

Matthew Rosel - 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

From: <AtalayB@ashfield.nsw.gov.au>
To: "Matthew Rosel" <Matthew.Rosel@planning.nsw.gov.au>
Date: 7/03/2014 12:26 PM
Subject: 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

Hi Matthew

As discussed over the phone, Council still maintains its concerns raised in its previous letter dated 21 October 2013.

1. It is understood that there will be no changes to the height of the buildings and no further intensification. Based on this information there is no concern to internal changes.
2. The proposed variation to staging is still not clear. The applicants submission indicates that details are provided in Sections 3.1.1 and 3.2.5 of the Environmental Assessment and the Construction Management Plan contained in Appendix 3. The Council copy does not contain section 3.1.1 or 3.2.5. However the proposed staging is a matter for Planning and Infrastructure to consider. It is suggested that the variation to staging should not impact on the residents or the local amenity.
3. The Statement of Commitments, to which variations are proposed seems to be minor in nature and is a matter for Planning and Infrastructure to consider.
4. The removal of the Victoria Street gates is not supported due to adverse heritage impacts. It is acknowledged that the removal of the gates has been approved, however Council maintains that it is not appropriate to remove the gates.
5. The proposed changes to the timing of the payment of section 94 contribution levy 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 Contribution Plan and further Council has consistently required the payment of section 94 payment prior to the release of the construction certificate.
6. The proposed deletion of condition C4 relating to survey of Long Nosed Bandicoot is not supported and as such this condition should be fully implemented.

Should you require further information please contact me.

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Ashfield Council acknowledges the traditional Aboriginal owners of the land, the Cadigal and Wangal people.

We acknowledge their living culture and unique role in the life of this region.

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