

The General Manager  
Ashfield Council  
260 Liverpool Road  
Ashfield

Dear Sir/Madam

Re: Development Application No: 10.2011.067 ('the proposal')

Western Suburbs Leagues Club Ltd ('the applicant')

Please find the below submission with regards to this Development Application

### **EXECUTIVE SUMMARY**

The Development Application should not be approved by the Joint Regional Planning Panel in its current form.

The grounds for this are as follows:

1. The applicant has provided an incomplete Statement of Environmental Effects (prepared on behalf of the applicant by Moody & Doyle Pty Ltd)
2. The applicant has provided an incomplete Acoustic Assessment report (prepared on behalf of the applicant by Koikas Acoustics Pty Ltd)
3. The applicant has provided a false response on the Application for Approval document submitted to Ashfield Municipal Council in respect of the proposal
4. The proposal is in breach of development guidelines in regards to Building Setback, Scale and Amenity

### **RECOMMENDATIONS**

It is recommended that the Joint Regional Planning Panel defer its decision on the proposed development and:

1. Request the applicant to re-submit a Statement of Environmental Effects document which considers and provides additional information on the environmental outcomes of the proposal on residential properties to the north of the proposed development across the Western rail line
2. Request the applicant to re-submit an Acoustic Assessment report which considers the impact of noise emanating from the proposed structure on residential properties to the north of the proposed development across the Western rail line
3. Request the applicant to re-submit the Application for Approval document to Ashfield Municipal council so as to amend a false response provided to question B11 of the original submission and provide the appropriate demolition plan as required

4. Request the applicant to amend the development application so as to rectify the breach relating to the building setback, scale and amenity, particularly with regards to Ashfield Boy's High School

## **DISCUSSION**

### **The applicant has prepared an incomplete Statement of Environmental Effects document**

A Statement of Environment Effects document has been prepared on behalf the applicant by Moody & Doyle Pty Ltd.

This document has provided little or no information on the effect of the proposal on residential properties to the north of the proposed development (across the main Western Rail line).

These properties include (but are not limited to)

- Elizabeth Street, Ashfield
- Oak Street, Ashfield
- Wallace Street, Ashfield
- Federal Avenue, Ashfield
- Bruce Street, Ashfield

It is noted that the proposed development includes a height level seven (7) stories high at the rear of the building. This height level is four stories higher than that of the front of the building facing Liverpool Road.

This fact, therefore, warrants a level of analysis and discussion in the document on the effect of the proposed development on the aforementioned properties to the same extent, if not more, than that provided for the Liverpool Road and Ashfield Boy's High School frontages.

The document should address issues such as;

- An excessively bulky, unsympathetic building scale and aesthetics providing adverse visual impacts on these localities, some of which are within Heritage Conservation areas, or proposed Heritage Conservation areas under Ashfield Council's draft LEP (due March 2012)
- Streetscape considerations for all aforementioned properties
- A solution to tree planting concerns raised by the State Rail Authority along Elizabeth Street

### **The applicant has provided an incomplete Acoustic Assessment report**

The applicant has provided an acoustic assessment report prepared on behalf of the applicant by Koikas Acoustics Pty Ltd.

This acoustic assessment has provided little or no information on the effect of the proposal on residential properties to the north of the proposed development (across the main Western Rail line) as outlined above.



The acoustic study was limited in scope to model only two scenarios

1. The calculated noise levels from the traffic and rail noise at the Hotel rooms of the proposed development
2. Noise impact to surrounding residential premises being at No 104 Liverpool Road (ie the front of the proposed structure)

To provide a full assessment of all affected properties the acoustic report should consider such issues as;

- the impact of amplified train noise reflecting from the rear of the proposed structure on to residential properties to the north (rear) of the proposed development across the Western rail line
- the impact of any other noise emanating from the proposed building (such as the plant room, ventilation, balconies etc) on to the same properties

It is noted that amplified train noise reflected (echoing) from the existing club structure onto these properties is already an issue. The proposed structure will further exacerbate this concern providing further loss of amenity

**The applicant has provided a false response on the Application for Approval document submitted to Ashfield Municipal Council in respect of the proposal**

The applicant has completed the "Application for Approval" form required by Ashfield Municipal Council in regards to the proposal

Question "B11. Demolition" of the form asks the applicant "Is demolition of any existing buildings proposed?". To which the applicant has responded "No"

This response appears to be false. The applicant will be required to demolish at least two existing buildings to complete the proposed structure.

1. A white car park security building located in the existing car park
2. A green plant/utility structure located in the existing car park

It is suggested that the applicant re-submit the form and provide the necessary demolition plan for these two buildings.

**The proposal is in breach of development guidelines with regards to Building Setback, Scale and Amenity**

On page 14 of the Statement of Environmental Effects document prepared on behalf of the applicant by Moody & Doyle, the applicant has admitted a breach of guidelines with respect to the building setback, scale and amenity. Particularly in regards to its impact on Ashfield Boy's High School

A proposal of this scale needs to satisfy all guidelines before due consideration can be given by the relevant authority and the application should be amended so as to eliminate this breach.

I look forward to your acknowledgement and response to this submission in due course and would be happy to discuss this submission in person to the Panel or any other relevant party

Shayne Salter

11 Federal Avenue

Ashfield

0402969452



9/5/11  
Michael Paterson  
No 4 BRIMON ST  
ASHFIELD

The General Manager  
Ashfield Council.

Re DA No 10.2011 067 I wish to  
object to this proposal. I have three main  
reasons for this

- 1) The size of the proposal is too large  
and will encroach on the historical nature  
of this area.
- 2) The extra disruption of people movements  
onto home highway our main artery road.
- 3) The added competition to an already  
struggling commercial district the main centre.

I feel this development is not in the interest  
of residents.

MICHAEL PATERSON

ASHFIELD COUNCIL
RECORDS SECTION
SCANNED
DATE 12/5

Don't

09/05/2011

To: The general manager, Ashfield Council,  
260 Liverpool Road , Ashfield, 2131

Re : Western Suburbs Leagues Club Proposed Development

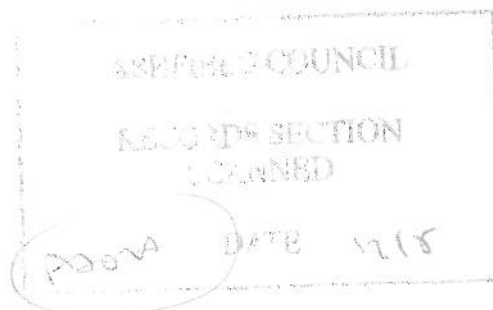
I am writing to express my objection to the above development. The proposed seven story building will dominate to skyline into my backyard. Thus my major concerns are in relation to the loss of privacy, and that it is not in-keeping with the heritage area.

I hope you will take my concerns into consideration and reject such a high rise development so close to such a beautiful heritage residential area.

Thankyou  
K.Barriston



11 Wallace Street  
Ashfield NSW2131

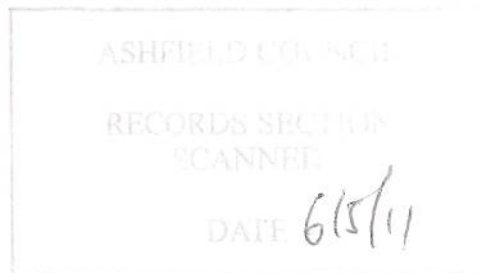




17 Wallace Street

Ashfield 2131

May 3 2011



**Re: Western Suburbs Leagues Club Ltd Development Application No 10.2011.067**

The General Manager,

Ashfield Council

Dear Sir/Madam,

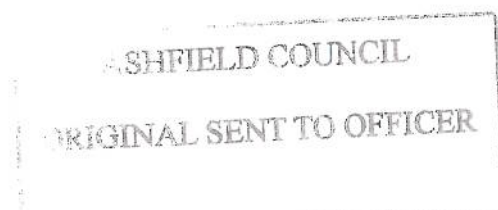
I wish to raise an objection to the proposed development on the following grounds:

1. The development will overlook and over-power one of the few remaining reasonably intact heritage precincts in Ashfield – it is a historically important area of single and, at most, two-storey residential buildings, many dating back to the mid-Victorian, late Victorian, Federation and Californian bungalow eras. The diagrams of the proposed development give absolutely no indication of how the building will in fact dominate the sky-line of this heritage environment directly across the railway line – the diagrams are misleading, since they only show the building from its immediate street view, and not from the perspective of the neighborhood residents.
2. The development is inappropriate in height, as it will dominate the sky-line in an otherwise low level environment that is the gateway to the centre of Ashfield from the east.
3. The proposal gives no indication of the shadowing effects on surrounding properties, so residents are not able to make any judgments about an important aspect of the development.
4. It will seriously impinge on the privacy of residents, as many of the proposed hotel rooms will overlook the yards of houses in the precinct, most of which currently enjoy a reasonably high level of privacy, particularly those in Wallace and Oak Streets.
5. The retail aspect of the development could also lead to parking problems in our precinct, as people decide to park in adjacent streets and walk to any retail attractions, rather than join queues for exiting from the basement car-park.
6. The Club has always claimed to be part of the Ashfield community and yet it has never attempted to beautify the back of the building that runs parallel with the railway line and Elizabeth Street. The residents of the heritage area that abuts Elizabeth Street have had to contend with a very ugly façade since the Club was renovated several years ago, a façade not at all in keeping with the history of this part of the community. The extended scale of this current proposal will impose yet more of an ugly façade to Elizabeth Street, which past history shows the Club will make no attempt at planting or beautifying to soften the visual impact of.

Yours sincerely,

Kerry Barlow

A handwritten signature in cursive script, appearing to read "Kerry Barlow".



Document

Discussion

6/66 VICTORIA ST  
ASHFIELD

[Return To Library](#) > [PLANNING & BUILDING](#) > [010.2011.00000067.001](#) > DA67-11-113-115  
LIVERPOOL RD-SUBMISSION-LESLEY ASHWOOD  
Lotus Notes Document

ASHFIELD @ POLICE. NSW.  
GOV. AU

Dear General Manager

I wish to oppose the TWO developments that Wests Club is proposing. One concerning 1-7 Victoria Street I received notification about. The other I found out about because I read the tiny notification pinned onto a fence surrounding the car park.... a prominent spot! I received no letter about this massive development of 7 storeys although its density, number of people and general size will impact on my local area. I find the fact we weren't notified of both deceitful and contrary to the concept of open local government!

I oppose the size of both developments. I believe Ashfield is to be medium density. However, it is becoming more than that. We have the new development in Norton Street and combine this with these two developments we have a significantly large number of people living in a small area which already has significant traffic issues.

The development in 1-7 Victoria Street will be opposite the Police and Fire Stations and I do not understand how both will manage with such an increase in traffic. Also, we have significant parking problems within Victoria Street at present as police, firefighters, council workers and workers in the Nursing Home park in the street to access their workplaces. It means that visitors to any units have difficulty parking now. With more units, the parking will be worse... people will choose to park in the street or visit and park in nearby streets which are not very wide.

Such large buildings will impact on the amount of light around the area as well as the general landscape appearance.

Furthermore, it is reasonably safe to walk around that area but with such significant increases in numbers of people - many being transient in that they are staying at an hotel attached to a place with high gambling opportunities, the increase in risk for people walking around the area will increase.

Given all the above, I raise objections to the height, the number of dwellings and number of rooms in the hotel.

I apologise for using my work email but did not have time to do otherwise as objections for the hotel and shopping outlet on Liverpool Road close by 5pm today.

cheers

lesley

0400 002454

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The information contained in this email is intended for the named recipient(s)