

**DEVELOPMENT APPLICATION: 10.2014.070.1
2-32 SMITH STREET SUMMER HILL**

Report to JRPP

Attachment 2

Locality Map



**DEVELOPMENT APPLICATION: 10.2014.070.1
2-32 SMITH STREET SUMMER HILL**

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Attachment 3

Heritage Comments



DEVELOPMENT SERVICES HERITAGE ADVISOR'S REFERRAL COMMENTS

ADDRESS:	2-32 Smith Street SUMMER HILL, 20 Edward Street SUMMER HILL, 18 Edward Street SUMMER HILL	File No: 10.2014.70.1
ADVISOR	Robert Moore	
DATE	18 September 2014	
STATUS	Heritage Item	
DESCRIPTION	Flour Mills Redevelopment-Stage 2-Proposed demolition of substation building	
PREVIOUS COMMENTS	See file	
<input type="checkbox"/>	HIS/CMP recommended for archiving in library	
Note: These comments relate to heritage issues only. They do not include a planning review. Planning comments will, however, be provided separately in relation to Pre-lodgement Applications or Provisional Development Applications.		

The application has been reviewed in respect of heritage issues and has been assessed as follows:

Discussion:

The subject building stands on the Smith Street frontage of the site and potentially would be the only element of the former industrial complex to remain on this boundary if retained. The building was assessed as having a moderate significance in the approved Concept Plan, and a capacity for adaptive re-use.

The heritage impact statement for Stage 2 offers no opposition to the building's demolition, observing that its removal will open up views to site interior. While this may indeed be a consequence of its removal, in the context of the major redevelopment taking place, the opportunity to retain significant elements of the site's former use would seem to transcend this concern, and the opportunity for the building to contribute to the new vitality of the site through adaptive re-use would seem in my opinion to be more valuable. The building could act as a sign post and land mark of the entry and site through walkway.

I would therefore argue that having regard for its assessed significance, its simplicity and potential to make a contribution through adaptive re-use, the building should be retained.

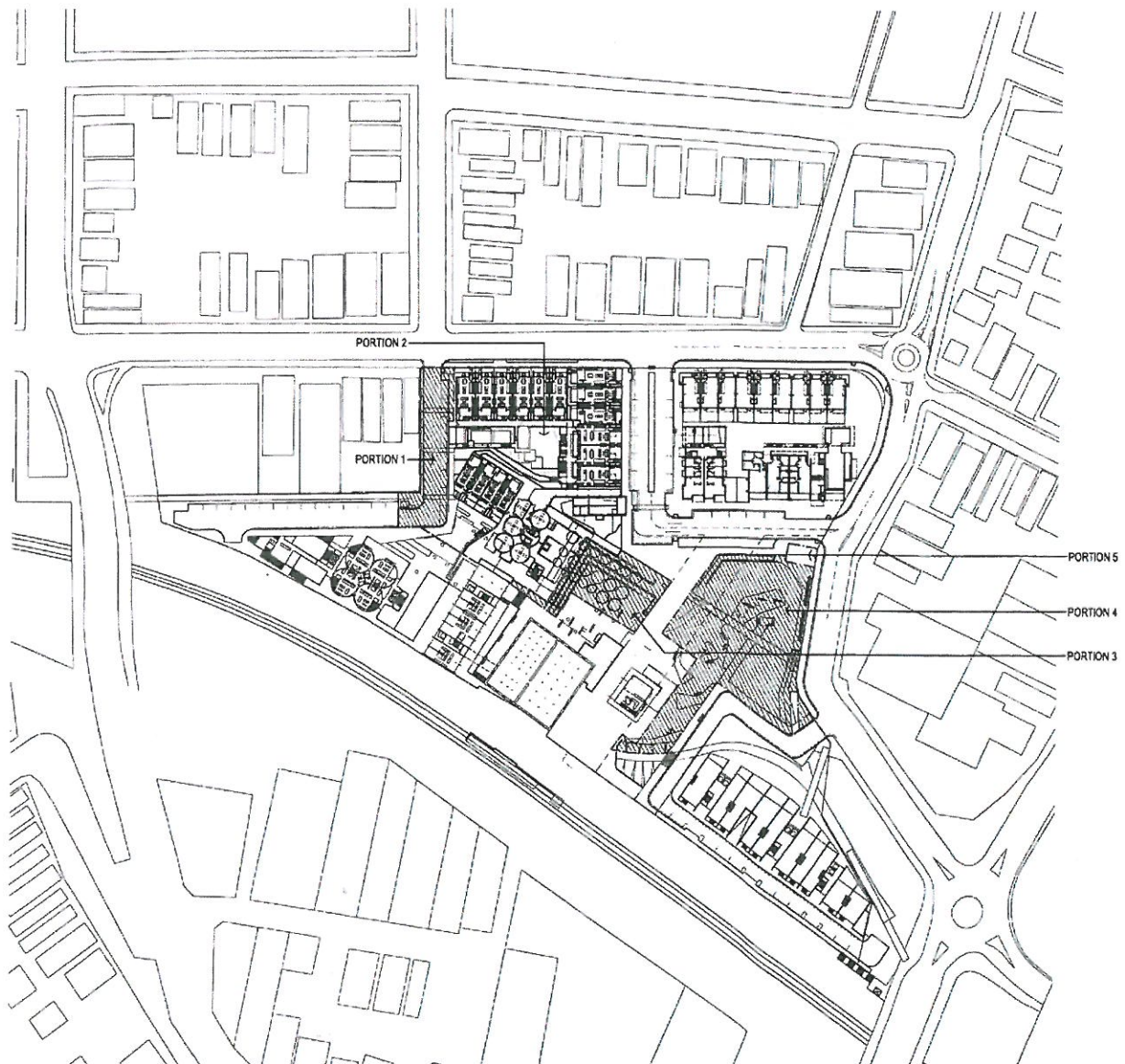
Robert Moore

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Attachment 4

Open Space Dedication Plans



INDICATIVE SUBDIVISION PLAN

Portion 1 = 671 m² (Area dedicated to council)
 Portion 2 = 4404 m²
 Portion 3 = 789 m² (Area dedicated to council)
 Portion 4 = 2520 m² (Area dedicated to council)
 Portion 5 = 67 m²

 Area dedicated to council
 Total = 3980 m²

A
B

HASSELL

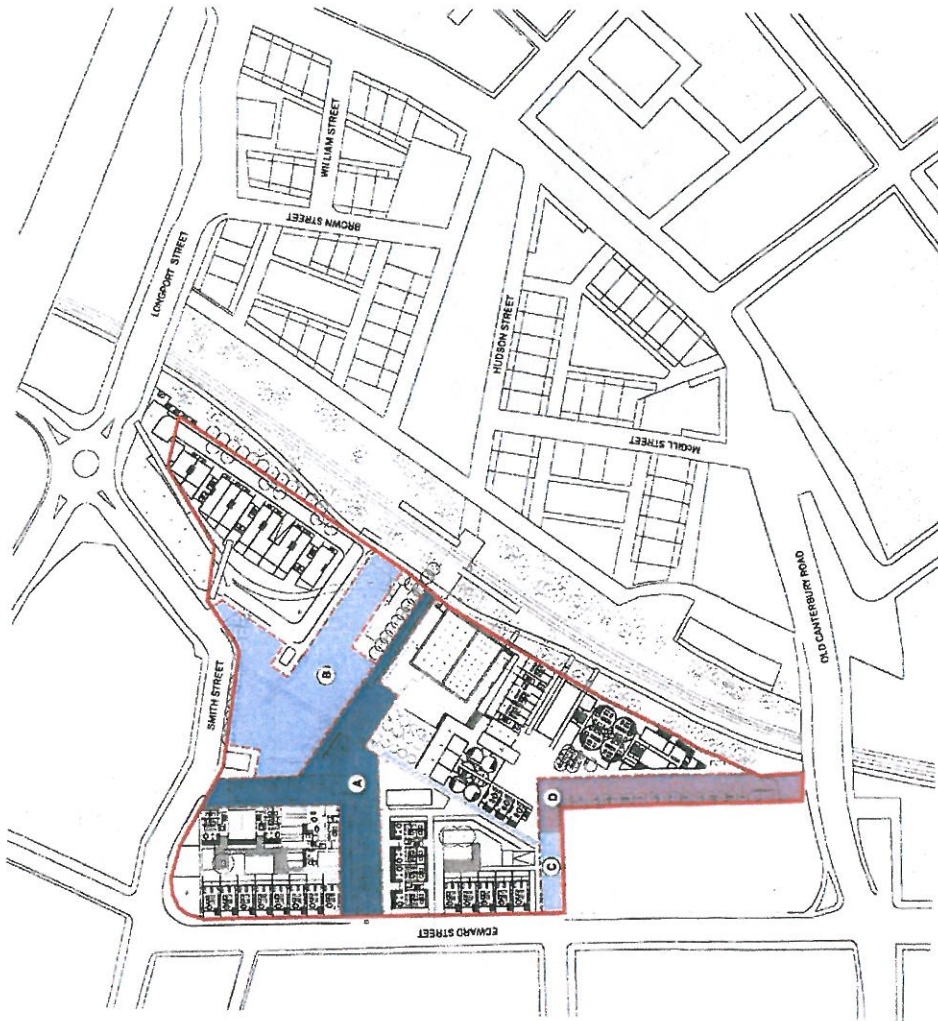
PRINT INFORMATION: PRINTED BY: Corinne Chan, On: 2014/08/16, USING PAGESETUP: —, USING PLOTSTYLE TABLE: hawwa.mpl.ctb, PC3: Adobe PDF, PSLTSCALE: 1, LTSCALE: 1200000

03

Concept Plan

Proposed Dedication Plan

- A Streets (light rail access)
- B 'Soft' open space (Does not include budgeted access to Stage 4)
- C Street Access
- D Street access
- A Dedicated with Stage 1
- B Dedicated with Stage 2
- C Dedicated with Stage 3
- D Dedicated with Stage 4



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Planning

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Approved Application No. 10.0155

granted on the 01/12/17

Signed: [Signature]

Sheet No. 5 of 11

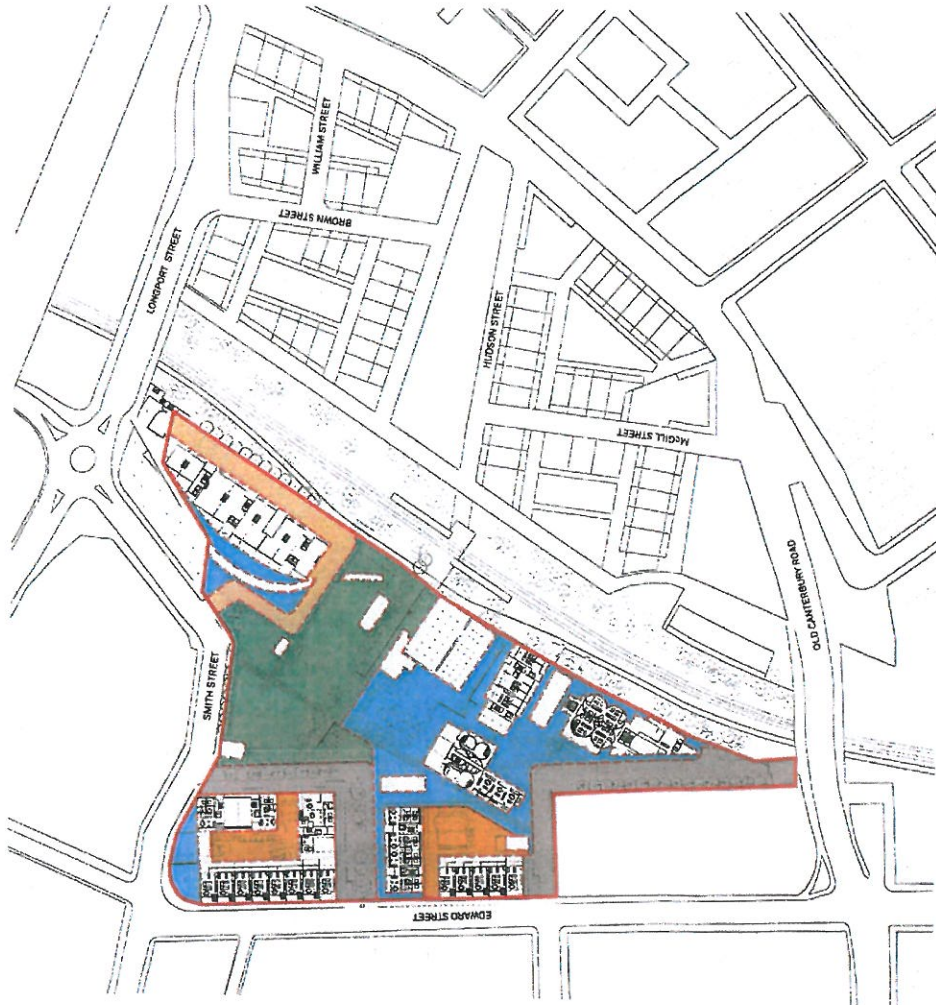
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HASELL

03

Concept Plan

Proposed open space plan



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Planning

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granted on the 27/12/12

Signed AW

Sheet No. 6 of 11

- Public streets dedicated to Council
(Area 3,510 m²)
- Public open space dedicated to Council
(Area 4,800 m²)
- Publicly accessible open space (privately owned)
(Area 5,287 m²)
- Publicly accessible streets (privately owned)
(Area 1,415 m²)
- Communal open space
(Area 1,380 m²)

Summer Hill Flour Mill Concept Plan

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HASSELL

DEVELOPMENT APPLICATION: 10.2014.070.1
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Attachment 5

NSW Police Conditions



Ashfield Local Area Command
14 Victoria Street,
Ashfield NSW 2131
Telephone 02 9797 4099
Facsimile 02 9797 4011

8 September 2014

Flour Mill Apartments
2-32 Smith Street
Summer Hill NSW 2130



Thank you for the opportunity to comment on DA 10.2014.70.1 at 2-32 Smith Street Summer Hill.

The principles of Crime Prevention Through Environmental Design (CPTED) need to be taken into consideration when reviewing the safety and security of the facility. Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space. Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits.

The following is a list of recommendations that Police have made for the developer to consider. It may improve traffic flow and safety for occupiers and their property.

Police request to be accompanied on a site visit before completion of the Stage 2 to complete a final risk assessment taking into account the building layout.

The risks identified, from a crime prevention perspective, requires treatment to address community safety concerns particularly in the following areas:

- It is recommended that place conditions of Entry and Height Stickers are placed at entry/exit doorways to lobby. This will assist in obtaining an accurate description of any offender's height.
- It is recommended that the number of car parking spaces be increased to 156 (1 car space per studio, 2 car spaces for 2/3/4 bed dwellings, plus 10 visitor spaces). The developer's suggestion of 84 parking spots will lead to on street parking congestion. In particular as street parking around the development project is limited.
- It is recommended that the basement car park be painted the colour 'white'. This measure will increase lux levels and light reflection.

- It is recommended that internal car park structures such as concrete columns, solid internal walls, and service rooms contain portholes (cut outs). This measure will open sightlines, increase natural surveillance and assist with light distribution.
- It is recommended that residential parking is separate to commercial and visitor parking with either a bollard gate or roller door. This will increase security and reduce unauthorised persons accessing restricted areas of the building.
- It is recommended that the site be treated with anti-graffiti paint to deter graffiti offenders targeting the building and its perimeter. This will preserve the building and increase a sense of maintenance and ownership of the site.
- It is recommended that CCTV cameras be installed at the entrance to the lobby and letter boxes at eye level as this may deter stealing and will increase the likelihood of identifying offenders.
- It is recommended that CCTV cameras are installed in the car park entry/exits to capture any vehicles numberplate.
- It is recommended that vegetation be trimmed to prevent hiding spots for offenders.
- It is recommended that in addition to existing lighting, sensor spot lights be strategically placed in high pedestrian areas to increase natural surveillance and enhance feelings of personal safety.
- It is recommended that garbage bins are secured so they cannot be used as a ladder to enter the buildings.
- It is recommended that all access points to the building (this would include lifts and stairwells) should be restricted to residents only through a security system. Visitors to the residential complex should be provided with access via the intercom.
- It is recommended that secure letter boxes be installed which can only be accessed from a secure area (see Figure 1.)
- Ashfield Police require a written response in relation to these recommendations outlining which measures the developer will be implementing.
- Ashfield Police require a written response in relation to the recommendations outlining which measure the developer WILL NOT implement and the reasons why.



Figure 1. Secure letter boxes which can only be accessed from secure area.

Disclaimer:

In conclusion the New South Wales Police Force has a vital interest in ensuring the safety of the members of the community and the security of their property. By using the recommendations contained in this assessment, any person acknowledges that;

- It is not possible to make areas assessed by the NSWPF absolutely safe for members of the community or the security of their property.
- It is based upon information provided to the NSWPF at the time the assessment was undertaken.
- This assessment is a confidential document and is for the use by the organisation referred to on page one only.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the organisation referred to on page one.

The NSW Police Force hopes that by using the treatments recommended in this assessment, the likelihood of criminal activity will be reduced and the safety of members of the community and the security of their property increased. However it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its treatments are followed.

Should you have any questions in relation to this report contact Constable Jost PREIS Crime Prevention Officer, Ashfield Local Area Command, Phone 02 9797 4099.

Yours in crime prevention,



Jost PREIS
Constable
Crime Prevention Officer

Ashfield Local Area Command
Crime Management Unit – Crime Prevention Officer
Ashfield Police Station, 14 Victoria Street Ashfield NSW 2131
Telephone 02 9797 4099 Facsimile 02 9797 4011 ENet 48099 EFax 48011 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

NSW POLICE FORCE RECRUITING NOW 1800 222 122