

14 August 2015

The General Manager
Ashfield Municipal Council
PO Box 1145
Ashfield NSW 1800

Attention: Philip North

**RE: Mixed Used Development at 5 Markham Place & 7-9 Cavill Avenue, Ashfield
DA application 2014.326.1- Referral to JRPP**

Dear Philip,

Reference is made to council's draft DA Conditions of Consent, in particular condition Part A- *General Conditions* (13) and Part B-*Design Changes* (1b). For reasons outlined below, we wish to request council consider the amendment of the following conditions.

DA Condition	Reasons for amendment
Part A- General Conditions (13) Entry control-safety At the entry to the resident basement car park, the following shall be provided: * a boom gate; * an intercom system between visitors and residents to entry and exit from the carpark.	The proposal is for a ventilated metal panel lift garage door to ensure security into the building is maintained. A boom gate is not an ideal mechanism to ensure building security at entry points.
Part B- Design Changes (1b) Disabled Access (i) The design of the ground floor of the following units shall be amended to provide one toilet which is visitable by a person with disabilities compliant with AS1428.1-2009. * G07-G10 (ii) The design of one bathroom in each of the following units shall be amended to be accessible by and usable by a person in a wheelchair compliant with AS1428.1-2009: * G.04- G.06 * G.11- 7.04	Condition accepted. Total 4 units to be amended to include visitable toilets. We believe council's requirement to provide 100% total number of units in this development with accessible bathrooms is excessive. The applicant will amend units G11-G14 and units 1.02, 6.05, 6.06 and 7.03 to meet the Universal Design guidelines. Combined with the 9x accessible units already proposed (10% of total number of units), a total of 21 units will meet the Universal Design Guidelines and comply with condition (1b). This equates to 22.60% of the total number of units. Furthermore, Objective 4Q-1 of the Apartment Design Guide 2015 provides the design guidance as: " Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features. " The proposed development will therefore exceed the provisions of the Apartment Design Guide 2015. In this respect we seek council's concurrence to amend condition (1b, ii) in line with the Apartment Design Guide 2015.

Yours faithfully,
h3 architects



Susan Teng (reg: 8972)
Director