



Ashfield Council



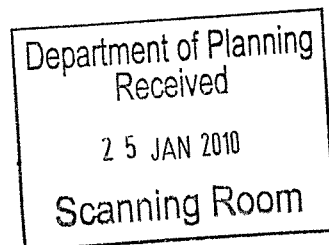
PCU002155

Contact: A Bas
Phone: 9716 1954

22 January 2010

NSW Government - Planning
Sydney Region East Office
GPO Box 39
SYDNEY NSW 2000

By Fax: 9228 6191



Dear Nyambura or Skye,

SEPP (Housing for Seniors or People with a Disability) 2004 - Application for a Site Compatibility Statement (SCS) – 23-33 Charlotte Street, Ashfield

Further to Council's letter of 24 December 2009, I now confirm Council's objection to the proposed Site Compatibility Statement for the following reasons:

- The scope and detail of the documentation submitted is insufficient for a Site Compatibility Certificate to be issued and in particular, for a Certificate that would endorse the bulk, scale and form of the development proposed.
- The SEPP SL states that "A Certificate may certify that the development to which it relates is compatible with the surrounding land uses only if it satisfies certain requirements specified in the Certificate."

In this regard, Council is of the view that considerable additional work needs to be done before any "in principle" conclusions can be reached about the appropriateness of the form of development proposed. The Urban Design Analysis and Heritage Assessment reports submitted are "thumbnail sketches" at best and the conclusions drawn pre-empt more detailed analysis, which has not been done. Hence, Council is of the opinion that if the Department decides to issue a Certificate, it should specifically relate to land use matters only and not the built form.

- Council has now received formal comments from our Heritage Advisor regarding the proposed Certificate. Council's Advisor is particularly concerned about the close proximity of the northern building to the existing 2 storey building known as "Pittwood", as the site is a Heritage Item and in this regard, the height and bulk of any building requires careful consideration. Council's Advisor is of the opinion that the building form contained within the Certificate application is inappropriate in this regard.

Council's previous letter sought clarification from the Department for the need for the site compatibility certificate. It was viewed that the proposal may be permissible pursuant to the current zoning of the site and SEPP (housing for seniors or people with a disability).

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Ashfield Council to discuss the letter with Council staff using the Telephone Interpreter Service.

CHINESE

重要说明

本信件包含重要信息。如果您不理解信中的内容，请让亲友为您翻译成中文，或前往艾士菲市议会通过电话传译服务向市议会员工询问信中的内容。

ITALIAN

IMPORTANTE

Questa lettera contiene informazioni importanti. Se non capite, chiedete ad un parente o a ad amico di tradurla oppure rivolgetevi al Comune di Ashfield per discutere della lettera con il personale del Comune attraverso il Servizio di Interpretariato Telefonico.

GREEK

ΠΡΟΣΟΧΗ

Η επιστολή αυτή περιέχει σημαντικές πληροφορίες. Αν δεν καταλαβαίνετε το περιεχόμενό της, παρακαλώ ζητήστε από ένα συγγενή ή ένα φίλο να σας το μεταφράσει ή ελάτε στο Δημαρχείο του Ashfield να συζητήσετε την επιστολή με το προσωπικό του Δήμου χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

Council is concerned in the manner the Department is considering and issuing site compatibility certificates. It is viewed that the Department is issuing a defacto master plan for the site in that the built form is also being endorsed by the site compatibility certificate.

The applicants are of the view that the Department when issuing the site compatibility certificate have also endorsed the proposed built form and that Council cannot refuse the application on issues relating to built form. It is understandable why the applicants are of this view when the site compatibility certificate states that that the built form is also endorsed.

It is Council's understanding that the site compatibility certificate may certify that the development to which it relates is compatible with the surrounding land uses and not endorse the built form.

Please contact me on 9716 1954 for any enquiries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Atalay Bas', with a stylized flourish at the end.

Atalay Bas
Manager Development Services