



INNER WEST COUNCIL

Council Ref: DA 10.2018.220.1
Date: 2 September 2019

Attn: Kim Holt
Sydney Eastern City Planning Panel
GPO BOX 39
SYDNEY NSW 2001

Via email: kim.holt@planning.nsw.gov.au

Dear Ms Holt

**Re: Panel Reference – 2019ECI018DA
74 – 75 Carlton Crescent Summer Hill**

Council at its meeting dated 27 August 2019 considered an application to partially demolish existing buildings and construction of a 180 room student accommodation building (Boarding House) over 4 levels, with associated management offices, common rooms and landscaping at the above properties.

Council resolved that a submission to the Sydney Eastern City Planning Panel be made stating that:

1. *The development be refused for the following reasons:*

The proposal does not satisfy the conditions of the:

- a. *SEPP ARH Clause 29 (2)(e) which requires 0.5 parking spaces for each room;*
- b. *The inner West Comprehensive DCP 2016 requires a minimum of one parking space per staff member; and*
- c. *The BCC and NCC codes for disabled spaces for a Class 3 development requires at least one car space.*
- d. *The proposal does not satisfy the following parts of the Ashfield Local Environmental Plan 2013, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979:*
 - i) *Clause 6.2 – Flood Planning*
- e. *The proposal is considered to result in adverse environmental impacts on the built environment pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.*
- f. *The application has not demonstrated that the proposal is suitable for the site in its current form pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, specifically having regard to the flooding constraints and risks which apply to the land.*

P.O. Box 14 Petersham 2049 | P (02) 9392 5000 | E council@innerwest.nsw.gov.au

Customer Service Centres | Petersham 2-14 Fisher Street | Leichhardt 7-15 Wetherill Street | Ashfield 260 Liverpool Road

2. *Council's submission also requests that the following matters be dealt with in the determination:*
- *Cross-ventilation*
 - *Natural drying of washing*
 - *Flood/WSUD*
 - *Bicycle path access and signage between storage and cycle-route and station*
 - *Bicycle charging facilities*
 - *Food waste management plan.*
3. *If the panel decides to approve the development that the following conditions be added:*
- a. *The footpath from the site to the SH hotel car park driveway, be upgraded to be fully accessible, including grass verge; and*
 - b. *That the fire hydrant and associated infrastructure be located in a recessed area, enclosed and appropriately sign posted.*

Please take this submission into consideration on the determination of the application. Should you have any questions please contact Luke Murtas, Development Assessment Manager on Ph 9392 5202.

Yours sincerely



Harjeet Atwal
Group Manager Development Assessment & Regulatory Services