

Contact: S Mushtaq
Phone: 9716 1979

12 August 2015

Joint Regional Planning Panel Sydney East
23-33 Bridge Street
SYDNEY NSW 2000

Attention Ms Lisa Foley

Dear Ms Foley

**Re: 2015SYE028 - Development Application No 2015.8
137 Victoria Street ASHFIELD, 8-10 Clissold Street ASHFIELD**

Reference is made to the above development application for proposed stage 2 involving demolition of buildings C & D, 12 villas and the hostel building, construction of three buildings containing 106 Independent Living Units of part 4 and part 5 storeys over basement car parking, landscaping, realignment of internal street network, establishment of pedestrian pathways and the reinstatement of heritage gates.

Please be advised that Council on 11 August 2015 considered the above application and resolved to make representation in accordance with Section 4.6 of the Department of Planning's "Procedures for the Operation of Joint Regional Planning Panels" as follows:

- 1. That the Joint Regional Planning Panel (JRPP) Sydney East as the consent authority pursuant to Clause 80(1)(a) of the Environmental Planning and Assessment Act 1979 (as amended) approve Development Application No. 10.2015.08 for Stage 2 redevelopment including demolition of Buildings C and D, 12 Villas and the hostel, construction of 3 part 4 and part 5 storey buildings containing 106 independent living units over basement car parking, landscaping and associated work on Lot n DP:1186447 and Lot 101 DP: 702245, known as 137 Victoria Street Ashfield and 8-10 Clissold Street Ashfield, subject to the conditions detailed on pages 109 – 132 of the business paper.*
- 2. That in addition to the Council officers report, Council submit to the JRPP that Council is concerned that the additional building depth appears to result in approximately 39 units being deprived of cross flow ventilation (if the 18m depth were complied with, less units would be deprived of cross ventilation).*

Should you have further enquiries regarding this matter, please contact the undersigned on 9716 1979.

Yours faithfully

Shakeeb Mushtaq
Specialist Planner