

A Supermarket for Springwood?

A town planning review

Presented by
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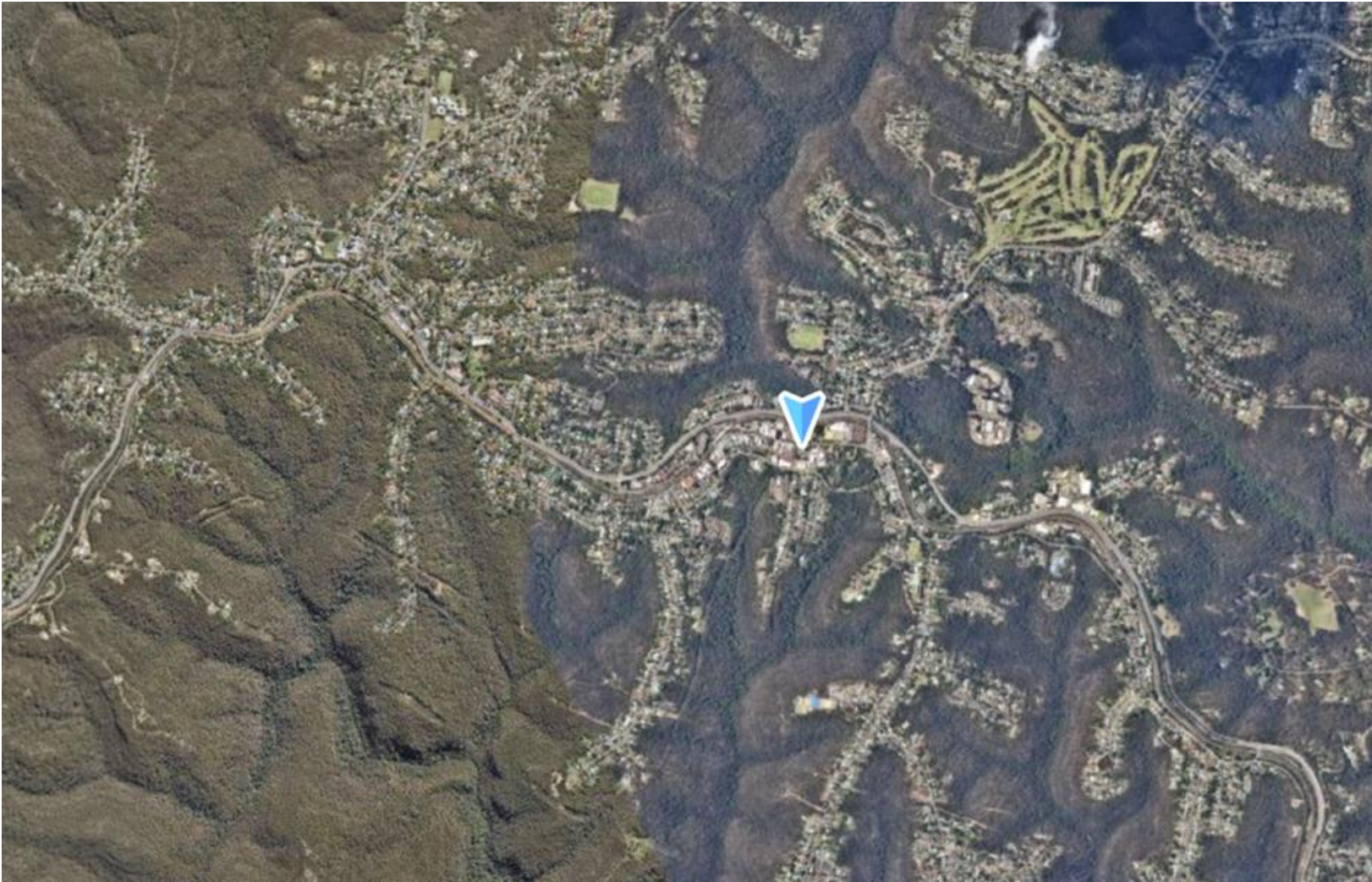
My Background

- ▶ Town planner (retail planning specialist)
- ▶ Transport Planner
- ▶ Bushfire Planner
- ▶ Geographer
- ▶ Economist

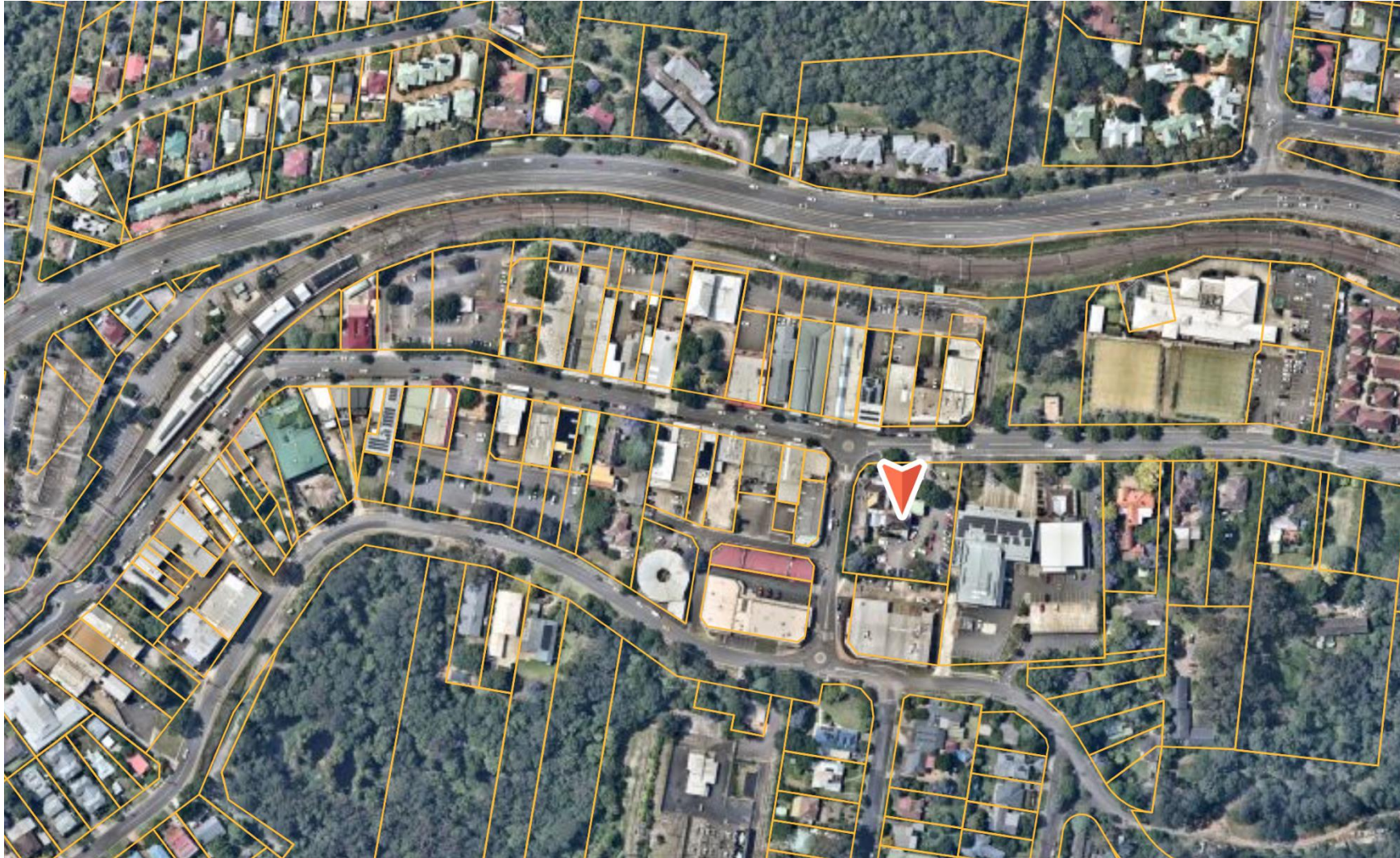
Focus

- ▶ Statutory Planning issues
- ▶ Merit issues
- ▶ Bushfire and emergency issues
- ▶ Defer to Economic and Traffic evidence

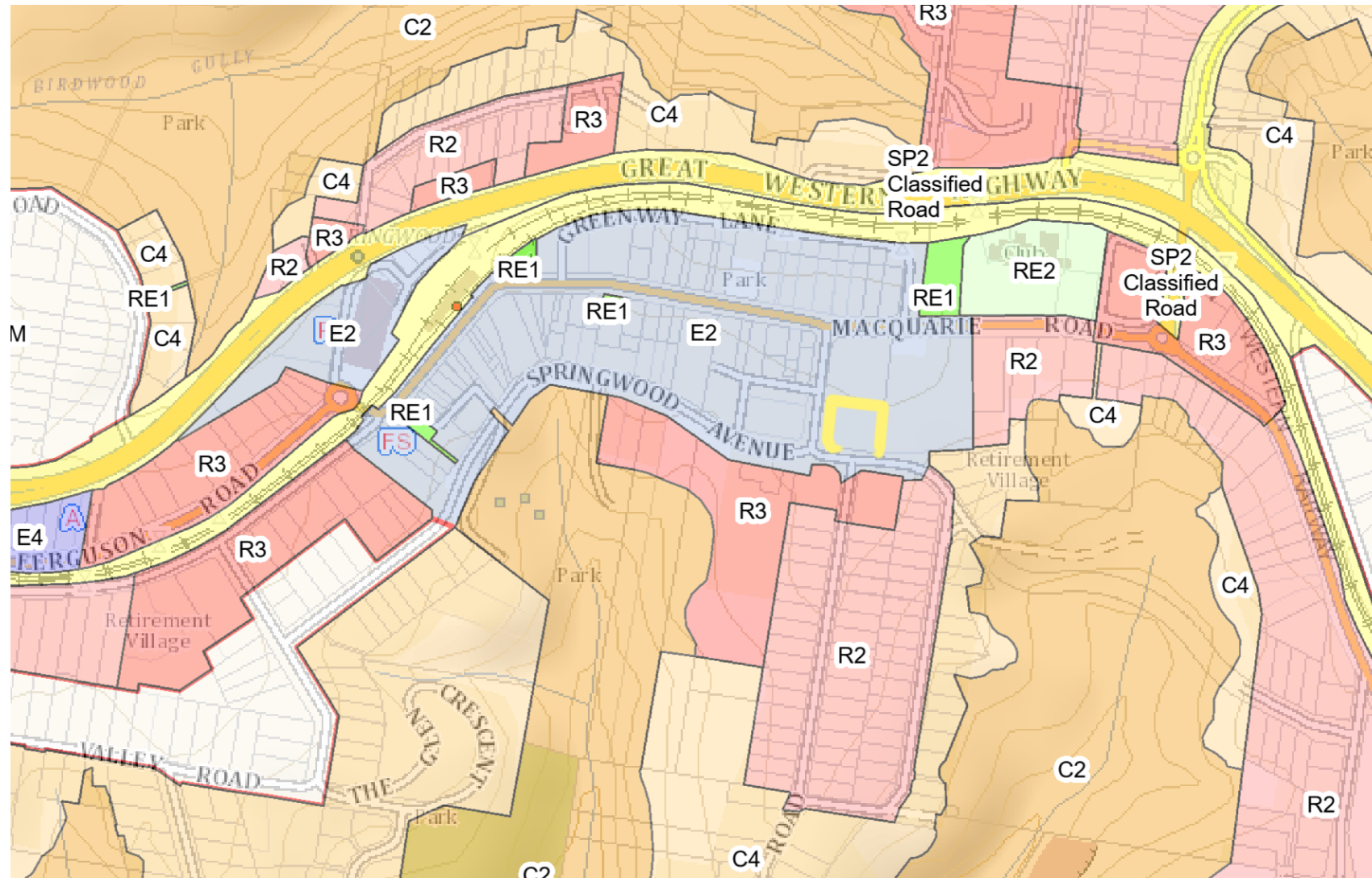
Broad Context



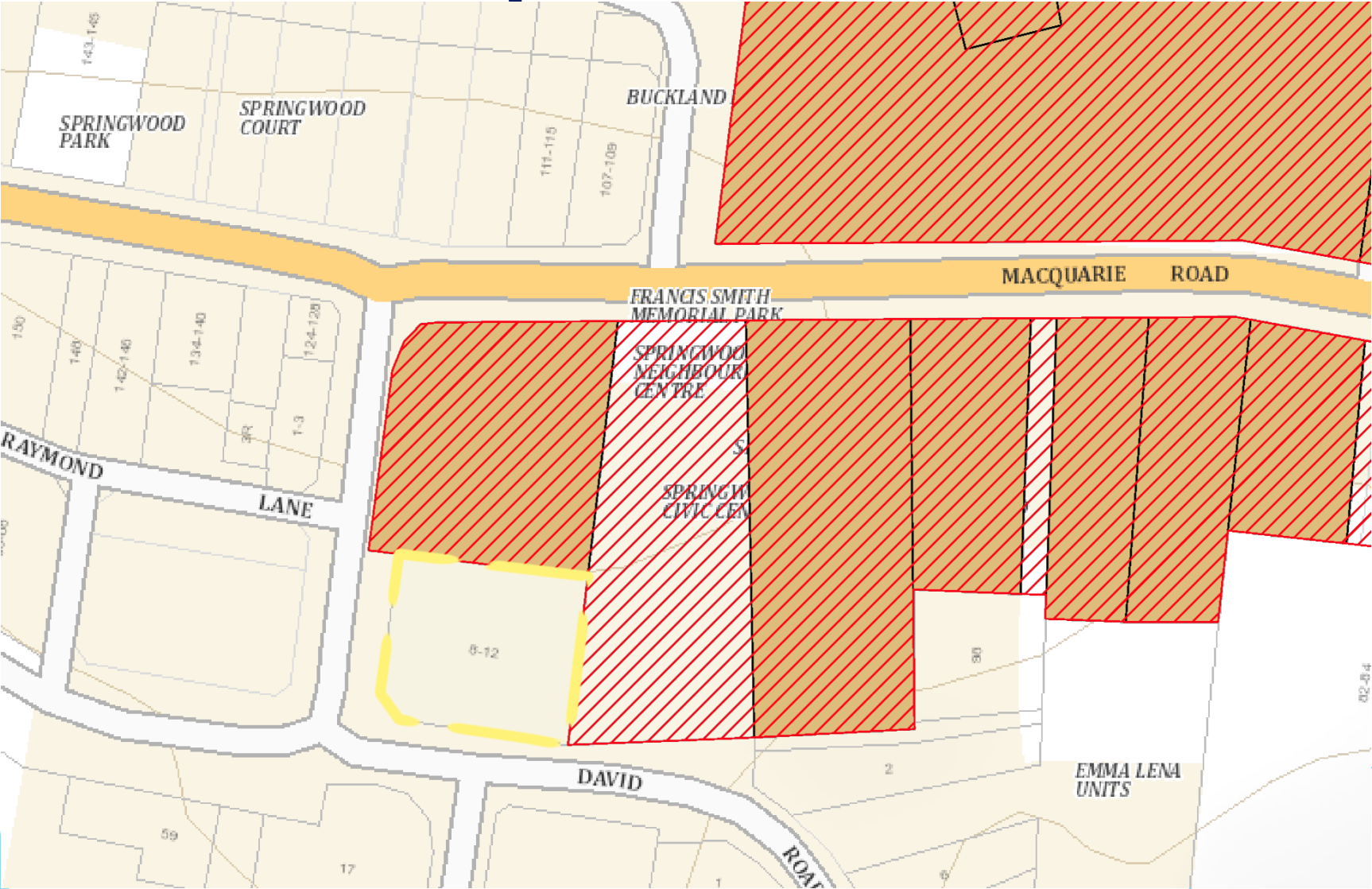
Local Context



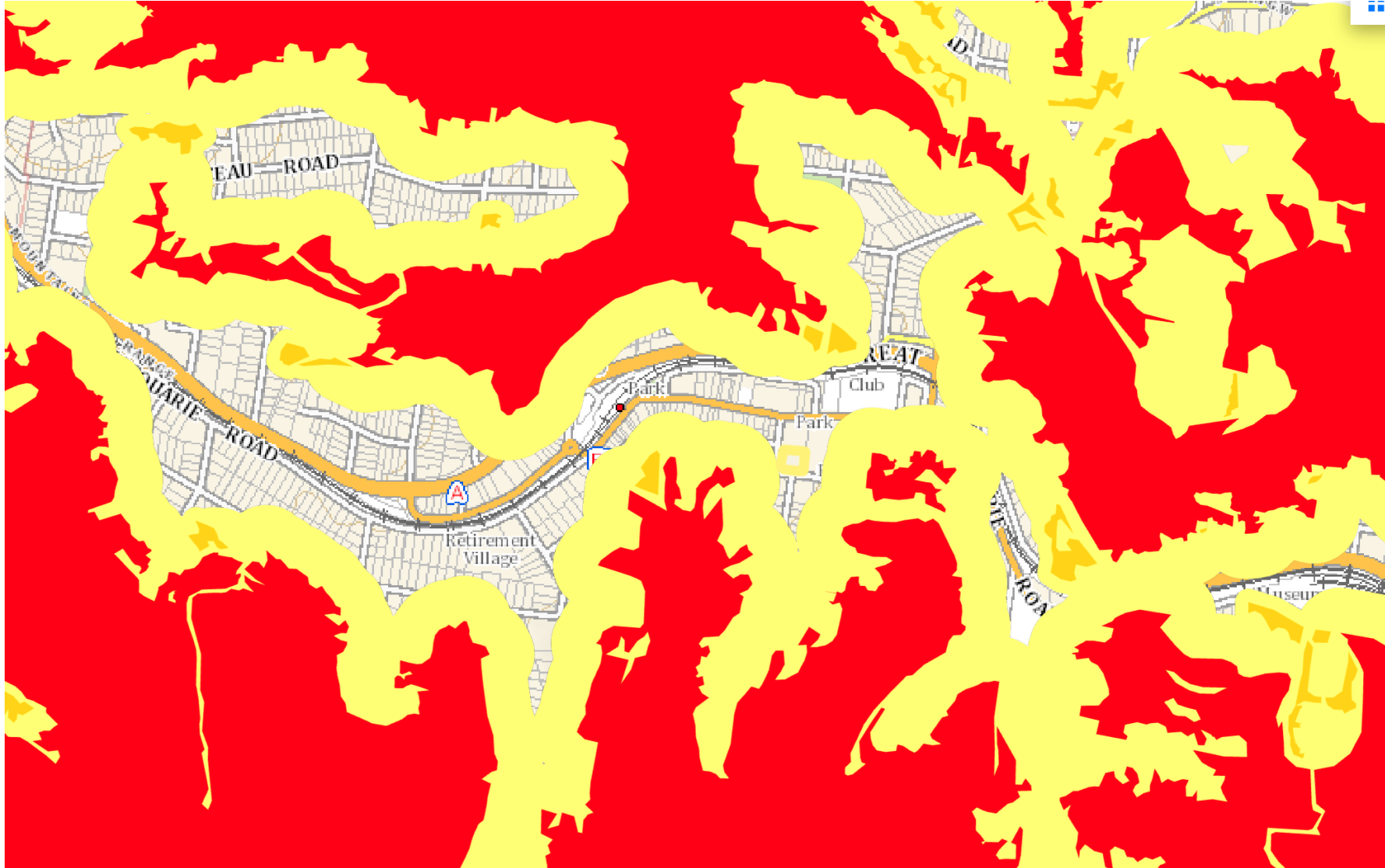
Zoning



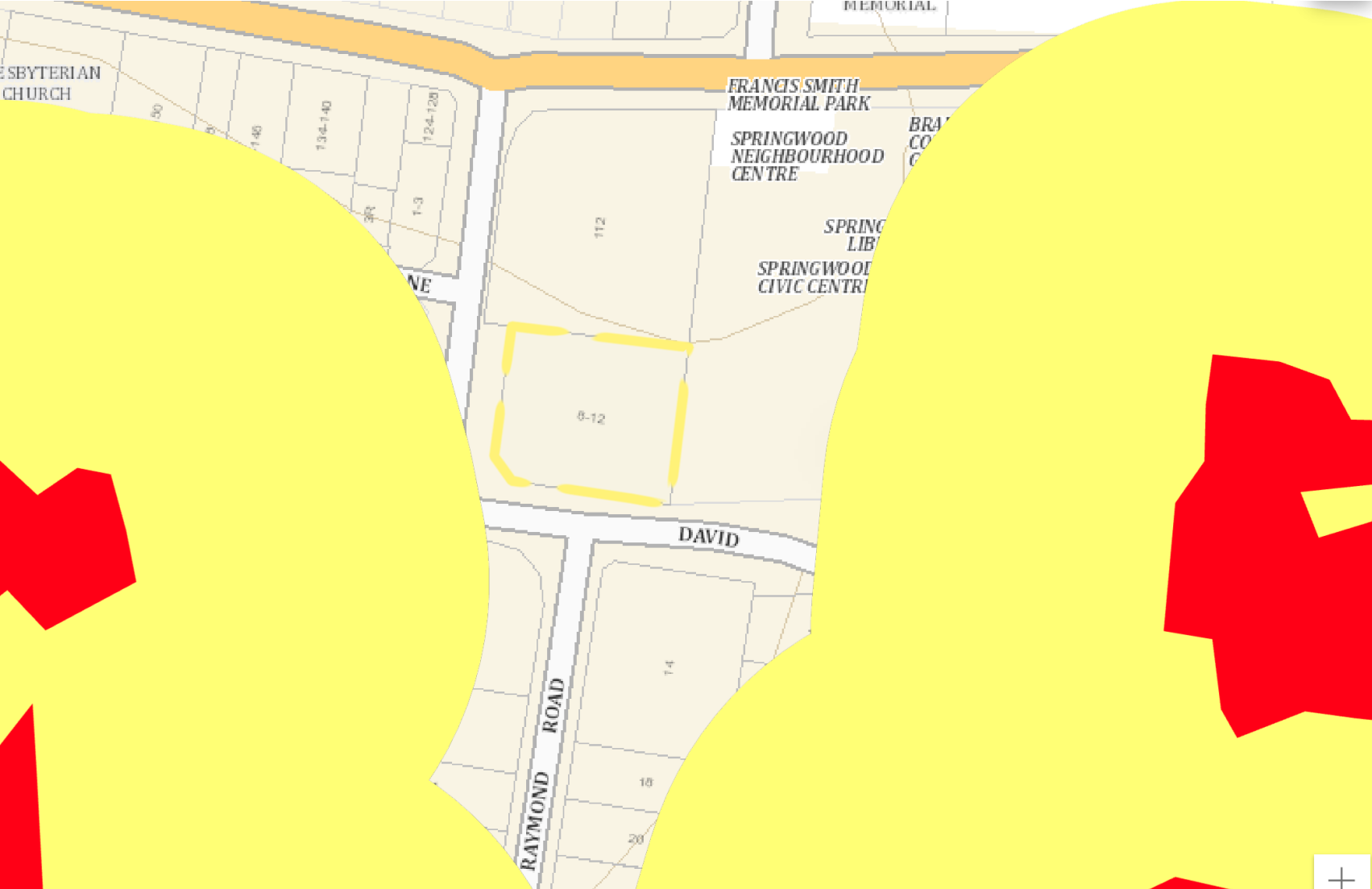
Heritage



Bushfire



Bushfire



The Site

- ▶ 3490m² supermarket (up from IGA at 1,200m²)
- ▶ Specialty retail 83m²
- ▶ 160 parking spaces (including 5 direct to boot)
- ▶ Integrated development - Groundwater
- ▶ Capital value \$33,471 inc GST
- ▶ Statutory authority - Sydney Western Planning Panel

Site Detail



Street Views



Street Views



Street Views



Development summary

- ▶ 3490m² supermarket (up from IGA at 1,200m²)
- ▶ Specialty retail 83m²
- ▶ 160 parking spaces (including 5 direct to boot)
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Previous DA - Concerns

- ▶ Scale and location of *infrastructure* - **Some changes**
- ▶ *Heritage* impacts and ongoing viability - **Some changes**
- ▶ *Road* widening, roof-top parking, signage - **No**
- ▶ *Acoustic* impacts - **OK**
- ▶ *Traffic* impacts - heavy vehicles and road design - **Partial**
- ▶ *Connectivity* - within/to/from the site - **Minor improve't**
- ▶ Groundwater/Stormwater/*Geotechnical* stability - **OK**
- ▶ *Scaled-back* proposal - **No**

The Proposal



Zone Objectives

- ▶ To strengthen the role of the commercial centre - **Mixed.**
- ▶ To encourage investment in commercial development, employment opportunities and economic growth - **Mixed.**
- ▶ To encourage development - high level of accessibility and amenity, particularly for pedestrians - **Poor**
- ▶ To enable residential development if consistent with the Council's strategic planning - **N/A**
- ▶ Provides diverse and active street frontages - **No**
- ▶ To promote unique character - **Not evident**

Key Issues



Example of service vehicle



Heritage

- ▶ Council wants more sympathetic heritage response - 60's additions - **NOT achieved**
- ▶ Improved heritage outcomes - **Minor positive changes**
- ▶ Visual curtilage - “crowds in” the existing hotel - **replaces open context north of IGA with built form**
- ▶ Scale - **still inappropriate** - size not changed, **breaches height limit**

Springwood Masterplan - 1

- ▶ Less car dependence better pedestrian connectivity - **No**
- ▶ Town centre that is vibrant with “buzz” - **No**
- ▶ Reinforce multi-function centre - **No**
- ▶ Quality public domain - **No**
- ▶ Community/village atmosphere - **No**
- ▶ “Green” centre - Avenue plantings, biodiversity - **No**
- ▶ Maximise views, openness - **Limited**
- ▶ Public art - **No**

Springwood Masterplan - 2

- ▶ Historically respectful - **No**
- ▶ Low-rise built form but investigate for higher - **Partly exceeds current limit**
- ▶ Greenery in/around buildings- **No**
- ▶ Very open frontages/active frontages - **No**
- ▶ Site reflects importance as primary point of arrival - **No**
- ▶ Site is opportunity site for fine-grained character - **No**
- ▶ CPTED Safe Zone - **No**

Springwood Masterplan - 3

- ▶ Pedestrian friendly zone (all 3 road frontages) - **No**
- ▶ Intersection issues (Raymond/Springwood/David) - **some changes - mixed**
- ▶ On proposed additional bus route - **Yes (minimally relevant for supermarket)**
- ▶ Widened footpath treatment/parking removal - **Not part of scope but doesn't respond to this.**
- ▶ Investigation site for renewal/Town centre expansion - **Yes**
- ▶ Step back upper floors - **No**

Bushfire and Emergency

- ▶ Blue Mountains - Fire Risk
- ▶ Southerly change event
- ▶ Extra 2,300m² of floorspace
- ▶ Extra 95 spaces = 190 extra movements in the peak
- ▶ Additional loading on Springwood/David
- ▶ People from broader trade area
- ▶ Risks in major fire event

Key Issues Summary

- ▶ Heritage and neighbourhood context, scale - **Fails**
- ▶ Site response/Design excellence - **Fails**
- ▶ Response to Springwood Masterplan - **Fails**
- ▶ Bushfire and emergency - **Fails**
- ▶ Access and parking - refer to traffic expert
- ▶ Economic - refer to economics expert

NOT looked at:

- ▶ Site overall context
- ▶ Springwood Masterplan
- ▶ Appearance from Springwood/David Rds
- ▶ Actual impact on views (comparative)
- ▶ Impact on curtilage of hotel
- ▶ Bushfire and hazard

Overall Conclusion

- ▶ Site is a vital site to “get right”
- ▶ Need for some additional supermarket floorspace, BUT
- ▶ Current proposal is unacceptable
 - Over-scale
 - Too much compromise to Orient Hotel
 - Internal/external design issues
 - Pressure on road system
 - Emergency issues