



Ashfield Council

Contact: Atalay Bas
Phone: 9716 1954

21 October 2013

NSW Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Matthew Rosel

Dear Sir

Re: Notification of Section 75W Modification Application to modify the concept plan MP08_0245 and Project Approval MP08_0260 of Cardinal Freeman Village redevelopment, Victoria Street, Ashfield

I refer to your letter received at Council on 1 October 2013 requesting Council's comments in respect of the proposed modifications to the above project.

Council will provide a detailed response within three weeks, however, in the interim, the following concerns are raised:

1. Inadequate and incomplete information has been provided to Council to make a complete and informed comment. In particular, the plans do not highlight the proposed changes and the written documentation does not provide a complete list of those proposed internally and externally. In addition, the scale of the drawings (at A3) is such that it is extremely difficult to clearly determine the exact nature and extent of these modifications.
2. The proposed variation to staging is not clearly presented.
3. The Statement of Commitments, to which variations are proposed, has not been provided for review.
4. The removal of the Victoria Street gates is not supported due to adverse heritage impacts.
5. Council's heritage advisor would review the proposal once more legible plans showing details of external changes to the buildings are provided.
6. The proposed changes to the timing of the payment of section 94 contributions from prior to release of construction certificate to prior to occupation of the building is not supported as it is inconsistent with the terms of Council's Section 94 Contributions Plan.
7. The proposed deletion of Condition C4 relating to the Survey of the Long Nosed Bandicoot is unlikely to be supported and Council will provide a more detailed response in its formal submission.

Please be advised that a Council Report is scheduled to be prepared for Council's meeting of 12 November 2013 to enable Council to put forward its position on the proposed modifications. Following this meeting, a detailed response will be provided by 15 November 2013. In the meantime, it is requested that additional information as outlined above be provided by no later than 28 October 2013 to enable a complete assessment to be undertaken and a Council report to be prepared.

Yours faithfully

Atalay Bas
Manager Development Services