

Development Assessment Report

JOINT REGIONAL PLANNING PANEL (Sydney East Region)

JRPP Reference No	2011SYE055
DA Number	2011.67.1
Local Government Area	Ashfield Council
Proposed Development	<p>Pursuant to Clause 78A(1) of the Environmental Planning and Assessment (EP&A) Act 1979 (as amended) this application seeks consent to demolish the existing western car park, undertake alterations and additions to the club premises including the construction of a hotel, retail occupancies, function room, gym, day spa, car park, and the consolidation of the allotments at 95-115 Liverpool Road, Ashfield.</p> <p>This work is proposed for the existing Wests Ashfield Leagues Club.</p> <p>An eight (8) storey building above four (4) underground car parking levels is proposed. This involves an additional gross floor area of 10,141m² and one-hundred and thirty-five (135) hotel rooms.</p> <p>Three hundred and thirty eight (338) car spaces are proposed in addition to the existing 110 spaces. Therefore a total of four hundred and forty eight (448) car parking spaces are proposed to service the development within the site.</p>
Street Address	113-115 Liverpool Road ASHFIELD
Lot & DP	Lot: 1 DP: 529827 (95-103 Liverpool Road) Lot: A DP: 17678 (105 Liverpool Road) Lot: B DP: 17678 (107 Liverpool Road) Lot: C DP: 17678 (109 Liverpool Road) Lot: 10 DP: 1013464 (111 Liverpool Road) Lot: D DP: 17678 (111A Liverpool Road) Lot: E DP: 17678 (111B Liverpool Road) Lot: 1 DP: 305206 (113-115 Liverpool Road) Lots: A & B DP: 379301 (113-115 Liverpool Road) Lots: 111 & 112 DP: 130232 (113-115 Liverpool Road)
Applicant	Western Suburbs Leagues Club Ltd
Owner	Wests Ashfield Leagues Club Ltd
Number of Submissions	Five (5) <i>(Details provided in previous report)</i>

Development Assessment Report

Recommendation	Approval with Conditions as resolved by JRPP at its meeting held on Wednesday 17 August 2011
Value of work	\$43,285,000.00
Report by	Atalay Bas – Manager Development Services

Assessment Report and Recommendation

- The subject site is located on the northern side of Liverpool Road, with a frontage to and vehicular access from this classified road. The property is triangular in shape and has a site area of approximately 6,941m². It shares its northern boundary with the Western Railway Line and its western boundary with Ashfield Boys High School.
- The development is proposed for the western side of the property, which is currently used as a car park.
- The property is located within the Ashfield Town Centre, with commercial and retail development dominating west along Liverpool Road. A mixture of residential flat buildings and dwelling houses exist south of the site. Dwelling houses generally dominate to the north of the site across from the railway line.
- The Joint Regional Panel at its meeting held on Wednesday 17 August 2011 in considering this matter resolved the following:-
 - The Panel resolves by a majority of 4 to 1 (for: John Roseth, Mary Lynne Taylor, David Furlong and Ted Cassidy; against Lyall Kennedy) that it would approve the application if another level of parking were provided and subject to the agreement of Railcorp.*
 - The Panel requests the applicant to submit, on or before 2 September 2011, amended plans that include an additional level of parking. The Panel requests the council's planning assessment officer to report, as soon as possible after 2 September 2011, whether the additional level has been provided and whether Railcorp's agreement has been obtained. Following this the Panel will determine the application by communicating by electronic means.*
 - Councillor Kennedy voted against approval because the setback to the western boundary is inconsistent with past resolutions of the elected council. In addition he does not accept that the parking provision is adequate even with an extra level of parking."*
- In response to the above resolution, the applicant has submitted revised plans that incorporates the additional fourth basement car park accommodating 69 vehicles. Therefore the proposal now incorporates four (4) levels of basement car park accommodating a total of 338 car parking spaces in addition to the existing one hundred and ten (110) car parking spaces. Therefore a total of four hundred and forty eight (448) car parking spaces are proposed to service the development within the site.

Development Assessment Report

The breakdown of these parking spaces are:-

Parking level	Proposed car parking spaces	Existing Car Parking spaces	Total
Mezzanine	32	0	32
Ground	18	0	18
Basement 1	76	4	80
Basement 2	73	51	124
Basement 3	70	55	125
Basement 4	60	0	60
Total	338	110	448

6. The NSW Transport RailCorp required information and documentation in respect to the additional basement car park. The applicant has provided the required information and accordingly on 26 April 2012 the NSW Transport RailCorp has granted its concurrence subject to conditions, which is incorporated in the conditions of consent.

Conclusion

The application has been assessed in accordance with the provisions of the EP&A Act 1979 with all matters specified under Section 79C (1) Clauses (a) to (e) having been taken into consideration.

The proposal is recommended for conditional approval in accordance with the Joint Regional Panel's resolution.

Recommendation

That Joint Regional planning Panel (Sydney East Region) as the consent authority pursuant to Clause 80(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended) approve Development Application No 10.2011. 67.1 Subject to conditions.