



Ashfield Council

Contact: Con Colot
Phone: 9716 1977

20 May 2013

NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Mr Mark Brown,
Senior Planner, Metropolitan & Regional Projects South

Dear Sir,

Stage 1 Project Application 2-32 Smith St Summer Hill

At its meeting on 14 May 2013, Council resolved as follows:

That in respect of the Project Plan Application, for the land at 2-32 Smith Street Summer Hill, the Council advise the Department of Planning and Infrastructure that:

- 1/3 a) The Project Plan Application has not adequately addressed all the Concept Plan approval conditions.
- b) That Ashfield Council requires the Project Application to address the matters outlined in the planning report.

2/3 That any approved design and documentation for the Project Application address the following matters:

Urban Design and Site subdivision

- 1) That pursuant to the 'Concept Approval' conditions no 23, 24, 25 and 26 requirements are placed on the land title of new allotments to ensure that the following occurs:
- (i) Publicly accessible open space is provided for the relevant allotments, including the 'Portion 4' allotment which on the approved Concept Plan is described as open space.
- (ii) That the pedestrian public access way to the proposed Light Rail station from the internal street to the boundary with the Railways land and Light Rail station, which is proposed to be dedicated to Council and shown on the subdivision plans, have a minimum width of 8m, as shown on the approved Concept Plan drawings.

Works within GreenWay /Railcorp land

- 2) The design of the proposed overhead bridge which will provide access to the Light Rail station be deferred to take into account the relationship with the GreenWay Corridor and provide a design which allows continuous pedestrian movement along the GreenWay. That the design of the overhead bridge be finalised after consultation with Ashfield Council and Transport for NSW and any other public authorities responsible for the design of the Light Rail project.
- 3) That a GreenWay Corridor pedestrian pathway be designed and constructed within the Railcorp land between Longport Street and Old Canterbury Road, by the developer of 'Portion 1' allotment, with the design being approved by Transport for NSW in consultation with Ashfield Council.

Commercial/ Retail building near Light Rail Station

- 4) The design of the retail building on the 'Portion 5' allotment be amended to take account of the functional logistics of this building and include room areas for goods storage, and waste storage, and which are designed to be well integrated into the building.

Landscaping and Private Communal Open Space

- 5) The design of the residential apartment building be amended to allow for a structure to accommodate a grassed area and tree planting proposed for the internal communal open space area, which provides:
 - sufficient depth of soil, subsoil drainage, slab falls and structural slab
 - headroom clearance in the basement and any consequent amendments to the basement car parking layout
 - structural details of planter boxes containing trees with sufficient volume for the establishment of the trees
 - the buildings sections drawings amended to reflect the above.

Amenity

- 6) The eastern apartment building's access gallery have a minimum 1.8 metre high privacy screen, as described in the applicant's Environmental Assessment, in order to stop any loss of privacy between the western townhouses and the eastern apartments.

Access for people with disabilities

- 7) A ramp be provided off the northern part of the internal courtyard, from Smith Street, with the adjacent buildings reconfigured in order to provide:
 - equitable access, which is part of the primary entry, and close to the public civic space and retail adjacent Smith Street.
 - access in a safe manner, which is not directly adjacent any driveway ramp.
- 8) Apartments which are accessible at ground level and have lift access and access to their point of entry to the apartment, have their floor plan layouts amended to comply with Universal Accessible Design principles.

Section 94 payments to Ashfield Council.

- 9) Payment be made for the proposed development to Ashfield Council in accordance with the rates specified in Council's development contributions plan, as outlined in the planning report.

Waste storage and management

- 10) The lift located in basement level of the residential complex, near the waste collection rooms, shall be of a type that is capable of being used for the transport of bins to ground level collection areas.

Design and condition of internal roads and footpaths and tree planting

- 11) Prior to the release of any Construction Certificate, approval is to be obtained from Ashfield Council on the detailed technical design of the internal streets, access pathway between Smith Street and the Light Rail station and street 'roundabout' at corner of Smith and Edward Street. Details are to include:
 - Road construction, kerb and gutter and drainage, footpaths, and street tree planting.
 - Access way pavement finishes and structural substrate, tree planting types and locations, seating types and location, lighting type and locations and power supply, drainage, and access locations to any infrastructure.
- 12) The areas referred to in Condition 11 be constructed to Council's satisfaction prior to any dedication to Ashfield Council.

Location of stormwater culverts within the site

- 13) The location and design of any new on site culverts carrying stormwater from Smith Street and Edwards Streets to Hawthorne Canal, through the site at 2-32 Smith street Summer Hill, shall be approved by Ashfield Council and Sydney Water prior to the release of any Construction Certificate.

Damage to Public Local Roads and Damage Deposit to Ashfield Council.

- 14) A Council Infrastructure Damage Deposit of \$405,000 shall be paid to Ashfield Council to cover potential damage to local roads, footpaths, public infrastructure and drainage network, prior to the commencement of any demolition or construction work.

Construction Traffic

- 15) A site construction traffic management plan shall be approved by Ashfield Council prior to the release of any Construction Certificate or commencement of any demolition on the site.

Stormwater

- 16) Consultation shall occur with Ashfield Council and Sydney Water prior to approval of any stormwater mitigation works which affect local catchments and stormwater flows into Hawthorne Canal. The applicant is to pay for any Council costs incurred in having an independent expert check any proposed stormwater mitigation works and it's affect on Council's stormwater infrastructure and the local area.
- 17) The applicant is to identify relevant easements required on the site for the transfer of local stormwater through the site, and via any underground pipes, for stormwater discharge into Hawthorne Canal. This is to be shown on the relevant documents and plans prior to any Project Application approval.
- 18) That Condition 21 of the Planning Assessment Commission approval, dated 14 September 2011, be applied, in particular the retention of all the brush box trees and the Chinese Elm in the northern sector of the site at the corner of Smith and Edward Streets.

3/3 That Council thank the applicant for the road and the open space but the developers/owner of the property is to maintain the items.

A copy of the planning report is attached.

Yours faithfully,



Phil Sarin
Director – Planning & Environment