



Ashfield Council

MEMO

TO: Atalay Bas, Manager Development Services
FROM: Community Services.
DATE: 6th June 2011
SUBJECT: Development Application - Wests Ashfield, 95-115 Liverpool Road, Ashfield.

Perceived benefits of the proposed works

- Increase in visitors to the area through hotel bookings may lead to some increase in patronage of local restaurants and shops along Liverpool Road, Ashfield.
- New 135 room hotel, function centre, extended club and new retail space may increase job opportunities for local residents. Building work for this DA may create some job opportunities for local residents.

Impact on Ashfield Boys High School

Over-shadowing of school site & construction of a large concrete wall adjacent to the school, combine to impact on the amenity and aesthetic of the school grounds for students.

A decline in the amenity of the playing field will arguably have an adverse impact on the physical and social development of the school students. Enjoyable open space and playing areas improve the well being of students & help to reduce mental fatigue. Council's Youth Committee has identified the issue of prevention strategies and advice on how to deal with stress, anxiety and depression as an important issue for the area, along with a need to improve sporting facilities.

Overshadowing of Ashfield Boys High School sports field will occur for 50% of the day during Winter solstice. Moody and Doyle have identified that the field will receive sunshine for 3 hours (12noon-3pm). A full school day is from 9am-3pm so it will be 3 hours in the shade (half of the day). Suggestion: Reduce height of building or increase setback of building further.

There is concern over the bulk and height of the new building, which abuts Ashfield Boys High School sports field. The greening of the wall may help to reduce the impact of the bulk/height of the building to a limited extent only.

Where will the exhaust from the car parking area be directed? There needs to be some assurance that it does not flow into Ashfield Boys High School sports field.

There is concern over the advertising/signage spaces on the western side of the building as they will be seen by the students at the Ashfield Boys High School. This represents a level of



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inappropriateness as Wests Ashfield Leagues is a licensed and gaming venue with prominent advertising very visible to youth at the school. Consideration should be given to: 1) refusing the signage; 2) reducing the size or number of signs or location of the signage so that it has the least impact on the students; or 3) ensuring that the signage does not contain any reference to alcohol or gaming.

Hotel guests have a view onto Ashfield Boys High School sports field. In the Moody and Doyle report (p24) they report that this concern is unjustified because the public can view the sports field through the fence via Liverpool Road. However hotel guests have an unrestricted, unmeasured and private view of the sports field, unlike people on Liverpool Road who can be seen by public traffic.

There is a concern that building work to complete this application will have an environmental impact on the students of Ashfield Boys High School. Excavation of the existing carpark will comprise of noisy drilling and create dust. If the application were to be approved, adequate measures need to be in place to reduce noise levels and dust. Consider restricting excessive building work to outside of school hours or during school holidays.

What does the reference to “green walls” mean in reality? The Moody and Doyle report says the wall can be used as a “sculptural and display element”, thus suggesting there will be no natural planting. Therefore clarification is needed on what is meant by “green walls”.

Traffic impacts

- There appears to be only one vehicular entry and exit point and the large proportion of guests to the hotel from interstate and overseas will arrive and depart by bus on organised tours. Usually tour buses do hotel pick-ups in the morning and big buses have potential to create a traffic jam on Liverpool Rd especially during school zone hours in the morning.
- Safety concerns for students/pedestrians as traffic increases around the Wests building. Suggestion: Consider safety fencing, adjusting traffic light flows, reducing speed limit around the area.
- Concern of traffic flow along Liverpool during construction phase. Ensure measures are in place so that deliveries and building vehicles can access the building site without disrupting traffic flow along Liverpool Road. Pedestrian safety is also a concern during construction phase.
- The development proposal states it will increase recreational opportunities for members and visitors. Consideration could be given to offering gym/pool membership to the general public. .
- Is there adequate parking and drop off space for the tour buses?
- What is the capacity of the Function Centre? There needs to be enough parking to accommodate guests attending the function centre.

Other Comments regarding the proposal:

1. The ground floor plans appear to indicate that the space will primarily operate as a car park. Additionally, there are large spaces for an exhaust plant room and a garbage area, the latter also placed adjacent to the school playing field.
2. An additional 1200 m2 for the existing club is likely to result in additional poker machines and associated social issues of problem gambling.
3. The proposal breaches the setback controls in regards to its interface with the adjacent school site.
4. Pedestrian safety: The first paragraph under "Comment" on P 15 of the Moody and Doyle report needs clarification as it is not clear what exactly is being argued.
5. The supposed retail frontage on Liverpool Road is very small and set back quite a distance from Liverpool Road. Other retail is actually within the complex on other levels.
6. The second paragraph of Comment on P 13 of the Moody and Doyle report needs clarification as again it is not completely clear what exactly is being argued.
7. Council's Youth Committee & Access Committee should be given an opportunity to comment on the proposal.

Access

As noted in the Accessibility Review by Morris-Goding Accessibility Consulting, there is considerable concern that the Western Suburbs Leagues Club proposed development has not met the DDA Access Code 2010 requirement set out in Table D3.1. That is, where a building used for short-term holiday accommodation consisting of more than 100 dwellings, 5 dwellings plus one additional dwelling for each additional 30 dwellings or part there are required to be accessible.

Further to this, no more than 2 accessible dwellings are to be located next to each other and the distribution of rooms should be represented in a range of rooms available. The Report goes on to note the additional accessible car parking requirements. The DDA Access Code 2010 with this requirement is ensuring that people with a disability will not be unlawfully discriminated against. For people who require physical/mobility aids, additional circulation space is essential for equitable movement, use and enjoyment of a hotel room facility.