



NSW GOVERNMENT
Department of Planning

COPY

Office of the Director General

Mr Peter Strudwick
Urbis
GPO Box 5278
Sydney NSW 2001

Our ref: 10/02282

Dear Mr Strudwick

Determination of an application for a site compatibility certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application of 27 November 2009 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP'), in relation to the proposed seniors housing development at 23-33 Charlotte Street, Ashfield.

I have made the determination to issue a site compatibility certificate under clause 25 (4) (a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development, and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b). Please find the Determination of Certificate of Site Compatibility attached.

The following requirements have been imposed on the 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

Prior to the submission of a Development Application to Council, you should discuss with Ashfield Council the detailed design, layout and form of the proposal, including building setbacks and the recessing of upper floors, in addition to how the accessibility of the proposal can be optimised.

Should you have any further enquiries about this matter, I have arranged for Ms Nyambura Mwaniki, Team Leader, Sydney Region East, to assist you. Ms Mwaniki may be contacted at the Department's Bridge St Office on telephone number (02) 9228 6408.

Yours sincerely

Ian Reynolds
Acting Director General

Bridge St Office 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6191 Website planning.nsw.gov.au