

## **Seniors Housing Determination of Certificate of Site Compatibility**

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

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I, the Acting Director-General of the Department of Planning, pursuant to clause 25(4) (a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Urbis Pty Ltd on 27 November 2009 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5) (b),

subject to the 'Requirements imposed on determination' as set out in Schedule 2.

**Ian Reynolds**  
Acting Director-General  
Department of Planning

Date certificate issued:

12.2.10

**Please note:** This certificate will remain current for 24 months from the date of issue.

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### **SCHEDULE 1**

**Site description:**

The subject site is located at 23 Charlotte Street, Ashfield under the Ashfield LGA and comprises Lot 1 DP217304, Lot 1 DP130243 and Lot 3 DP3914. The subject site is zoned predominantly 5(a) Special Uses 'Home for the Aged', with a portion of the site zoned 3(a) General Business under the Ashfield Local Environmental Plan 1985. The site has an existing heritage listed building 'Pitt Wood House' situated in the centre of the site and a nurses quarters building.

(See following sheet for Schedule 2)

## **SCHEDULE 2**

**Application made by:** Mr Peter Strudwick, Urbis Pty Ltd.

**Project description:**

The proposed seniors living development includes:

- Construction of a four storey building consisting of approximately 30 independent living units and basement parking situated north of Pitt Wood House;
- Construction of a three storey building consisting of approximately 5 independent living units and associated parking fronting Elizabeth Street
- Refurbishment and upgrading of heritage listed Pitt Wood House for use as out-patient care and community facilities
- Demolition of the 3-4 storey nursing quarters building
- Retention of the shops located at the corner of Elizabeth and Charlotte Streets.

**Requirements imposed on determination:**

- The final number of dwellings on the site will be subject to Ashfield Council being satisfied with the design (including building setbacks and recessing of upper floors), form, layout, height, bulk and scale of the proposal, and;
- Issues of pedestrian access and footpath gradients will be addressed to the satisfaction of Ashfield Council