

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The applicant seeks approval for a Concept Development Application (DA) submitted under clause 4.22 of the Environmental Planning and Assessment Act 1979 for the redevelopment of part of the existing shopping centre and at-grade car parking area to accommodate the expansion of the existing Ropes Crossing Village Centre and new apartment buildings.
- 1.2 The application also includes a Stage 1 detailed DA for the construction and occupation of the 525 m² commercial tenancy above an existing commercial space.
- 1.3 The applicant has confirmed that the Concept DA is limited to concept envelopes for the redevelopment of the site only.

2 Stage 1 detailed DA

- 2.1 The application also comprises a Stage 1 detailed DA for the construction and occupation of the 525 m² commercial tenancy above the existing commercial space. No additional car parking is proposed at this stage, as the applicant argues that the existing parking demand is only at 50% usage and there are sufficient vacant spaces to service the needs of this additional commercial tenancy.
- 2.2 The application, as lodged, does not specify the use of this new commercial premises. However, subsequent information provided by the applicant indicates that it may be occupied as a medical centre. A separate DA will be required to be submitted seeking approval for the use of this tenancy.

3 Concept proposal

- 3.1 The proposal includes 128 residential apartments within the concept envelopes for 3 apartment buildings above the new retail spaces and car parking. The 128 apartments will consist of 65 x 1 bedroom and 63 x 2 bedroom apartments. The 'north' apartment building comprises 5 storeys of residential and a rooftop communal open space (COS) area. Due to the at-grade shops/parking level and rooftop COS, this building will appear to have a scale of 7 storeys. The 'east' and 'west' apartment buildings comprise 5 residential storeys to be located over the at-grade parking area. Due to the at-grade parking level, these buildings will appear to have a scale of 6 storeys.
- 3.2 Key features of the Concept DA relate to the retention and expansion of the existing shopping centre comprising the:
 - conversion of about 712 m² retail space to supermarket floor space (to allow for the provision of a 'full line' Coles supermarket)
 - relocation of the 712 m² of retail floor space to 4 new retail spaces to the west of the existing building (being the existing grocer, barber, fitness centre and real estate agency)
 - addition of a new 41 m² kiosk for a yet to be nominated retail space.
- 3.3 The concept proposal will also provide 459 car parking spaces for the use of staff, customers, residents and visitors at-grade and in 2 basement levels. The 2 existing vehicular access points are being maintained via the roundabouts at Ropes Crossing

Boulevard and Drummond Avenue. The existing loading bay via Pulley Drive will also be maintained.

4 Future Stage 2 detailed DAs

- 4.1 The applicant states that separate DAs will be submitted seeking approval for the remainder of the works the subject of the concept application, including:
- demolition, excavation and staged construction works
 - floor layouts, mix and number of units and allocation of car parking spaces
 - detailed design of building exteriors, including façade and roof treatment (excluding the detailed proposal for the Stage 1 works identified above).

5 Social Impact Assessment

- 5.1 The concept application is accompanied by a Social Impact Assessment, prepared by Urbis and dated January 2020, that provides the following recommendations to manage and improve the potential impacts arising from the proposal:
- consider a flexible residential floor plan that could enable 1 to 3 bedroom units in the future to contribute to a more diverse housing supply
 - consider the use of non-reflective and unobtrusive colours on the building exteriors as part the design process. This can be used to help reduce the visual impact on immediate neighbours
 - prioritise the selection of native species in public viewing points, to better integrate the proposal with the existing natural landscape
 - continue to communicate with Ropes Crossing Public School regarding the expected construction and occupancy dates of the residential apartments, to enable forward planning for enrolments
 - consider the development of a local employment strategy to target employment opportunities to the local community
 - communicate with local residents throughout the detailed design and selection of retail tenants to keep them informed of new offerings to the centre
 - prepare a Plan of Management (POM) for the site as part of any future DAs, to maintain customer safety and manage site maintenance. The POM should outline relevant maintenance processes to ensure the grounds are looked after and rubbish is removed regularly.

6 Design

- 6.1 The applicant's proposal is intended to revitalise the Ropes Crossing Village Centre to improve the retail offering for the community, to strengthen the connection between people and the places they share, and to create a village lifestyle within the heart of Ropes Crossing. This includes providing a full line supermarket, covered car parking spaces and upgraded amenities, including bathroom facilities, parent's room and additional community spaces.
- 6.2 The applicant undertook community consultation from March to May 2019 to inform its design with a view to meeting the needs of the community. The comments received were mostly positive in regard to the possibility of more retail options. Comments were generally neutral regarding the underground parking. Some concerns were raised regarding the residential component including potential visual impact, increase in building density and the influx of residents to the area.

- 6.3 The applicant's consideration of the design and massing of the concept envelopes are demonstrated on the Rationale diagram plans at attachment 5.
- 6.4 The proposed development is centrally located within the site and it provides a transition to the recently constructed 4 storey mixed use buildings to the east, south and west, and the 2 storey dwellings beyond.
- 6.5 The applicant states that the proposed apartments and surrounding apartments receive adequate access to sunlight, building separation, natural ventilation and amenity.
- 6.6 Concern is raised that the siting, massing and scale is excessive when considered in light of the limited separation to surrounding buildings and proposed buildings, reliance on podium and rooftop COS, limited deep soil and tree planting and dominance of services (parking) at-grade.
- 6.7 Although the proposal does not focus the built form along the street edge, in particular at the location of the existing Coles and retail shops at the eastern end of Central Place as envisaged by the DCS, the proposal is considered to create a lively pedestrian orientated urban environment which promotes casual social interaction.

7 Scale of the Concept residential flat buildings (RFBs)

- 7.1 The Development Control Strategy for this precinct states that the maximum number of storeys on this site is 4. The proposal is for a 6 storey buildings (comprising car parking at the ground level with 5 levels of residential apartments above). Due to the rooftop COS of the 'north' building and its associated structures, this building will appear to be a scale of 7 storeys when viewed from some locations in the public domain and adjoining residential properties.
- 7.2 The applicant argues that the increased number of storeys should be supported because it is centrally located within the site and it provides a suitable transition to the recently constructed 4 storey mixed use buildings to the east, south and west, and the 2 storey dwellings beyond.
- 7.3 The following figure demonstrates the transition between the existing buildings and the proposal.



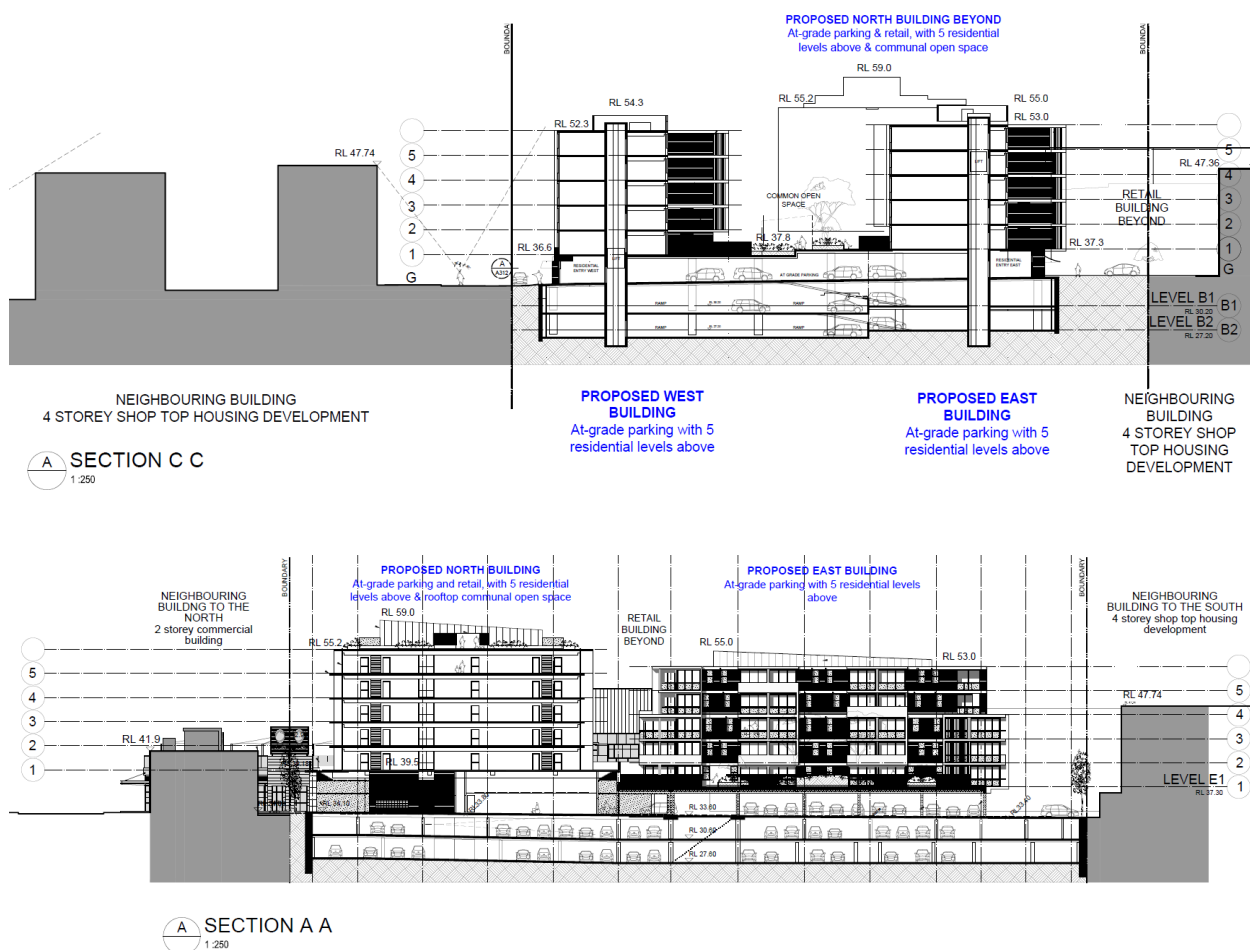


Figure 1: Section plans A-A and C-C taken through the site showing the existing surrounding development relative to the proposed concept plan development comprising at-grade and basement parking and apartments above.

- 7.4 Photomontages of the proposed development are provided at attachment 7 and demonstrate the transition of the proposal relative to the existing surrounding buildings. These photomontages show that the concept building envelopes generate a cohesive and functional development outcome for the Ropes Crossing Village Centre.

8 Relationship of the proposed northern RFB to the existing child care centre

- 8.1 The site accommodates an existing 50 place child care centre on the upper level of the existing building, being Cherry Bridge Station Early Learning and Child Care Centre, as shown in the figure below (outlined in red). The location of the building envelopes for the 3 apartment buildings proposed in this concept application are also shown (outlined in orange).

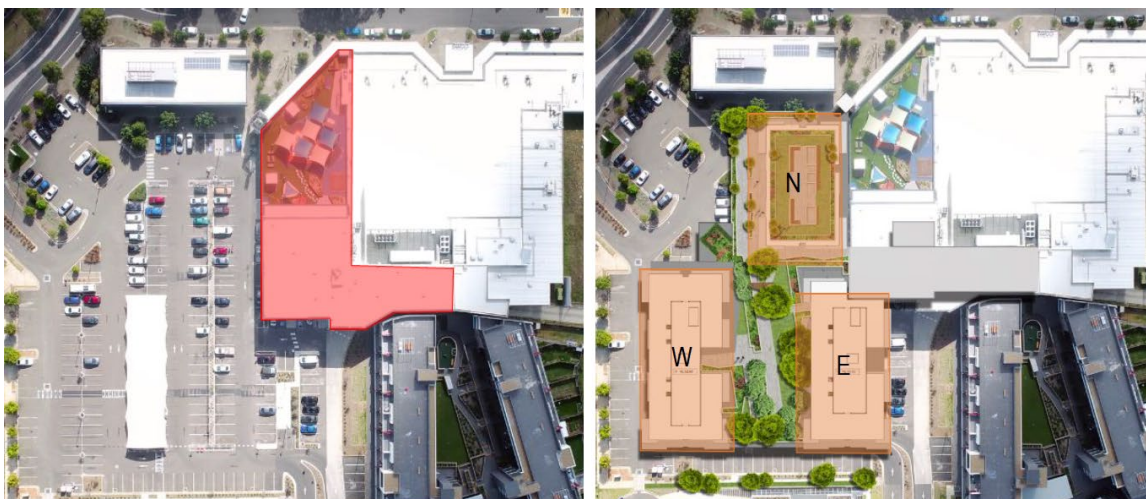


Figure 2: Extract from the letter prepared by Nordan Jago Architects conducting an independent review of the proposal (refer to attachment 8) demonstrating the location of the existing child care centre (left and shaded in red) and the building envelopes for the 3 apartment buildings proposed in this Concept DA (at right and outlined in orange).

- 8.2 Most notably, the proposed northern tower is in close proximity to the child care centre's indoor rooms and its outdoor play area. This tower consists of residential apartments on Levels 1 to 5, with a rooftop communal open space area above.
- 8.3 We raised concern with regard to building separation between the existing child care centre and the proposed podium and tower forms, potential overlooking from the proposed apartments to the child care centre and the impact on the existing staff balcony on the western side of the child care centre which is shown on the plan as being blocked due to the addition of the northern tower.
- 8.4 In response to these concerns, a letter of support was submitted by Nordan Jago Architects on behalf of the applicant. Nordan Jago Architects has designed child care centres and has been involved in the certification process with the NSW Department of Education for 10 years, and provides its independent professional opinion on the proposal and our concerns. Their letter is at attachment 8.
- 8.5 Nordan Jago Architects advise that, at Level 1, the child care centre provides its own privacy measures in the form of an existing 1.6 m perimeter wall around its outdoor area and a series of shade sails, as shown in the figure below.



Figure 3: Photo taken from the eastern side of the child care centre's outdoor play area demonstrating the 1.6 m perimeter wall and shade sails. The indoor part of the child care centre is shown on the left. The building envelopes of this concept plan are proposed to be located behind the perimeter wall.

- 8.6 With regard to the proposed building envelopes for the mixed use development, Nordan Jago Architects advised that the relationship to the child care centre is suitable due to:
- Level 1 consisting of only 1 apartment facing the child care centre. The eastern wall of this apartment is capable of being a solid wall, with a partly enclosed balcony and privacy screening louvres to direct lines of sight away from the child care centre.
 - Installing solid balustrading to the balconies of apartments on Levels 2 to 5 to deter overlooking (being a total of 12 apartments).
- 8.7 Nordan Jago Architects also recommends that the existing sleeping room is to be extended in this application to ensure that sufficient natural light is provided to the sleeping room, as shown in Figure 4 below.

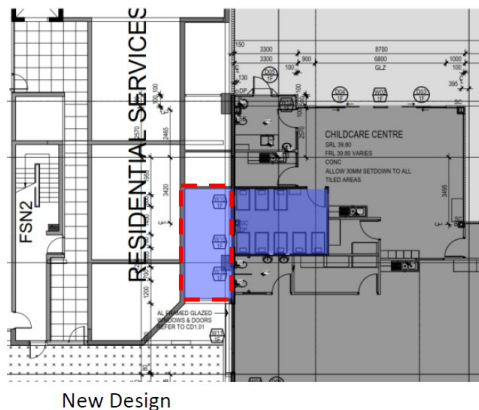


Figure 4: Extract from the letter prepared by Nordan Jago Architects showing the proposed extension of the sleeping room into the proposed northern building (the extension is outlined in red) to ensure that the sleeping room maintains sufficient natural light.

- 8.8 Based on the above, Nordan Jago Architects concludes that it 'sees no foreseeable issues with the new residential DA in relation to its effect on the existing child care operations.' As this is part of the concept application, this can be addressed in a future Stage 2 DA as a condition on this consent.
- 8.9 The proposal is for the holistic redevelopment of the site to create a mixed use podium and tower form of development with compatible land uses. As an overall mixed use development, only Level 1 proposed apartments at the same level as the child care centre. A blank wall effect is provided between these 2 uses, which ensures that they are capable of being accommodated in a compatible manner, as shown in Figure 5 below.

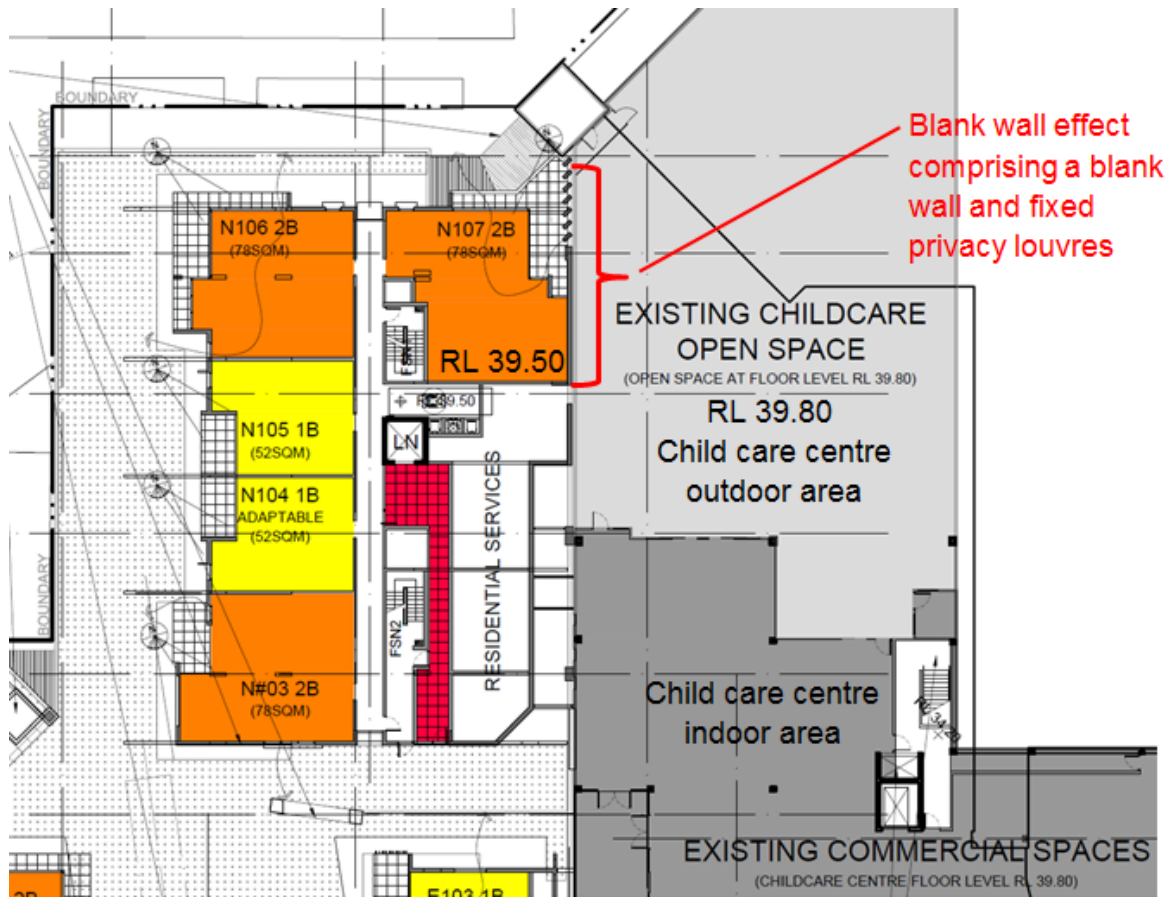


Figure 5: Extract from the applicant's Level 1 Plan demonstrating the blank wall effect between the proposed apartment and the existing child care centre (both the indoor and outdoor areas).

- 8.10 The remaining levels of the proposed northern building (Levels 2 to 5) are above the level of the child care centre. Given this is a holistic redevelopment of the site, there is no requirement for building separation under the Apartment Design Guide to be applied between the child care centre and the proposed apartments on these upper levels. The applicant has demonstrated that suitable visual and acoustic privacy is afforded to the proposed apartments and the existing child care centre. We recommend that appropriate conditions are imposed on any consent issued, requiring appropriate noise attenuation measures to be implemented to ensure that both uses are appropriately protected from noise impacts to and from each other. A condition is also recommended which ensures that appropriate visual privacy measures are installed to the proposed apartments in the form of solid balustrading, fixed visual privacy louvres and translucent windows.

9 Relationship of the proposed eastern tower to the proposed addition of commercial floor space above the existing building

- 9.1 The proposal is for the addition of 525 m² commercial floor space above part of the existing building on the site, as highlighted in blue in Figure 6 below, that will create a 3 storey retail/commercial element in this location.

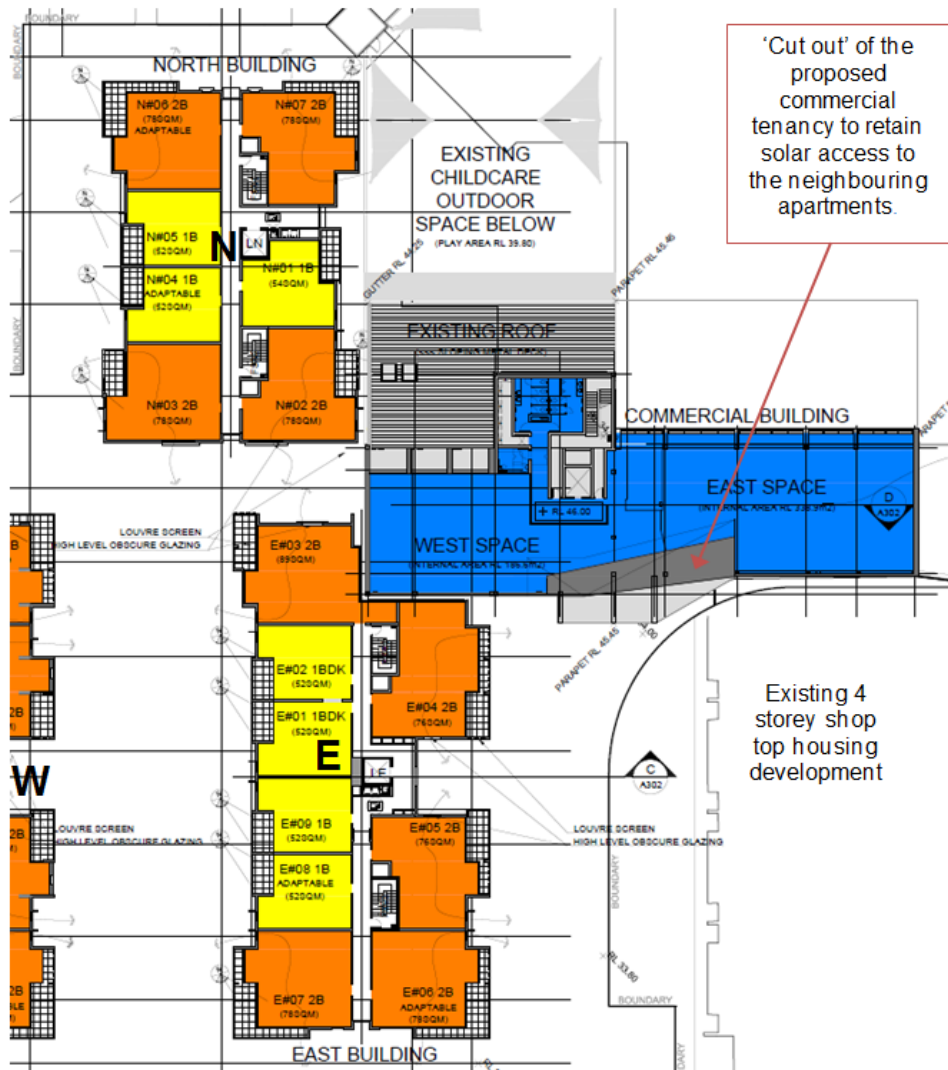


Figure 6: Extract from the applicant's Level 2 and 3 Plan demonstrating the location of the proposed commercial tenancy to be constructed above the existing building (shown in blue) and the location of the proposed residential apartments on Levels 2 and 3.

- 9.2 The proposal is for the holistic redevelopment of the site to create a mixed use podium and tower form of development with compatible land uses. As an overall mixed use development, only Levels 1, 2 and 3 of the northern and eastern towers comprise proposed apartments at the same level as the existing child care centre and the proposed new commercial tenancy (shown in blue in Figure 6 above). A blank wall effect is provided between the residential and commercial uses, which ensures that these uses are capable of being accommodated in a compatible manner.
- 9.3 This application also comprises the Stage 1 detailed DA for the construction of the new commercial premises. The detailed floor plan is shown in Figure 7 below and demonstrates that a blank wall effect is provided to the existing 4 storey shop top housing development to the south-east of the site, and the proposed northern and eastern towers the subject of this DA.

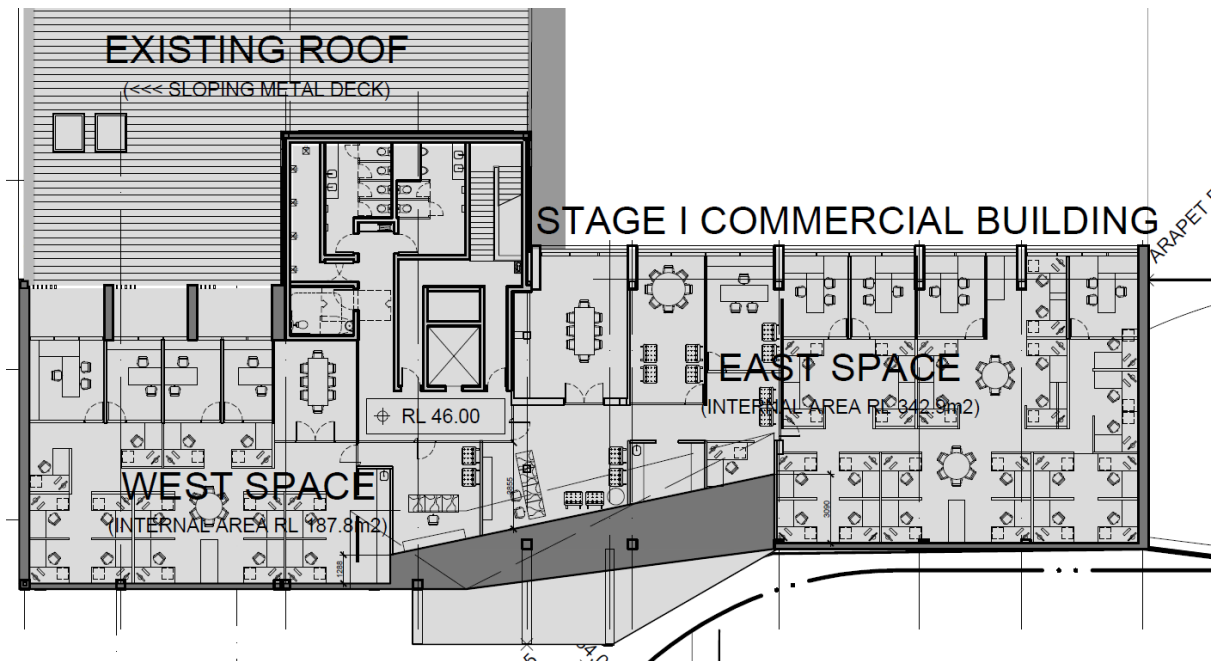


Figure 7: Extract from the applicant's Stage 1 Level 2 plan demonstrating the detailed design of the proposed addition of a commercial tenancy above the existing building. The walls which are directed towards existing adjacent and proposed residential apartments are designed to protect the visual and acoustic privacy of the surrounding apartments by providing blank walls and privacy walls/screens (at the north-western section of the commercial tenancy).

10 Siting of the building envelopes

- 10.1 The proposed addition of the commercial tenancy above the child care centre and the addition of residential apartments in the centre of the block are suitably placed to provide adequate building separation and access to sunlight to the surrounding residential apartments.

- 11.4 The operation of the existing supermarket, specialty tenancies and child care centre are expected to continue as previously approved.

12 Traffic and parking matters

- 12.1 The Stage 2 proposal provides 459 car parking spaces for staff, residents and visitors at-grade and in 2 basement levels. The 2 existing vehicular access points are being maintained via the roundabouts at Ropes Crossing Boulevard and Drummond Avenue. The existing loading bay via Pulley Drive is being maintained.
- 12.2 The DA was accompanied by a Traffic Report prepared by TSA dated 3 April 2019. The report includes a review of the proposed development, existing conditions at the site and locality, the road network and projections of future traffic conditions. The report also includes a review of public transport, access and parking. The report concludes that:
- the existing carpark is under-utilised
 - the surrounding road network operates with a good level of service during peak periods, as does the broader road network beyond the precinct
 - there is sufficient capacity to accommodate the additional parking requirements of the Stage 1 commercial additions
 - Stages 1 and 2 combined have been projected to be capable of providing for safe and efficient vehicular movements during peak times, with the adjoining and wider road network capable of accommodating the additional traffic likely to result, without significant alterations to existing operational performance.
- 12.3 The proposed Stage 2 access arrangements, internal circulation and manoeuvring arrangements are capable of providing for safe and efficient vehicular movements during peak times and are projected to generate in the order of 129 additional peak hour vehicle trips to and from the subject site.
- 12.4 The adjoining and wider road network is capable of accommodating the additional traffic projected to be generated by the proposed Stage 1 and 2 development without significant alterations to its existing operational performance.

13 Waste management and loading

- 13.1 The proposal seeks to continue to use the existing loading bay accessed via Pulley Drive for waste collection for the supermarket, retail and commercial tenancies, and the residential apartments. The applicant has demonstrated that the strata/building managers of the site will be responsible for managing the relocation of waste, and recycling bins and bulky waste, from the temporary waste storage areas throughout the development to the loading bay for collection.
- 13.2 The loading bay will continue to service the supermarket's needs for deliveries, waste compaction and collection. The loading bay will simultaneously service the needs of the retail and commercial tenancies for waste collection, as well as residential waste, recycling and bulky waste collection.
- 13.3 To achieve this, the loading bay is proposed to be extended to provide 2 internal travel lanes to allow for delivery and waste collection vehicles to manoeuvre around each other should more than 1 vehicle be using the loading bay at the same time.
- 13.4 The delivery vehicles which service the retail and commercial tenancies will not require access to the loading bay, as is the current arrangement. These small and less frequent deliveries will continue to use street parking or the internal parking area.
- 13.5 To mitigate potential amenity impacts on the existing and future residential apartments in the immediate vicinity, noise attenuation measures are proposed to be installed to the loading bay, including:

- installing impervious acoustic rated entry and exit doors with automatic close timers (except vehicle in/out) to ensure all loading/unloading occurs while doors are closed
- installing roller doors at the vehicular entry and exit points, to provide an enclosed loading bay
- ensuring that the roller doors are greased properly, to avoid structure borne noise
- ensuring that the gap at the bottom of roller door is at least 10 mm, to avoid closing noise
- installing acoustic absorbent materials to the internal walls and ceilings, to reduce the reverberant sound
- enclosing the motor of the roller door in 18 mm plywood.

14 Trees and landscaping

- 14.1 The site currently comprises a substantial amount of hardstand car parking area with minimal landscaping. The proposal seeks to revitalise the Ropes Crossing Village Centre by utilising the central hardstand area to provide a mixed use development that also maintains easily accessible access to the site and parking.
- 14.2 As demonstrated in the photomontage in Figure 8 below, the Concept Plan proposes to provide landscaped elements throughout the site at ground level, podium level and rooftop (of the northern building). The landscaping is accompanied by a concept building design which intends to provide decorative architectural elements and modern materials and colours, which will create a lively and welcoming village centre experience.
- 14.3 The proposed landscaping intends to contribute to a 'greening effect' for the site, and also ensures that appropriate and safe sight lines are maintained for pedestrians and vehicles using the site.
- 14.4 The landscaping site plan is shown at Figure 9.



Figure 8: Photomontage of the proposed development taken from the roundabout to the north-west of the site (the main vehicular access to the site and surrounding residential developments) looking south-east. The existing supermarket and commercial building is shown on the left and the existing 4 storey residential development is shown on the right.

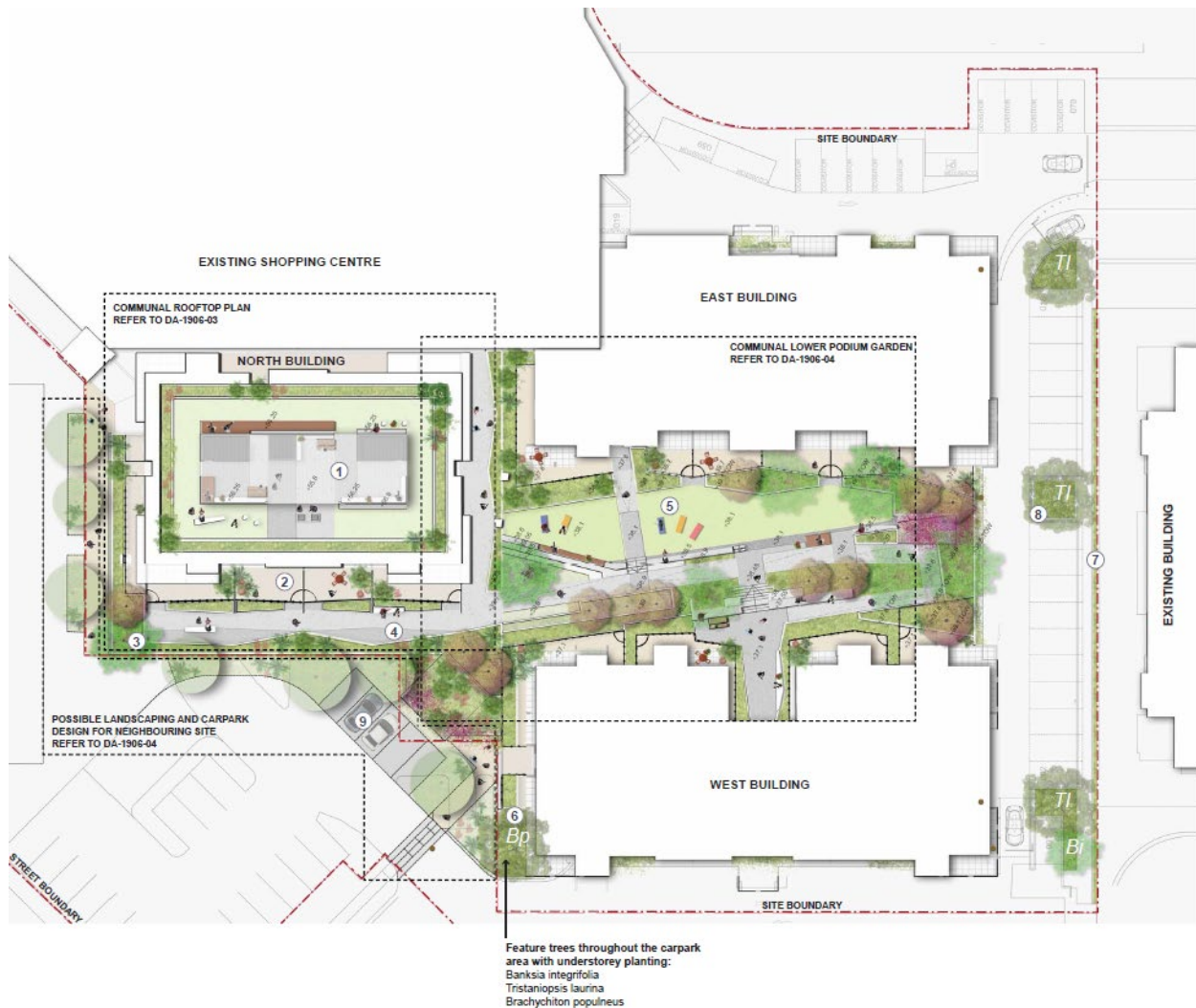


Figure 9: Extract from the Landscape Master Plan prepared by Sturt Noble Associates, demonstrating the at-grade, podium level and rooftop landscaping.

15 Acoustic matters

15.1 The application is accompanied by an Acoustic Assessment, prepared by Acoustic Logic, which considers:

- traffic noise impacts from the surrounding roadways
- noise impacts on the proposed development from nearby existing mechanical plant
- noise impacts on the proposed development from a nearby child care centre
- noise emissions from operation of the building (in principle).

15.2 The assessment recommends acoustic seals to the windows and doors, ensuring that the internal skin of external walls are free from vents and any penetrations are acoustically sealed. The assessment also recommends that the Stage 2 DAs includes a review of the building façade treatments and acoustic control measures for the plant servicing the proposed development.

16 Acoustic impact generated by the proposed Stage 1 works

16.1 With regard to the Stage 1 DA for the addition of a commercial tenancy over the existing child care centre, it is recommended that a condition of consent is imposed requiring the applicant to submit an acoustic assessment and Construction Management Plan prior to the issue of any Construction Certificate, that considers the construction noise impact of

the Stage 1 works. The recommendations are to be implemented, with particular consideration of construction works being suspended during sensitive periods for the child care centre, such as nap times.

- 16.2 A condition is also recommended to be imposed requiring the applicant to submit acoustic verification that the construction materials and plant and equipment installed are appropriately selected and supported by noise and vibration attenuation methods, to ensure that the operation of the commercial tenancy does not adversely impact on the acoustic amenity of the surrounding existing residential apartments to the south and the child care centre.

17 Acoustic impact generated by the future Stage 2 DAs

- 17.1 With regard to the future detailed DAs for the ground level extension to the retail shops, residential apartments and communal open space areas above, and the at-grade and basement car parking levels, the concept application does not address the impact of the proposal on the operation of the existing child care centre and the surrounding residential apartments. It is recommended that a condition of consent is imposed requiring that any future detailed DAs be accompanied by a detailed acoustic assessment which demonstrates that the acoustic amenity of the child care centre and apartments is appropriately protected during construction and operation. Particular consideration is to be given to the suspension of construction works during sensitive periods for the child care centre (such as nap times), the appropriate selection of construction materials, and noise attenuation measures for communal open space areas and plant and equipment.