulk and scale of the development is infill development over an existing at-grade carpark for the Ropes Crossing Village Shopping Centre located within the centre of Ropes Crossing. The proposed development is a suitable outcome in context of the existing shop top housing development surrounding the site and the broad objectives of the vision for Ropes Crossing identified in the DCS. The rationale for the proposed building envelopes is addressed in section 6.9.1 of the SEE and is predominantly based upon centralising the development within the centre of the site, rather than distributing 4 storeys across the footprint of the shopping centre. This design rationale facilitates development to occur without requiring closure of the shopping centre during construction and minimising impacts on the amenity of surrounding development.</p> <p>Justification for the proposed exception to the maximum height control is:</p> <ul style="list-style-type: none"> • The DCS - St Marys is not a statutory planning document and is prepared to provide guidance and give effect to SREP 30 that applies to the site. The consent authority has the power to be flexible in the way it applies the controls within the DCS and allow for reasonable alternative solutions to achieve the objectives of those standards. As such, there is no requirement for the consent authority to apply strict compliance with the maximum number of storeys. • The proposed design is the result of careful consideration of the site context and the aim to provide a superior planning outcome rather than a 'compliant' scheme. • The proposed development achieves the underlying objectives of the height control in providing a stepped transition to the surrounding low density area and the desired Village Centre outcome expressed in the DCS. • The proposed building envelopes are compatible with the bulk and scale of the surrounding shop top housing and located centrally within the site to provide adequate separation, solar amenity and visual amenity. • The proposed building envelopes fully comply with the ADG requirements. In particular, the proposed development remains compliant with overshadowing of adjoining development. <p>Based on the above, the proposed exception to the maximum number of storeys is considered appropriate and within the consent authority's ability to provide flexibility to the strict application of the maximum number of storeys identified within the DCS.</p>
2. Suitability of the use of the	At grade parking provides a level of convenience that is appreciated in

ground level as car parking	<p>this regional centre. This is a continuation of the current use/condition. Village Shopping Centres appreciate a sense of place, and in particular an ascetically pleasing aspect is created, for the development, with this in mind:</p> <ul style="list-style-type: none"> • Pedestrian accessways have been defined as detailed in sketches provided to Council. • Provision will be made for future sleeved retail for a time when the local economy supports its introduction. • Further measures for place making are being considered as in the following points 7, 8, and 9.
3. Lack of pedestrian connections	<p>The site is largely sleeved by private boundaries. This renders the site largely 'landlocked' with respect to pedestrian movement from public streets, and challenging.</p> <p>Ground Level Plan A203, Revision B, was submitted following the Panel Briefing and includes a new pedestrian link on the eastern side of the site for the use of child care visitors to get out of their cars and walk up to the child care entry without having to walk in the aisle immediately to the west. This link also provides access from Drummond Avenue.</p> <p>The proposal also provides a pedestrian link to the west of the site that provides access via Roe Court.</p>
4. New trees proposed but more details are required	<p>The Landscape Plans detail proposed species, locations and numbers. Village Shopping Centres is happy to work with Council to detail plant sizing.</p>
5. Apartment mix is inappropriate if it does not cater for affordable housing	<p>Affordable housing will be provided at 5% in compliance with current legislation.</p> <p>Notwithstanding this, the apartment mix will provide an affordable housing alternative to the current housing market in the Ropes Crossing area.</p>
6. Contribution to infrastructure for the area	<p>On 13 December 2019, the applicant entered into a Planning Agreement with Council to make monetary contributions to support the additional of dwellings in this Precinct in a manner which is consistent with those paid by Lend Lease for the Ropes Crossing area since 2002. The Planning Agreement obligates the developer to pay monetary contributions on a per dwelling basis to the enhancement of off-site public facilities and services, being for public library purposes, indoor recreation purposes and active recreation purposes.</p>
7. Lack of place making or focus points for the residents and shoppers to meet and gather	<p>Common Open Space has been provided for residents on the Level 1 landscaped podium and to the rooftop of the north building. Both of these areas provide focus points for socialisation and recreation.</p> <p>One early comment from Council was the connection to Ropes Crossing Boulevard, being the new front door to the site. This has been strengthened from the current state with the provision of planting and architectural feature shop buildings at this point on our site. The strength of this is hampered by the alignment of titles that separate our site from the public road. Nevertheless, a clear concept of arrival and connection to the existing angled access to the supermarket entrance is provided and can help with site orientation.</p> <p>Notwithstanding, the ground level retail area has been re-arranged to allow for an arcade / seating area and a meet and gather area.</p>
8. Ground floor interface with the public realm is seriously lacking and needs more work to be done to address this on the ground in an amended site plan	<p>Refer to commentary above on pedestrian connections (these comments being inter-related).</p> <p>Village Shopping Centres believe the right place to provide shops is at the north of the site closer to the supermarket and connecting to the underground parking. We also believe in the convenience of the at-grade parking and want to continue to provide this. We have designed</p>

	<p>solid masonry finishes, highlight colours for lightweight awnings and other secondary elements such as cascading landscaping to the buildings over, to make it more aesthetically pleasing.</p> <p>Notwithstanding, a meet and gather area could be created by re-arranging the ground floor tenancies and establishing an arcade / seating area to the north of the tenancies (rather than between tenancies).</p> <p>A provision for future retail along the western side of the carpark to "sleeve" the driveway (that continues from the NW roundabout) was proposed in the Concept DA submission and is still; if and when the economic activity of the area supports this introduction this would be triggered.</p>
9. Appearance at the streetscape level to be better addressed	This comment has been addressed in items 7 and 8 above.
10. 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)	The Level 1 podium reduced level is dictated by maintaining the current retail tenancy heights. The ceiling heights in the corridors to the services room are lower and is anticipated to contain services. It is not a mezzanine.
11. 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	Updated plans are provided at attachment 5 that illustrate the extension to the Coles supermarket and proposed retail tenancies.
12. Traffic impacts to be considered	A Traffic Impact Assessment was issued with the Concept DA detailing current and anticipated traffic outcomes due to the development
13. Loading and unloading areas to be located with ease of access to existing and proposed retail spaces	Loading and unloading will remain unchanged from the current ground level carpark.
14. 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	Updated plans are provided at attachment 5 that illustrate lines of sight/interface with the existing child care centre.

MEETING DETAILS

MEETING DATE / TIME	27 June 2019 Opening Time 12.14pm and closing time 12.33pm
LOCATION	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

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

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Judith Portelli Alan Middlemiss Matthew Sales
OTHER	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).