

Director Planning and Development
Ashfield Council

ASHFIELD COUNCIL

RECORDS SECTION
SCANNED

DATE

30/9/10

ASHFIELD COUNCIL

ORIGINAL SENT TO OFFICER

20th September, 2010

RE: Development application 10.2010.199.1

Objection to development application 10.2010.199.1

We the undersigned residents of Webbs Ave and Charlotte Street Ashfield are writing to object to the proposed development - Presbyterian Aged Care facility.

1. We acknowledge the resident and limited visitor parking but feel that this is an inadequate proposal for the area given the fact we are already experiencing extreme parking limitations for residents and that all proposed units are to be of a three bedroom fit out, but only have one parking space per unit allocation.
2. This residential facility coupled with the redevelopment of the existing "Pitt Wood House" as a day therapy centre would add not visitor, resident, client parking issues but also staff, who require parking. Staff that have been utilising the small parking space that is accessed from Webbs Ave will now have to find alternate parking along with extra staff that will be required to run the proposed developments.
3. In this case the already overly congested street parking is again impacted and residents who are already unable to find parking will again be impacted and inconvenienced further.
4. We are also very concerned with the increase in traffic that such a development would incur.
5. As noted in development application #10.2010.199.1 the residential parking would be accessed via Webbs Ave laneway therefore posing not only increased traffic but noise issues with the opening and closing of the secure gate and the disturbance of a security kiosk at our back doors.
6. There is also concern with pedestrian safety across the footpath in Webbs Ave at the base of the laneway along with added vehicle noise disturbance.
7. The other part of our objection is related to the environmental impact the proposed tree removal would inflict. Although the application indicates tree planting the proposed trees would not provide adequate privacy or noise reduction as is already experienced by surrounding residents.

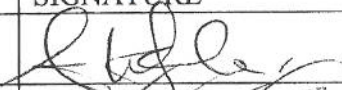
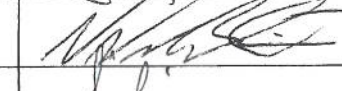

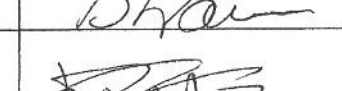
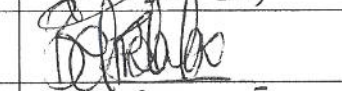
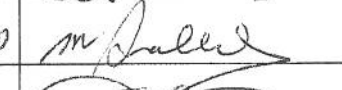




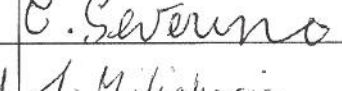
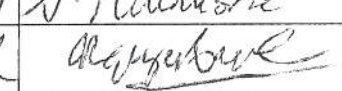
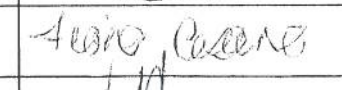
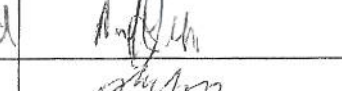


Please consider what effect a three storey dwelling would have in an already heavy residential area which is already at breaking point with major parking issues and traffic volume both by way of pedestrians and vehicles.

Any future correspondence or enquiries relating to this objection can be made by contacting the following

Mrs A. Vitale

8/14 Webb's Ave, Ashfield NSW 2131

0412 620 690

NAME	ADDRESS	SIGNATURE
A. Vitale	8/14 Webb's Ave	
V. Vitale	8/14 Webb's Ave	
STAN GONARIS	1/14 WEBB'S AVE	
BERNARD DAVIS	2/14 Webb's Ave Ashfield	
Deborah Wu	11/14 Webb's Ave Ashfield	
BEUNDA COX	5/14 WEBB'S AVE, ASHFIELD	
M. SMALBIL	4/14 WEBB'S AVE, ASHFIELD	
C. Zhang	18 Webb's Ave Ashfield	
Dan Ni He	22 Webb's Ave Ashfield	
F. Y. Wong	19 WEBB'S AVE ASHFIELD	
Deborah	24 Webb's Ave Ashfield	
Sam Severino	24 Webb's Ave Ashfield	
Caterina	24 Webb's Ave	C. Severino
S. Milinkovic	2/12 Webb's Ave Ashfield	S. Milinkovic
H.C. NGUYEN	12/12 WEBB'S AVE, ASHFIELD	
F. GASTRO	7/12 WEBB'S AVE ASHFIELD	F. GASTRO
Nick C.	7/12 Webb's Ave Ashfield	
S. Yoshin	11/12 Webb's Ave Ashfield	
K. Webb	4/12 Webb's Ave Ashfield	

Application No.10.2010.199.1

Lingasen Pather

to:

ashcncl

14/09/2010 02:09 PM

Show Details

ASHCH.

13/9/10

To the Director Planning and Environment

I take this opportunity to make a submission regarding the above-mentioned development application.

The applicant must contact EnergyAustralia to arrange the electrical supply requirements for the site.

Regards,

Lingasen Pather | Engineering Officer | Planning & Supply Negotiations - Inner West | EnergyAustralia

Level 1, BLDG 1, 33-45 Judd Street Oatley NSW 2223 AUSTRALIA

☎: 95855859 | ☎: 0408 610 829 | ✉: LPather@energy.com.au |

Please consider the environment before printing this email

This e-mail may contain confidential or privileged information.
If you have received it in error, please notify the sender immediately
via return e-mail and then delete the original e-mail. Energy Australia
has collected your business contact details for dealing with you in
your business capacity. More information about how we handle your
personal information, including your right of access is contained at
<http://www.energy.com.au/>

ASHFIELD COUNCIL

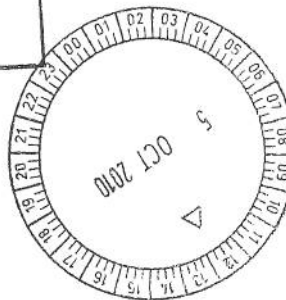
RECORDS SECTION
SCANNED

DATE

5/10/10

1st October 2010

ASHFIELD COUNCIL
ORIGINAL SENT TO OFFICER



Ashfield Council
260 Liverpool Road
ASHFIELD NSW 2131

Att: General Manager

By Facsimile: 9716 1911

Dear Madam

Re: Development Site 23-33 Charlotte Street – ASHFIELD
Development Application Number 10.2010.199.1

I refer to your letter of 3rd September 2010 and wish to address the following:-

My concern is will vehicles parked in the basement of "Pitt Wood House" and within the surrounding property be allowed to **enter, exit, visitors, staff and deliveries** in Lane Way to Webbs Avenue. If so I object to what would be heavy vehicles thoroughfare in Webbs Avenue resulting in serious danger to pedestrians.

I have sighted numerous near accident as many pedestrians don't expect cars driving up and down this small lane way.

The lane way to Webbs Avenue is currently being used by people attending the bible college in Pitt Wood House.

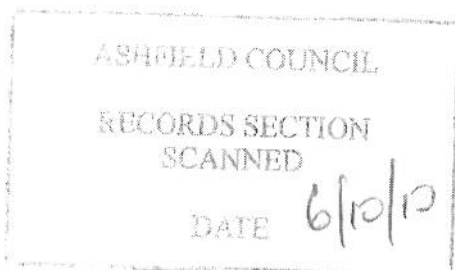
Yours sincerely

A handwritten signature in black ink, appearing to be 'G. Leto'.

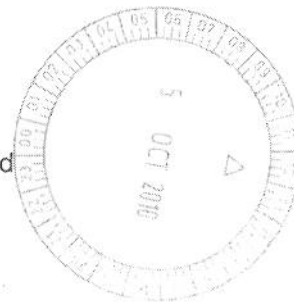
G. Leto
13 Webbs Avenue
ASHFIELD NSW 2131
Telephone Number: 97 988032

P.S. Submission delayed due to ill health.



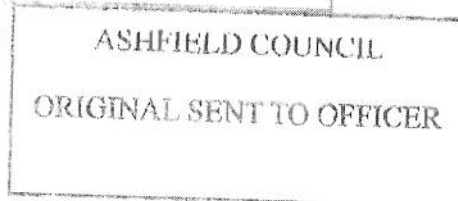


K. Southam
C/o LJ Hooker - Ashfield
PO Box 785
Ashfield NSW 1800



Att: Andrew Johnson

General Manager
Ashfield Council
260 Liverpool Rd
Ashfield NSW 2131.



1 October 2010

Dear Ms Chan

Subject: Development Application No 10.200.199.1 - 23-33 Charlotte St Ashfield

Thank you for the notification of this application and the opportunity to make a submission.

I own a property (Unit 4, 10 Grainger Avenue) directly behind this development site. I also work in Ashfield and have had a long term interest in the local area in terms of its general character and available facilities.

I understand that Ashfield Council is not the consent authority for this development application, and I would appreciate it if you could pass on my submission to the Joint Regional Panel or appropriate authority.

I support the development in principle and I think it is a very appropriate use of the site. I am especially happy that the old building Pittwood is to be retained and upgraded, and in my opinion the new building at the Elizabeth Street end of the site is a great improvement on the building that is currently there.

I am surprised however that this three story building is being replaced by single stories (the "villa buildings") given the apparent need to maximise accommodation on the site.

My concerns relate to the new building at the northern end of the site, which in my opinion impacts negatively on the street and immediate neighbourhood in general, as well as on the view from the rear of my property. To illustrate this latter point, I attach a photocopy of a photograph that I took several years ago from my window – this is my view to the north east and shows a very pleasant open outlook of trees grass and distant buildings. I know that there was a building previously on this site, although I did not ever see it, so I have always accepted that there could have been a replacement building on the site at some stage. Even as potential park or garden, this green space has been neglected for many years. However the previous building had a much smaller footprint, now clearly being greatly exceeded by the proposed replacement building at the northern end of the development site, which takes up almost the entire site.

I strongly object to the form of this new building in particular. It is very bulky and high compared with all the surrounding buildings. On the opposite side of Charlotte Street, while there are institutional buildings (the school), they are no higher than two stories (as can be seen in the background in the attached photograph). The surrounding residential buildings on the Pittwood side of Charlotte Street and at the rear in Grainger Avenue are also no higher than two stories.

The proposed building is over-scale as it is higher than the Pittwood building itself and as previously noted takes up almost the entire site. The height, together with a terrace and balconies at the top level, means there will be overlooking of the backyards and windows of the neighbouring homes, including my own, so there will be a loss of privacy. There is also a likelihood of increased sun reflection from the glass and metal walls and stainless steel balustrades shining into the neighbouring houses.

There will be a huge loss of soft landscaping and it appears all the existing trees, including some large mature trees, on the northern part of the property will also be lost. I believe that in Ashfield, as in other medium density areas in the inner west, it is important to keep as much open space as possible. We have already lost valuable green space such as playing fields to high rise unit development in this municipality. The amount of hard surfacing now proposed for the site will increase environmental problems especially with storm water runoff, with the need to upgrade systems with the capacity to manage it.

The building is four stories including the basement level. The design, particularly of the roof (which is flat) and the walls on the top floor (which read as flat curtain walls of alternating rectangular panels of green tinted glass and silver grey metal on all sides), and use of "Bowral Blue" colour brick, is not in keeping with the style and materials of any of the other buildings on site - the proposed new buildings on Elizabeth Street and especially the charming heritage building in the centre - nor with any of the residential dwellings in the immediate area, all of which have pitched roofs and are of red / brown brick. This design as a whole spoils the character of the precinct.

I believe that the building at the northern end of the site should be reduced in size and scale and the design altered to relate better to its site, which is an identified heritage item, and with the neighbouring residential dwellings.

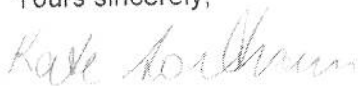
The Ashfield Development Control Plan 2007 Section 13 states that for Multi-Unit Development in Flat Zones in which aged persons housing is specifically named, the controls for building height and setback, general appearance, effect on adjoining properties, open space etc are applicable to these housing types. While apparently the Pittwood site is zoned differently, I do not think that there is a good reason for these considerations not to apply.

It would be better if much needed improvements to available facilities did not also detract from the overall appearance of the Ashfield built environment. For the future residents of the aged care home, a larger garden would also constitute a significant amenity, one of the few that older less mobile people can make use of and appreciate.

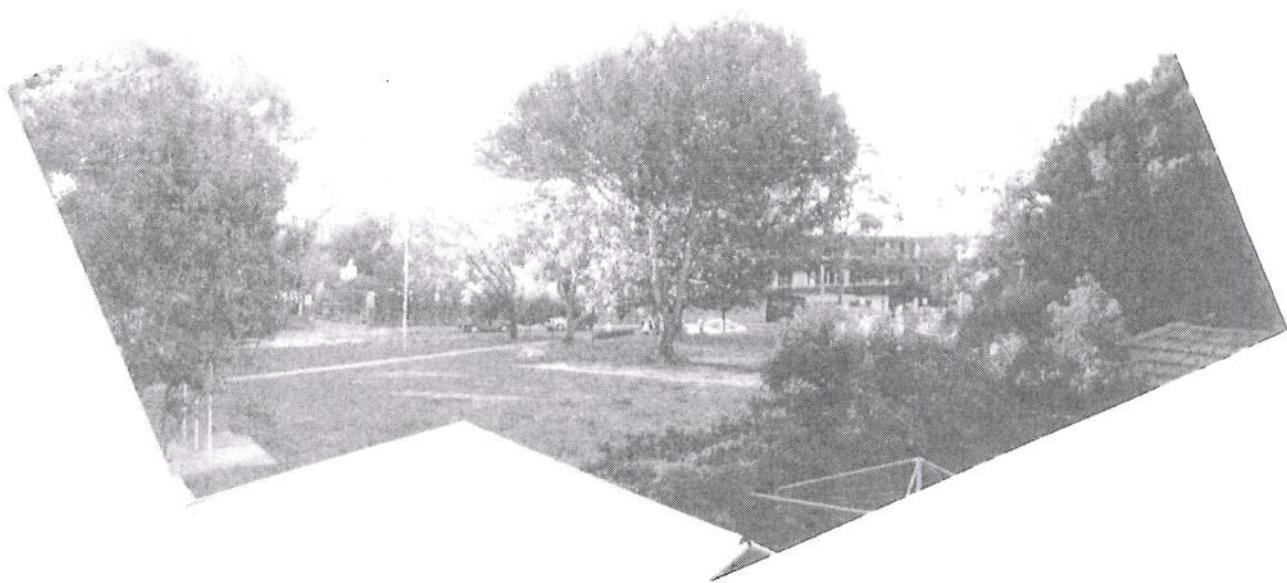
If necessary I can be contacted by mail at the above address, or during business hours on tel. (02) 8753 8717.

Thank you.

Yours sincerely,



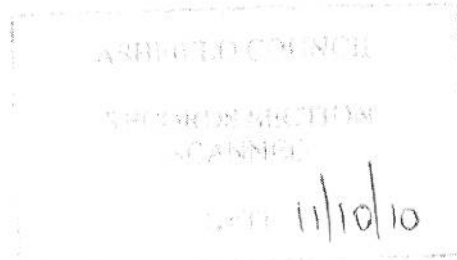
Kate Southam.



K. Southam
C/o LJ Hooker - Ashfield
PO Box 785
Ashfield NSW 1800

Att: Andrew Johnson

General Manager
Ashfield Council
260 Liverpool Rd
Ashfield NSW 2131.



8 October 2010

Dear Ms Chan

Subject: Development Application No 10.200.199.1 - 23-33 Charlotte St Ashfield

I would like to add to my previous letter of 1st October 2010 on the subject of the impact of this development on the neighbourhood. There is another issue which I later realised I did not address in that letter.

I am also very concerned about the potential for overshadowing by the proposed northern building on the backyards of the adjoining properties to the rear in Grainger Ave.

This building is very large and bulky, taking up almost the entire site to the north of the Pittwood heritage building. On winter afternoons in particular, I believe the height of the building will cause shadows to be cast over backyards which currently receive extensive sunshine and are used by residents for both recreation and housework purposes. These are old properties which often have drying lines in the backyard (my own is one) and among other advantages are able to save energy, good for the environment as well as saving on costs to the householder. This development will result in a loss of solar access, particularly significant in winter. I believe this will also be the case in late summer afternoons, but it may be different properties that are affected.

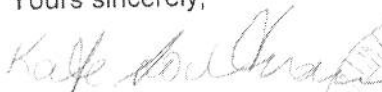
This is another reason for my strong objection to the size and design of this building which impacts negatively on the residents of Grainger Avenue at its north western end.

I would appreciate it if you could join this with my previous letter and forward to the assessors.

My contact details are, as before, the above address, or during business hours on tel. (02) 8753 8717.

Thank you.

Yours sincerely,


Kate Southam.

