



Ashfield Council

Contact: Atalay Bas
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9th April 2014

Joint Regional Planning Panels
23 33 Bridge Street
SYDNEY 2000

Dear Angela

Development Application No:	2013.114
JRPP Ref:	2013SYE054 DA
Premises:	260A Liverpool Road ASHFIELD.
Subject:	Council Resolution

I refer to the above application which is to be considered by Sydney East Joint Regional Planning Panel at their meeting to be held on 10 April 2014.

Council in review the application has resolved to submit a submission to JRPP in respect to the proposal.

I have attached Council's resolution for consideration by Sydney East Joint Regional Planning Panel.

Yours faithfully

Atalay Bas
Manager Development Services

DRAFT MINUTES EXTRACT

DEVELOPMENT APPLICATION: 10.2013.114.1

260A LIVERPOOL ROAD, 244 LIVERPOOL ROAD, 252 LIVERPOOL ROAD, 254 LIVERPOOL ROAD AND 256 LIVERPOOL ROAD ASHFIELD

RESOLUTION OF COUNCIL – 8 APRIL 2014

RESOLVED: Drury/Passas

That our officers and representatives submit the following for the Joint Regional Planning Panel's consideration.

Should the JRPP be minded to support the proposal the following issues be addressed included in suitably worded conditions:

1. An affordable housing component of 3% of the number of residential units.
2. Parking provisions be provided at a minimum of 1 car parking space for each residential apartment (including serviced apartments).
3. Noting that residents already feel that there is unacceptable traffic congestion around the mall and notwithstanding the assessment by ARUP for Council that this development will result in acceptable traffic generation; Council requests a further review of the impact of the additional traffic generation in on the surrounding streets and recommended mitigation strategies.
4. The JRPP insist that all Section 94 contributions be paid in full in accordance with the Council's S94 plan.
5. A taxi rank be provided near to the main entrance of the Mall as per Condition (7) page 238 of the Report.
6. A condition be imposed that demonstrates compliance with Australian Network for Universal Housing Design and Ashfield Design Checklist 2 in the Interim DA Policy 2013.
7. That the JRPP have a condition that the proposed child care centre have substantial provision for children under 2 years of age as a community benefit.
8. That a peer review be undertaken on traffic conditions within the proximity of the development proposal.