

2.0 The Site

The site is located at 55 – 63 Smith Street, Summer Hill and is within the Ashfield local government area (LGA). The subject site comprises 3 separate lots that are legally referred to as Lot 13 in DP 560, Lot 1 in DP796910 and Lot 1 DP905473.

Smith Street is considered a main street in Summer Hill and is undergoing significant change.

The site is approximately 200 metres to the east of the Summer Hill main street at Lackey Street and 350 metres south east of the Summer Hill Train Station. Other surrounding uses include low and medium density residential uses. Directly adjacent the site (west) is local heritage listed item – 621, Former House and directly adjacent (east) local item 500 – Semi-detached houses and C44 – Fleet Street Conservation Area, (Figure 1).

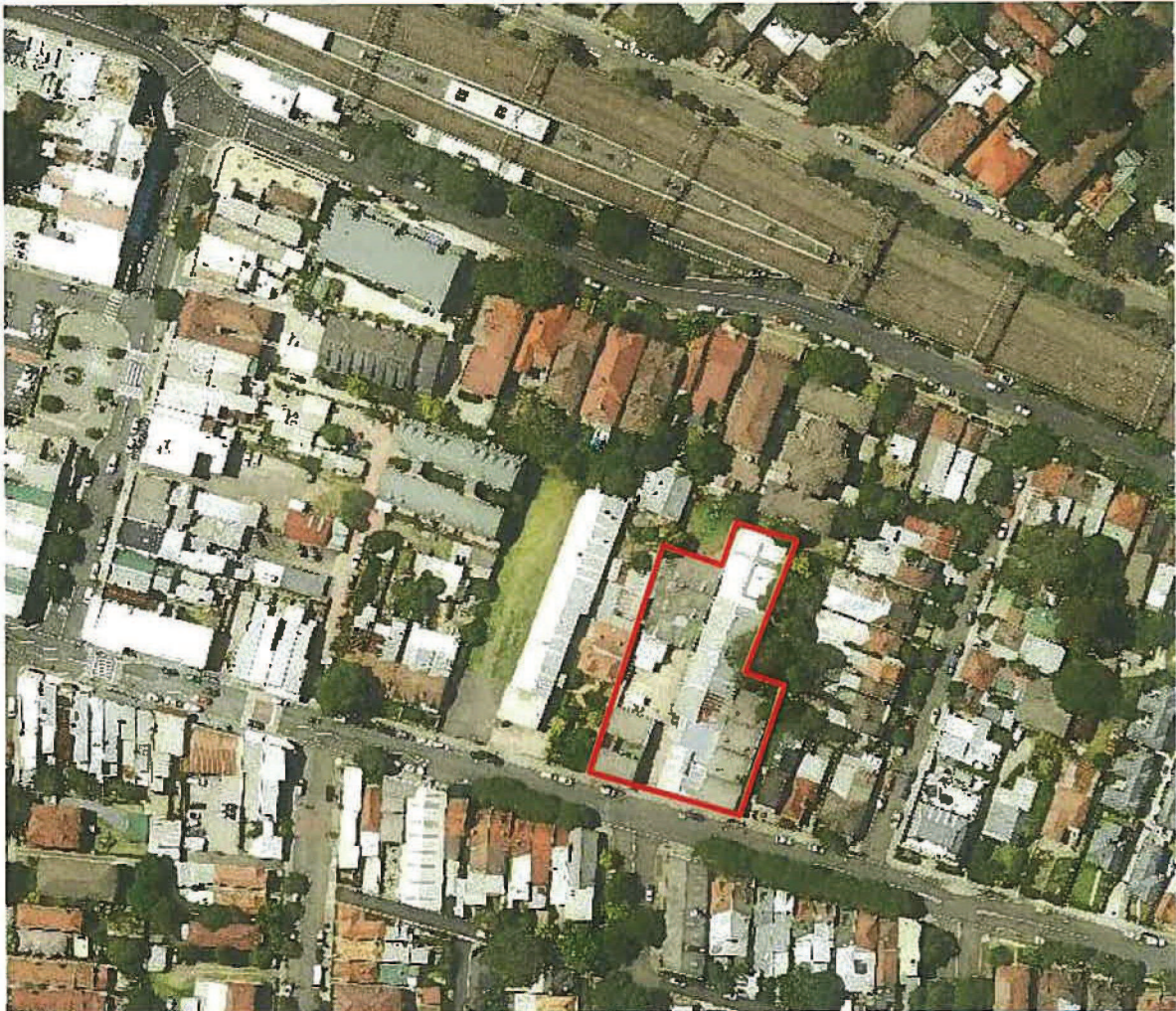


Figure 1 Site location (source: Six Maps)

The site is irregular in shape with a single frontage to Smith Street of approximately 41m and an area of approximately 2,600sqm.

2.2 Surrounding Development

The site is adjoined by low density residential dwellings to the east, south and north; local heritage listed item (Number 621), Former House with the built form of a low density residential dwelling to the west and medium density residential dwellings further west of the heritage item. It is noted that a number of buildings surrounding the subject site, are scattered with commercial and industrial uses, although they are zoned R2 - low density residential.

In the wider surrounding area, Summer Hill Station is located to the north of the site and Summer Hill Local Centre is located to the west. Ashfield Town Centre is located approximately 1.7km west of the site.

2.3 Access to the Site

Vehicular access to the site is via Smith Street via a main entrance central to the site.

Smith Street is a single lane dual carriageway local road with unregulated car parking on both side.

Smith Street is generally accessed from Liverpool Road, Hume Highway, located west of the site, which is a heavily trafficked State road, which links Parramatta Road. The Liverpool Road, Hume Highway/ Victoria Street (and Smith Street) intersection is regulated by traffic lights. It allows entry and exit to and from Liverpool Road, Hume Highway in all directions. Access is also gained east of the site via a round-a-bout connecting Longport Street, Carlton Crescent, Grosvenor Crescent and Smith Street.

2.4 Site Improvements

57 – 63 Smith Street

The site is currently set out in separate lease areas as shown in Figure 2 below.

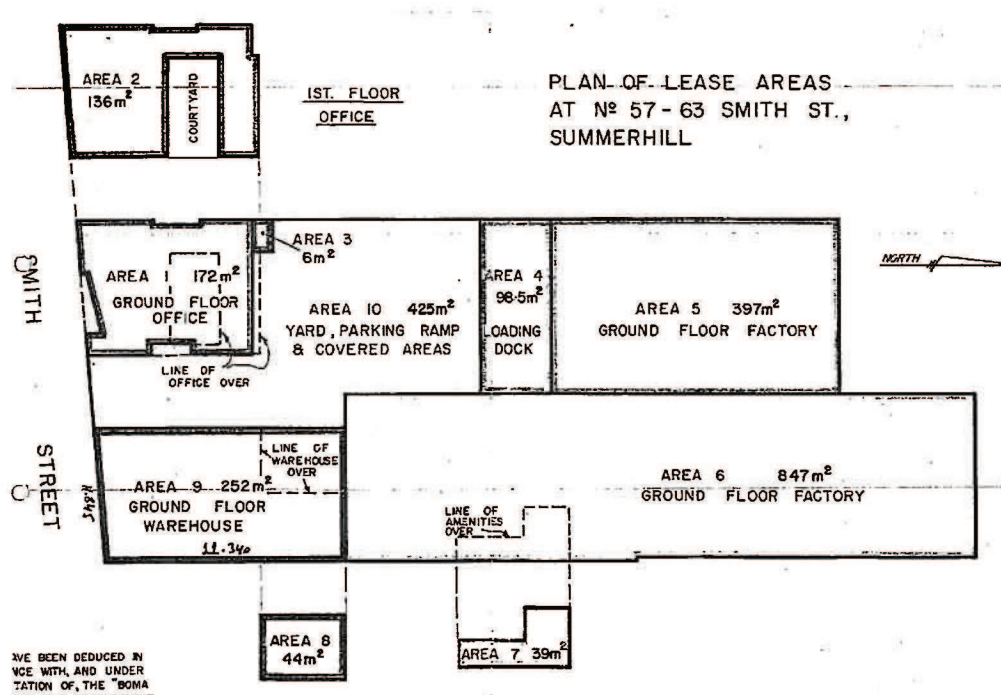


Figure 2 57-63 Smith Street Leasing Plan

The site at 57-63 Smith Street comprises the following uses in the corresponding areas:

- Personal Training Studio
- Residential accommodation (approval for shop top housing curtnet)
- Amenities
- Loading area for Area 5
- Current approved use for jewellery storage
- Furniture Manufacturing and warehouse
- Auxiliary to Area 7
- Auxiliary to Area 9
- The building is currently vacant, however was previously used for the storage and manufacture of leather goods.
- Car parking spaces are all allocated to current or approved uses on the site.

55 Smith Street

- The building on 55 Smith Street is used for the warehousing of electrical products.

2.5 Site constraints

The site itself is relatively unconstrained in terms of geography. The site is relatively flat.

The main constraints to the site include the current land zoning and its permitted uses. As the site is currently used for development which is prohibited under the R3 – Medium Density Residential Zone, the uses are carried out through existing use rights. This constrains any future use of the site or flexibility for business to expand or locate on the site. Due to the current vacancy of the warehouse fronting Smith Street, there is limited ability for the site to accommodate any potential business tenants that suit the nature of the building.

The site is also constrained by car parking. However the preferred and intended future uses of the site are intended for businesses and employment opportunities which would be serviced by the local community and existing public transport opportunities.

2.6 Local Planning Controls

2.6.1 Ashfield Local Environmental Plan 2013

The primary environmental planning instrument applying to the site is the *Ashfield LEP 2013*. It is important for any future development within the LGA to be cognisant of and give consideration to the general aims of *Ashfield LEP 2013* and the relevant zone.

The proposed amendment supports the relevant aims of *Ashfield LEP 2013* as outlined in Table 1.

Table 1 Relevant Aims of Ashfield LEP 2013

Relevant aims of Ashfield LEP 2013	Response
<i>(a) to promote the orderly and economic development of Ashfield in a manner that is</i>	The proposal encourages economic development in the local area by permitting the flexibility for a number of business options to be located on the

Relevant aims of Ashfield LEP 2013	Response
<i>consistent with the need to protect the environment,</i>	site. It also encourages street activation along Smith Street in continuation of the Summer Hill Town Centre. No environmental impacts are identified as the site is not proposed to be redeveloped.
<i>(b) to retain and enhance the identity of Ashfield as an early residential suburb with local service industries and retail centres,</i>	The proposal contributes to the character of the Ashfield LGA and in particular Summer Hill. The proposal acts as a continuation of the Summer Hill urban village centre and contributes positively to the area directly surrounding the site. The proposal will allow continuation of existing uses into the future and fosters the opportunity for additional employment uses on the existing site. The uses provide additional amenity for surrounding residents in the area. The proposal fosters physical wellbeing as the site is not left vacant and redundant. The proposal offers employment opportunities and promotes an active locality, safety and security and additional passive surveillance. By allowing the additional uses within the zone, the proposal encourages integrated land uses within the locality, an improved balance in the provision of diversity of land uses and encourages sustainability via the active use of the site as opposed to its use becoming redundant and the site not having value.
<i>(c) to identify and conserve the environmental and cultural heritage of Ashfield,</i>	The proposal will not affect any heritage items located within the proximity of the site. No heritage items are located on the subject site.
<i>(e) to provide increased housing choice in locations that have good access to public transport, community facilities and services, retail and commercial services and employment opportunities,</i>	The proposal is not currently used for the predominant purpose of residential development. As such, the proposal intends to continue its use as residential/commercial development, while enabling flexibility for other uses that provide amenity for the surrounding area. The proposal will not inhibit the development for residential purposes in the future.
<i>(f) to protect the urban character of the Haberfield, Croydon and Summer Hill urban village centres while providing opportunities for small-scale, infill development that enhances the amenity and vitality of the centres,</i>	The proposal is located within close proximity to the Summer Hill urban village centre. As such, the proposal contributes to the village as a continuation along Smith Street. It proposes the opportunity for small-scale, infill development. It will improve the

Relevant aims of Ashfield LEP 2013	Response
	opportunity for casual surveillance along Smith Street and contribute to the character of the surrounding area.
<i>(h) to ensure that development has proper regard to environmental constraints and minimises any adverse impacts on biodiversity, water resources, riparian land and natural landforms,</i>	The proposal does not include redevelopment of the site. As such, the proposal intends to create flexibility of land uses on the site and will not have any impacts on biodiversity, water resources, riparian land and natural landforms. Environmental impacts will be assessed in the future if the site is to be redeveloped.
<i>(i) to require that new development incorporates the principles of ecologically sustainable development.</i>	The proposal does not include new development. If new development is intended on the site in the future, a separate Development Application will be required and will assess its merit.

Under *Ashfield LEP 2013*, the site is zoned R3 Medium Density Residential. The objectives of the zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The R3 zone does not reflect the current use of the site as a mixed use development for commercial, warehouse, storage and factory. The existing uses do provide services to meet the day to day needs of residents in that the personal training studio is booked out and looking for opportunities to expand.

The proposed uses are consistent with the zone objectives in that the future uses will provide services and facilities for the day to day benefit of the local residents in the form of employment opportunities and business premises.

The proposed amendment to the *Ashfield LEP 2013* will reflect the historic use of the site while encouraging the retention of employment opportunities that would otherwise be lost. There have been no complaints received or made that are associated with the existing uses on the site or its existence adjacent to surrounding commercial and residential development.

The proposed uses support the needs of residents in the local community of Summer Hill and provide for additional employment uses. This provides the opportunity for jobs to be located close to homes and eliminate the need for car usage. Given the close proximity of Summer Hill Town Centre and Summer Hill train station, there is an opportunity to build on existing uses at the site and provide the community with a complex that services the needs of the surrounding area.

Intended uses for the site will not impact on surrounding residential uses and will be subject to separate Development Application assessments with Council. The proposed additional uses build on the existing Summer Hill Town Centre, to provide the community with high-technology and self-storage units type uses that are not specifically provided in the town centre. The proposed uses will be visible from the street and will provide activation, to encourage active street frontages and a better community interaction.