

Development Assessment Report

JOINT REGIONAL PLANNING PANEL (Sydney East Region)

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| JRPP Reference No | 2011SYE056 |
| DA Number | 2011.89.1 |
| 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 for the construction of a two (2) to six (6) storey high residential flat buildings containing 62 dwellings above two levels of basement car parking accommodating 90 vehicles. The proposed residential flat building comprises:-</p> <ul style="list-style-type: none"> • 11 x 1 bedroom apartments; • 37 x 2 bedroom apartments; and • 14 x 3 bedroom apartments. <p>The plans have been amended to change the unit mix and the proposal now includes:</p> <ul style="list-style-type: none"> • 17 x 1 bedroom apartments; • 33 x 2 bedroom apartments; and • 12 x 3 bedroom apartments. |
| Street Address | 1 – 7 Victoria Street, Ashfield |
| Lot & DP | Lot: 100 DP 130143, Lots B & C DP 923683, Lot A DP 928863 |
| Applicant | Western Suburbs Leagues Club Ltd |
| Owner | West's Ashfield Leagues Club Ltd |
| Number of Submissions | Eighteen (18) <i>(Details provided in previous report)</i> |
| Recommendation | Approval with Conditions as resolved by JRPP at its meeting held on Wednesday 17 August 2011 |
| Value of work | \$16,00,000.00 |
| Report by | Atalay Bas – Manager Development Services |

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1. The subject site at 1-7 Victoria Street, Ashfield currently contains an “at grade” car park that serves the parking demand for the Wests Ashfield club site located at 93-115 Liverpool Road. JRPP has recently approved a separate development application for this site for a multi level car park and alterations and additions to the existing Club building.
2. The subject site is zoned 2(c) – Residential Zone under the provisions of Ashfield Local Environmental Plan 1985 (ALEP 1985). The redevelopment of the subject site for residential purposes is permissible pursuant to the land use zone.
3. The land uses in the general vicinity of the subject site comprise a mix of commercial, medical, schools and residential along Liverpool Road and predominantly residential uses in the surrounding streets to the south of the site. The predominant built form in the locality comprises two storey high buildings, however, higher buildings are located along Liverpool Road.
4. The Joint Regional Panel at its meeting held on Wednesday 17 August 2011 in considering this matter resolved the following:-
 - 1) *The Panel resolves unanimously to defer the application to allow the applicant to submit amended drawings on or before 16 September 2011. The amendments should include the following:*
 - a) *a minimum of 6m setback to the western and southern boundaries; 6m to 9m setback to the northern boundary (as per latest drawings), thus increasing deep soil planting around the building;*
 - b) *25% of the site to be deep landscaping in accordance with the Residential Flat Design Code;*
 - c) *meet the requirements of the council’s Heritage Advisor in relation to the Victoria Street elevation;*
 - d) *provide the required design justification for the basement car park;*
 - e) *maintain 10% accessible dwellings;*
 - f) *finalise the stormwater drainage system to the council engineer’s satisfaction.*
 - 2) *The Panel requests the council’s planning assessment officer to prepare a supplementary report on how the amended plans respond to the above requirements, as soon as possible after 16 September 2011. Following this the Panel will determine the application by communicating by electronic means.*
5. In response to the above Resolution (1), the applicant has submitted revised plans (Attachment 1) that incorporate the following:

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- a) The plans have been amended to provide a minimum 6m setback to the western and southern boundaries and 6m to 9m setback to the northern boundary. This has resulted in an increase in deep soil area from 325sqm to 635 sqm.
- b) The applicant submits that *“the deep soil diagram has been amended in accordance to SEPP 65 as per JRPP recommendation. 635sqm of common deep soil area is possible on the development as a result of increased setback. The common deep soil area has been increased from 325sqm to 557sqm, significantly more than the scheme considered by the JRPP.”*

SEPP 65 requires the area of communal open space to generally be between 25 and 30 percent of the site area. The SEPP also requires a minimum of 25% of the open space area of the site to be a deep soil zone. The amended plans received indicate that the communal open space area provided in the proposal is 971sqm which exceeds the minimum requirement of 741sqm (i.e. 25% of the site area). The required deep soil under the SEPP 65 is 185sqm (25% of the minimum open space required) whereas the proposed deep soil area is 557sqm and therefore exceeds the requirements of the SEPP.

- c) Council's Heritage Adviser has reviewed the amended plans and raised no objection to the revised facade treatment to the Victoria Street elevation.
 - d) The applicant submitted a letter from the traffic consultants Colston Budd Hunt & Kafes Pty Ltd dated 16 September 2011 regarding the basement car parking design and layout (Attachment 2). Council's Traffic Engineer has reviewed the justification provided by the applicant and raised no objections to the basement car park design and layout subject to conditions which are included in the draft conditions of consent attached to this report.
 - e) The amended plans provide a total of 7 universal design units in addition to 7 adaptable design units which exceeds the 10% required in Ashfield DCP 2007.
 - f) The submission includes an amended stormwater drainage plan. Council's Stormwater Engineer has raised no objection to the stormwater design and recommended conditions which are included in the draft conditions of consent attached to this report.
6. In response to Resolution (2), the application is referred back to JRPP to make a determination of the Development Application 10.2011.89.1 pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended). The draft conditions of consent are attached to this report.

Atalay Bas
Manager Development Services