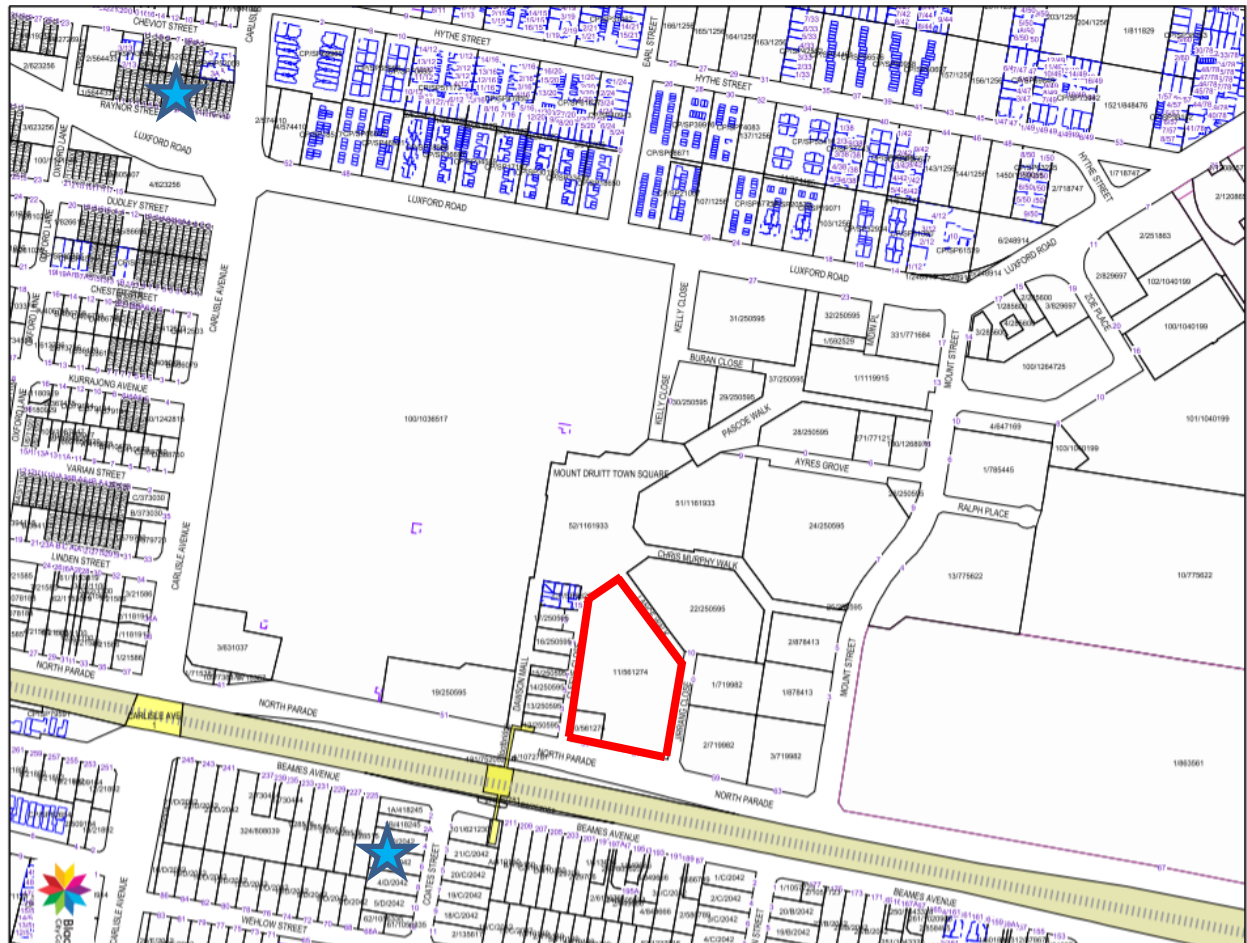


Summary of residents' concerns and Council response

1 Location of submitters



Location of Submitters

We have received 3 submissions. The submitter 3 resides at Beatrice Street, which is outside the scope of this map, approximately 1.6km to the north east of the site.

2 Consideration of issues raised

Issue	Planning comment/response
The proposed site is adjoining across the railway line a R2 zoning. It is out of character.	The site is located to the north of railway line within the mount Druitt CBD and is zoned B4 mixed used. The proposed mixed-use development is permissible in the B4 zone with development consent and is consistent with the desire future character of the mount Druitt CBD.
Blacktown LEP allows 34m as a maximum height limit whereas 20 stories is far exceeding this height.	The maximum building height under Blacktown LEP is 64m for the site. The proposal generally complies with the height control with the exception of lift overruns that sit above the height plane by 2.53m, or 3.95%. The departure is considered minor in nature and do not create unreasonable environmental impacts on the surrounding area. The proposed variation is supported in this instance.

<p>The proposed development will have a major impact on the surrounding area eg shadowing, privacy</p> <p>The impacts of this development on local traffic (including the stop time on the other side of the Carlisle Avenue Railway Bridge), train and platform congestion should be considered</p>	<p>This proposal is a concept approval for the building envelopes plans of 5 tower and does not approve any detailed design for the construction of the buildings on this site. The applicant still needs to lodge subsequent DAs for the detailed design of each building and address the likely impacts of the development on the surrounding area and local network once more precise details of the nature and scope of development proposed of the entire site will be known. Notwithstanding, the submitted shadow diagram indicates that the proposed development will not have unreasonable overshadowing impact to properties to the south of the rail line and these properties will still receive adequate solar access during the day at mid-winter (21 June). Appropriated conditions have also been imposed on the consent that requires the future DAs to demonstrate compliance with the relevant controls and to ensure that the impacts of the development on the surroundings areas will be addressed in the future DA.</p>
<p>In the event of approval, I expect Blacktown Council to take the lead in lobbying the State Government for much better public transport now that we have taken on so many people. A new train station would be a minimum, especially given the choke already experienced in the station concourse area during the peak PM period.</p>	<p>The subject site is located in the Mount Druitt CBD, and immediately north of Mount Druitt Train Station and is well serviced by public transport.</p>
<p>The area is already overcrowded and adding 950 apartments will only add to the area feeling like a slum. We should be restricting populations increases in our area so that our resources and services are available to all that already live here.</p>	<p>In October 2015 Council embarked upon a program to facilitate the revitalisation of Mount Druitt CBD as strong mixed-use centre, activated by substantial residential populations. Subsequent architectural and economic studies informed a suite of draft controls that both aligned with prevailing market conditions and supported opportunities for residential growth and an associated increase in pedestrian movements. The resulting Planning Proposal rezoned land B3 Commercial Core to B4 Mixed Use and increased the height controls from 40 m to 64 m. The Planning Proposal was ultimately approved by the NSW Government in May 2020. The current application is generally consistent with the new land use zone and height controls.</p> <p>The total yield, number and mix of the apartments are not approved as part of this determination and will be subject to the future DAs. Notwithstanding, the applicant of the future DA will enter into a Voluntary Planning Agreement with Council to make contributions and provide the infrastructure for the area as a result of the additional population sought in this development and required by recommendations of Social Impact Assessment report.</p>