

Summary of residents' concerns and Council response

1 Location of submitters



Key: ● = Location of submitter.

Notes: The location of 1 submitter is outside the scope of this map.
2 submissions were received in support of the application by email.

2 Consideration of issues raised objecting to the proposal

Issue	Planning comment/response
The shops need to be improved, but as it is the shops already under the units are 90% unoccupied and fail to see the value the further empty shops would add.	The applicant states that a key feature of the retail expansion is to improve public amenity, expand the supermarket by 711 m ² and offer a large medical centre on top of the existing child care centre of 525 m ² . There is not a significant number of new specialty shops, mostly the relocation of the existing specialty shops. The intended use of the extra 525 m ² for a possible medical centre will be subject of a separate DA and so will be considered as only retail leasable floor space for this DA.
The expansion of the shopping area does not make financial sense given the existing empty commercial areas, the available space and the demand.	The applicant states that the retail offerings will not come to market until 2021. The Village Shopping Centre expects user demand by this time.
Ropes Crossing cannot compete with Mount Druitt,	The applicant states that the retail offerings will not come to market until next year. The Village Shopping Centre expects user demand by

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<p>Penrith or St. Marys. I don't have to tell you that major stores are closing, even in larger suburbs, I am sure you are aware of the current financial situation. The Ropes Crossing Coles more than meets the needs of locals and would not benefit from competition.</p>	<p>this time.</p> <p>The proposal maintains, but ultimately enlarges, the existing Coles supermarket by 711 m², and small retail tenancies, which are suited to the needs of this local community and Village Centre.</p>
<p>Unoccupied apartments and shops:</p> <p>The area already has a number of units which are empty as it is, adding an additional 128 units is not necessary.</p> <p>Existing apartments and shops remain unsold and unoccupied. There is low to non-existent demand for apartments and shops in this area. By building 3 more buildings the market would be flooded, affecting the value of existing apartments.</p> <p>The residential and commercial area I live in is largely unoccupied, with many apartments unsold. This situation has not changed over the year I have lived there. In fact, I would say it has worsened. There have been squatters in the empty apartments. Unless the new apartments are sold for a considerably discounted rate, the area is at risk of becoming a slum.</p> <p>Let's not turn our well-planned complex into an overbuilt and vacant development.</p>	<p>With regard to providing more apartments, the applicant's Social Impact Assessment identifies that population growth is creating greater demand for an integrated and diverse housing supply. The proposal seeks to meet this need by increasing the diversity of housing in a Village Centre location which is appropriate for density. While Ropes Crossing will experience some population growth over the next 10 years, the population of the Blacktown Local Government Area (LGA) will increase considerably. The Central City District Plan 2018 expects the Blacktown LGA will have the largest population growth in the district. As the population grows, there is greater demand to provide a diverse housing supply to support liveability and housing choice.</p> <p>Currently, Ropes Crossing has limited housing diversity with over 90% of all dwellings being separate houses. However, the suburb is identified as a local centre in the Central City District Plan and has the opportunity to locate housing close to services and transport connections.</p> <p>The proposed addition of 128 apartments will be subject to market forces when they become available. Property valuation is not a planning matter in the assessment of this DA.</p> <p>With regard to the existing empty shops/commercial premises, the applicant states that a key feature of the retail expansion is to improve public amenity, expand the supermarket and offer a large medical centre on top of the existing child care centre. There is not a significant number of new specialty shops, mostly the relocation of the existing specialty shops.</p> <p>The applicant demonstrates that the design of the proposed mixed-use development focuses on creating a lively pedestrian orientated urban environment that promotes casual social interaction. This is anticipated to have positive flow-on effects to encourage the occupation of all apartments and shops in the immediate vicinity.</p>
<p>Crime:</p> <p>If the units are built and they remain empty, they are very likely to become low rent units which in turn can bring an undesirable element to our community which is already plagued by crime as it is.</p> <p>Crime will increase in the area, given the affordability of the units in question, no doubt they will be bought by investors who will then rent out somewhat cheaply which will bring with potential undesirable residents to our community from some of the surrounding areas. There</p>	<p>The applicant's Social Impact Statement explains that the most prominent crimes in the suburb are:</p> <ul style="list-style-type: none"> • steal from motor vehicle • motor vehicle theft • break and enter non-dwelling. <p>All of these crimes have higher rates than the LGA and NSW average. The site is also located in a hotspot for these crimes. The DA was referred to the NSW Police who did not object, subject to conditions included in the recommendation in the Assessment report.</p> <p>The applicant states that 'the proposal is not expected to increase opportunities for crime and is expected to have a neutral to low impact on crime and safety in the area. The proposal and the basement car parking have incorporated Crime Prevention Through Environmental Design (CPTED) principles to enable a safer, more activated site environment.</p>

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<p>have been several widely publicised studies on the effects on the community and its surrounds.</p>	<p>The Social Impact Statement states that the mixed-use nature of the proposal encourages prolonged activation of the site and increases opportunities for casual surveillance. The basement car parking has incorporated natural and mechanical surveillance methods to help reduce opportunities for theft. This includes the proposed installation of CCTV cameras, lighting and central locating access stairs/elevators in areas of high pedestrian activity.</p> <p>The Social Impact Statement recommends that the applicant prepare a Plan of Management (POM) for the site as part of any future detailed 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.</p> <p>The applicant has demonstrated that the design of the proposed mixed-use development is capable of fostering an environment with appropriate casual surveillance and safety and security methods to deter unsafe behaviour and crime. The detailed Stage 2 DA for the extension of the shopping centre, carpark and apartments above will be referred to the NSW Police for their detailed assessment and recommendations.</p>
<p>Impact on the public school: The school is not equipped to take on the burden of the extra children as it is, its bursting at the seams with multiple demountable and staggered lunches required for the children.</p>	<p>The applicant's Social Impact Statement explains that Ropes Crossing Public School is the only school in the suburb and currently has 832 Kindergarten to Year 6 students. The school opened in 2008 and serves the suburbs of Ropes Crossing and Jordan Springs (which is a growing suburb approximately 5 km directly to the west of the site, or a driving distance of 10 km, in the Penrith Local Government Area).</p> <p>Ropes Crossing Public School has experienced rapid enrolment growth in recent years. Data from the NSW Department of Education indicates enrolments have increased 171% from 2014 to 2019. This growth has placed considerable pressure on the school's infrastructure. In October 2019, the school had approximately 29 demountable buildings to help accommodate student growth. This represented the fifth highest number of demountables for all NSW Government schools.</p> <p>The construction of a new primary school in Jordan Springs is expected to help alleviate enrolment pressure on Ropes Crossing. The new school will have eventual capacity for 1,000 students and is currently under construction, due for completion in late 2020.'</p> <p>The construction of Jordan Springs Public School was approved by State Significant Development (SSD) 9354 at 14-28 Cullen Avenue, Jordan Springs. The main building works are underway.</p> <p>The applicant and its engagement consultant, Urbis, undertook stakeholder briefing meetings with the Ropes Crossing School Parents and Carers (P&C) Committee and advised that they received mixed feedback, as follows:</p> <p>"The P&C committee were positive about an improved retail offer at the shopping centre. However, the committee held reservations over additional apartments in the area. These concerns were based primarily on the knowledge that Ropes Crossing School is already over capacity and that additional apartments would see more children in the area requiring schooling."</p> <p>The applicant submitted a subsequent Social Impact Assessment which states that "the incoming residential population is unlikely to create excessive demand on the surrounding social infrastructure and education facilities and will have a low impact on the community. The current performance and function of these facilities, as well as the construction of a new primary school in Jordan Springs, suggests the needs of the incoming and existing residential population can be</p>

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	<p>accommodated adequately."</p> <p>The Social Impact Assessment includes a recommendation that the applicant 'continues to communicate with Ropes Crossing Public School regarding the expected construction and occupancy dates of the residential apartments, to enable forward planning for enrolments.'</p> <p>Given the above, the applicant has demonstrated that the current and increasing demand for primary school education is currently being catered for by the installation of additional demountable buildings at Ropes Crossing Public School and the addition of Jordan Springs Public School.</p>
<p>Noise impacts on the child care centre:</p> <p>Developing more units above the child care centre will be noisy and bad for the development of the children in the centre.</p> <p>Noise of construction which will impact the day care Cherry Bridge Ropes Crossing - my child attends this facility and I am extremely concerned about the noise levels from construction of the complex on the children.</p>	<p>The applicant's Engagement Outcomes Report states that "the construction of new buildings and activities that generate noise have been considered in the design and will be installed in accordance with NSW Environment Protection Authority (EPA) requirements as modelled and verified by a specific project acoustic report."</p> <p>It also states that "best practice measures will be taken to suppress dust and noise during construction. Strategies, such as noise barriers and daily timing of construction and operations will be carefully considered to reduce noise impacts on our neighbours."</p> <p>It is recommended that a condition of consent is imposed requiring the submission of an acoustic assessment that considers the impact of the construction and occupation of the proposal on the existing child care centre, to ensure that the operation of the child care centre is not unduly impacted from noise and vibration generated by the proposed development.</p>
<p>When buying/building in Ropes Crossing, my wife and myself did not intend on having a 6 story unit complex visible from my backyard. This in itself is a privacy issue. The units that originally were not supposed to be part of the suburb snuck through due to social media not being prevalent as it is today. The community is outraged that the developer is trying a blatant cash grab without a care for the community at all.</p>	<p>As shown at attachment 7, the siting of the proposed development in the middle of the Village Centre ensures that the visual privacy of surrounding dwelling houses is protected, as views are shielded by the existing shop top housing developments.</p> <p>It is recommended that a condition is imposed requiring the Stage 2 detailed DA to be accompanied by a detailed analysis of potential visual privacy impacts on surrounding apartments and dwelling houses. Appropriate visual privacy measures should be implemented in the design of the development to ensure that sight lines directly into the habitable rooms and outdoor living spaces of surrounding apartments and dwelling houses are protected.</p>
<p>The developer is planning to build 3 x 6 storey high towers of units: each are 2 storeys higher than previously allowed by Blacktown City Council. The density of the development is unprecedented in our suburb and will spoil the aesthetics of the Central Precinct of Ropes Crossing. It is also contrary to the original Masterplan concept submitted for the suburb by Delfin Lend Lease.</p> <p>When building our dream house in Ropes Crossing, we did so on the proviso that it would be in a suburban setting. That is, not a setting where high rise units</p>	<p>As detailed at attachment 4, the Development Control Strategy for this precinct states that the maximum number of storeys on this site is 4. The proposal is for 6 storey buildings (comprising car parking at the ground level with 5 levels of residential apartments above). Due to the rooftop communal open space of the 'north' building and its associated structures, this building will appear to have a scale of 7 storeys.</p> <p>The applicant argues that the increased number of storeys should be supported because it is centrally located within the site and 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.</p> <p>It should also be noted that the DCS is equivalent to a Development Control Plan, not a Local Environmental Plan, and so it has lesser force as it is not a development standard that has to be formally varied using a Clause 4.6 variation.</p> <p>The photomontages of the proposal (provided at attachment 7) show that the concept building envelopes generate a cohesive and functional</p>

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dominate the skyline of the community. Clearly 3 x 6 storey unit complexes is not something which my household or many fellow residents envisioned.	development outcome for the Ropes Crossing Village Centre.
I know that in the contract of Lend Lease building there states there must be percentage of affordable housing. However, it did not state that these would be in the form of 3 x 6 storey unit complexes which will be a complete eyesore to the area.	<p>The applicant states in the SEE that "affordable housing will be provided at 5% in compliance with current legislation. The apartment mix will provide an affordable housing alternative to the current housing market in the Ropes Crossing area."</p> <p>We are not sure what legislation the applicant is referring to but the relevant controls in SEPP 70, SEPP 65, SREP or the ADG do not require any of these apartments to be provided as "affordable housing." The proposed apartments will offer new units that are anticipated to be more financially accessible when compared to some of the more substantially sized residential properties in the locality, being 1 bedroom and 2 bedroom units which are not available in Ropes Crossing.</p>
It will add to traffic congestion as residents exit the carpark onto Ropes Crossing Boulevard.	The applicant's Traffic Impact Assessment states that the proposal is anticipated to generate approximately 129 additional peak hour vehicle trips to and from the Ropes Crossing Village Centre. The report concludes that the adjoining and wider road network can accommodate the additional traffic, in particular as vehicles will continue to exit the site from 2 points via the roundabouts at Ropes Crossing Boulevard and Drummond Avenue. Our Traffic Engineer considered this and concluded that the Traffic Report's findings are sound.
In their community consultation, the applicant said there would be 10 additional retail stores - this plan indicates just 1 of 40 m ² .	<p>A full line Coles supermarket will be provided in this application.</p> <p>The specialty tenancies are proposed to be relocated with existing and new dine-in/take-away food offerings that compliment the Coles offering.</p>
As a key member of Ropes Crossing Neighbourhood Watch group I oppose this development and the concept as the increased number of units will likely lead to more criminal activity.	<p>The Concept DA has demonstrated that it has considered the Crime Prevention Through Environmental Design (CPTED) principles, in particular to provide casual surveillance from private apartments to public spaces, distinction between private and public spaces and limited opportunities for concealment.</p> <p>The future detailed DAs for the extension to the shopping centre and apartments will address safety and security issues in detail and will include a referral to the NSW Police for its review and recommendations.</p> <p>The Police and our Social Planners consider the current concept proposal to be satisfactory.</p>
The development is in such close proximity to existing units. Who would be responsible for any repairs and or building damage during construction? Council, if it is given approval?	<p>When the detailed DAs for the RFBs are lodged a condition requiring a dilapidation report will be included to address this concern.</p> <p>Village Shopping Centres will be responsible for construction and for any repairs if this is necessary.</p>
Whilst upon completion the apartments will prove to look nice and new, it will merely be a matter of time before they begin to become an unkempt blight on the area. I am referencing numerous apartment complexes around the Mount Druitt area which look anything but	<p>A Body Corporate will be appointed to be responsible for the upkeep upon completion and occupation of the future apartments as is the case with all RFBs.</p> <p>Conditions of consent will also be imposed requiring the site, buildings and landscaping to be appropriately maintained at all times, and any graffiti is to be promptly removed.</p>

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appealing or for that manner safe and are a hot bed for criminal activity.	
Such close proximity also means that surrounding existing buildings will be impacted upon and lack sunshine.	<p>The development has been designed to maximise solar access as required by the Development Control Strategy, which requires that dwellings are designed to avoid overshadowing of adjacent properties and to protect sunlight access to any habitable room or private outdoor living space of adjacent buildings to less than 4 hours between 9 am and 3 pm at the winter solstice.</p> <p>This is achieved by providing concept building envelopes that are orientated in a north-south direction.</p> <p>Upper level setbacks are provided to the building envelopes for the east and west buildings, to provide variation in the built form and to allow for solar access.</p> <p>It is also noted that the proposed addition of a commercial tenancy above the child care centre comprises a 'cut out' along part of its southern edge in order to ensure that sunlight continues to penetrate to the apartments on the adjoining site to the south. Refer to further analysis at attachment 4. As shown on the Shadow Analysis plan at attachment 5, the addition of this commercial tenancy does not generate additional overshadowing of the adjoining residential apartments to the south-east.</p>
Who has the final say in this? Is it Blacktown Council or private certifiers?	<p>Council is responsible for the assessment of the DA while the final determination of the application will be made by the Sydney Central City Planning Panel.</p> <p>There will still need to be further DAs for the 3 residential flat buildings and ground floor shopping centre changes. Once the DAs are approved, then the applicant has the option to obtain a Construction Certificate and Occupation Certificate through a private building certifier who still must comply with the approved plans and conditions of consent.</p>
<p>Ropes Crossing does not have the infrastructure to support the proposal:</p> <ul style="list-style-type: none"> • No train services. Sufficient public transport is not in place to deal with the extra demand, which will eventually wind up in customer dissatisfaction and will result in more people driving further to access other shops and congesting Blacktown's already busy roads. • Bus routes are long and timetables don't meet trains • No library • No high school – particularly of a standard that would encourage 	<p>This proposal seeks to improve the current retail offerings at the Village Centre for the local community, including upgrading Coles to provide a full line supermarket. This approach will improve the local retail experience for local residents.</p> <p>There is an existing bus service to Ropes Crossing and the applicant may need to seek Busways to expand its service once the entire development is complete.</p> <p>The application is accompanied by a Planning Agreement which includes monetary contributions for off-site public library purposes, which is consistent with those paid by Lend Lease for the Ropes Crossing area since 2002.</p> <p>It is recognised that the immediate area does not contain a high school, and that students are required to travel to the surrounding areas. However, the provision of a high school to attract property purchasers to this area is not a planning matter for consideration in this</p>

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<p>buyers</p> <ul style="list-style-type: none"> One medical centre – already impossible to book in to NBN – proposed for January to March 2020. Can the system sustain 3 new multi-occupant buildings? I have my doubts, especially since I have been waiting over a year to get my PC working with the internet. Foxtel – demand already exceeds service. 	<p>instance.</p> <p>The proposed new tenancy above the child care centre has the potential to be occupied as a new medical centre (subject to a separate DA for the approval of this land use).</p> <p>NBN states that this area is currently connected to the NBN Broadband access network.</p> <p>Foxtel is a commercially provided service which can be accessed by new customers.</p>
Will the park opposite Coles be removed? A nice shady park and worth keeping.	The existing park to the north of Central Place is to be retained for the use of the public.
<p>Parking is already bad in the area, with numerous complaints from local residents that they cannot get a car space in the shopping centre or the surrounding streets. Additionally, nearly every new unit will have at least 1 if not more cars per unit. When the occupier of the unit has additional car parking requirements, they will park in community spaces, further congesting the already struggling parking scenario.</p>	<p>The concept proposal seeks to improve parking at Ropes Crossing Village and will increase the number of public parking spaces from 194 to 265 spaces (this is exclusive of staff and residential parking which will be located on a separate level).</p> <p>Undercover parking facilities also provide shade for 95% of the spaces.</p> <p>The Stage 2 detailed DA for the extension of the Village Centre, car parking and residential apartments will be required to be accompanied by a Parking Plan of Management to ensure the appropriate use of the car parking spaces, to ensure that access to and availability of car parking to service the needs of the supermarket, retail tenancies, commercial tenancies and child care centre is made available for ease of use.</p>

3 Consideration of issue raised in support of the proposal

Issue	Planning comment/response
More affordable homes for people in the west.	The applicant states that the proposal promotes a diverse and balanced housing mix that provides greater opportunities to cater for a range of changing needs. This form of development can provide housing for seniors and more affordable housing for young people.