

12 JAN 2009

Our Ref:Y08/3171
File No:MP08_0245

Mr Dan Brindle
BBC Consulting Planners
PO Box 438
BROADWAY
NSW 2007

Dear Mr Brindle,

I refer to your letter requesting confirmation as to whether your proposal for the refurbishment and expansion of an existing aged care facility at Victoria St, Ashfield is a Major Project pursuant to *State Environmental Planning Policy (Major Projects) 2005*.

I have formed the opinion that your proposal is development of a kind described in Schedule 1, Clause 13 of the Major Project SEPP and is a Project to which Part 3A of the Act applies and I have also authorised the submission of a Concept Plan under Section 75M of the Act.

The Department has raised a concern regarding the potential impact of the redevelopment on existing residents and services during the period of redevelopment. Accordingly, it is recommended that the proponent be required to develop a detailed staging plan as part of the Concept Plan, demonstrating how housing and services can continue to be provided during the redevelopment, and identifying relocation strategies and any alternative housing that will be available, if required, for the duration of the redevelopment.

You may now apply to the Department to issue the Director-General's requirements for the proposal.

Should you have any further enquiries about this matter, I have arranged for Mr Michael Woodland, Director, Urban Assessments, of the Department of Planning, to assist you. He can be contacted on telephone number (02) 9228 6150.

Yours sincerely



The Hon Kristina Keneally MP

