# Section 4

## The Project Application

## 4.0 The Project Application

## 4.1 Summary of Modifications to Project Approval

The Minister's approval is sought for the modifications to the Project Approval which approves the construction of buildings in the Care Precinct and the Village Green Precinct. These modifications as summarised as follows:

| Approved Project (as described in Project Approval) | Modification to Project Approval |
|---|---|
| | Change to construction staging so that the Care Precinct and Village Green are integrated into one stage (Stage 1), with construction of the Care Precinct Buildings commencing first |
| **Stage 1 - Village Green Precinct** | **Stage 1 – Village Green Precinct** |
| Demolition of existing ILU buildings and community buildings to allow for the Construction of 3 x 5 storey buildings (Q1, Q2 & Q3) consisting of 54 independent living units (ILU's), community facilities and basement car parking | Demolition of existing ILU buildings and community buildings to allow for the Construction of 1 x 5 storey building above basement podium consisting of 40 independent living units (ILU's), community facilities and basement car parking |
| New village green | New village green |
| Upgrade and realignment of the existing east-west roadway | Partial upgrade and realignment of the existing east-west roadway |
| Adaptive reuse of chapel undercroft for residential units | Adaptive reuse of chapel undercroft for community facility use |
| **Stage 2 - Care Precinct** | **Stage 1 – Care Precinct** |
| Demolition of the 119 bed nursing home, ILU building, dwelling houses and associated structures | Demolition of the 119 bed nursing home, ILU building, Serviced Apartment Building, dwelling houses and associated structures |
| Construction of a 4 storey, 160 bed RACF (project approval incorrectly states 160 beds which should read 132 beds) | Construction of a 4 storey, 133 bed RACF |
| Construction of 2 x 5 storey buildings consisting of 46 ILU's | Construction of 2 x 5 and 1 x 4 storey buildings consisting of 101 ILU's |
| Construction of a new north-south laneway | Construction of a new north-south laneway |
| Associated infrastructure works | Associated infrastructure works |

The key modifications are:

- The demolition of the Serviced Apartment Building and its replacement with an Independent Living Unit Building;
- A change in design of buildings with Buildings Q1 to Q3 containing 54 ILUs replaced with one building containing 40 ILUs with an overall smaller building footprint and greater separation to existing ILUs in the south west quadrant;
- Changes to the design of buildings and internal apartment arrangements;
- A change to the staging of the development with the development now to be constructed in the following order of priority:
  - Residential Aged Care Facility;
  - Buildings 2 & 3;
  - Building 1;
  - Building 4 and Village Green.
- The construction of the new north-south laneway (Clissold Lane) would be along a temporary alignment with an accessway in a permanent location forming part of Stage 2 works when Buildings C and D would be demolished;

## 4.2 Modifications to Care Precinct Development

### 4.2.1 Development Summary

The development as modified includes:

- Demolition of the Serviced Apartment Building in addition to the approved demolition of the two cottages at the corner of Clissold and Queen Streets, the existing nursing home, Building F containing 12 units, and associated structures;
- Construction of a new Residential Aged Care Facility (RACF) and ILU Buildings 1, 2 and 3 over basement levels containing parking and RACF support services;
- Provision of services and access including construction of Clissold Lane along a temporary alignment and upgrade of accessible pathways; and
- Site landscaping including the removal of trees.

This is generally consistent with the project approval, with modifications to building envelopes and the staging of construction and the demolition of the Serviced Apartment Building.


Figure. 4.1 Site after Stage 1 Development

### 4.2.2 Resident Relocation

The modifications to the Project Approval require the demolition the Serviced Apartment Building in addition to the already approved demolition of two dwelling houses at the corner of Clissold and Queen Streets which are currently not used for seniors housing, Building F comprising 12 Independent Living Units (three of which are currently occupied) and the existing nursing home.

Residents of the old nursing home will be progressively relocated to external facilities to be determined following approval of the modification application and which will be able to provide the level of care required. Consultation will be undertaken with residents and their family in the lead up to the commencement of demolition and construction work associated with the new Residential Aged Care Facility (RACF) and a minimum of 12 months' notice will be given to residents regarding relocation.

Residents within the 10 apartments on the northern side of the Serviced Self Care Building (as 2 are display units) will be progressively relocated to other vacant apartments within the building to allow for the construction of the new nursing home. Residents of the Serviced Self Care Building will be progressively decanted prior to its demolition, with any remaining residents relocated to the Lodge.

Building F, which contains 12 ILUs, of which only 3 are currently occupied, are anticipated to have decanted through natural means by the time the building is scheduled to be demolished. Any remaining resident would be relocated to another apartment on site of equivalent standard or better.

### 4.2.3 Description of Facilities Residential Aged Care Facility

There are no changes to the services offered at the RACF from the project approval. The Residential Aged Care Facility will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly).

The RACF will include:

- Community facilities such as meeting rooms, library, medical consulting rooms, hair dressing facilities and the like;
- A central commercial kitchen which will provide meals to the RACF residents, and additional support to the remainder of the village as required;
- Central commercial laundry which will provide laundry to nursing home residents and additional support to the Independent Living Units as required; and
- Administration and visitor reception and staff facilities.

The number of beds has increased from 132 to 133. All beds will be in single bed rooms, whereas the project approval indicated a small number of two bed rooms. The facility will be designed and constructed to meet Commonwealth aged care accreditation standards and the Building Code of Australia. These beds will replace the existing 59 bed nursing home on the site and the hostel building containing 60 rooms.

The modified RACF building is designed to provide 5 'houses', as was the case with the project approval, with 133 rooms. Each room contains a bed, sitting area, robe, television and a fully assisted ensuite bathroom.

The RACF will offer both low care and high care accommodation for residents who require more assistance as they progress into their later years. This facility offers the residents the extra security and support they need and enables the residents to obtain assistance from qualified nursing staff and carers within their own personal environment. Additional services such as hair care, medical consulting services, cinema, sitting rooms, activities spaces and café, together with the shared communal living and dining spaces, encourage interaction between the residents in order to facilitate socialisation.

As under the Project Approval, the modifications retain the dementia specific unit located on the ground floor with access to a secure external courtyard along Clissold and Queen Streets.

#### Living Units

The modifications propose three residential buildings which will contain 101 apartments being a mix of one, two and three bedroom units in a range of sizes, as follows:

- B1 – 16 one bedroom, 23 two bedrooms plus study and 5 three bedroom units;
- B2 – 4 one bedroom plus study, 10 two bedroom and 14 two bedroom plus study units; and
- B3 – 9 two bedroom, 16 two bedroom plus study and 4 three bedroom units.

The blocks clearly read as related but discrete volumes, as they are separated by gardens and breezeways, and have independent roofs.

Building B1 is a new building replacing Serviced Apartment Building which was retained under the Project Approval. It contains 44 units replacing the 49 smaller serviced apartments. It addresses the east-west street, and is cut into the hill side to the south and west, thus reducing in height to provide a good transition interconnected by a path link to the existing buildings that will be retained nearby.

Buildings B2 and B3 are in the same location as the two approved serviced self care housing buildings under the Project Approval. They contain 57 units compared to the 46 units in the Care Precinct under the Project Approval. Building B2 matches the street alignment of B1, and turns the corner to frame the new Village Green with its east facade. The L-shaped building also helps to form the central garden courtyard and provides a clearly identified entry to the community facilities.

All units in the modified Project Approval are designed so that services can be delivered to the dwellings. Access is provided via a lift to ground and basement levels. Access to the buildings is available from internal roads and via basement access.

### 4.2.4 Modifications to Design Intent and Built Form

#### Residential Aged Care Facility

The design changes to the RACF are as follows.

The RACF entry is accessed from Clissold Street to the north. This entry forecourt provides a vehicle drop off point and is overlooked by a garden court to the north. Under the Project Approval, access to the car park was from Clissold Street with the drop-off access and main entry accessed from the newly constructed Clissold Lane.

Landscaping ensures the modified entry forecourt is established as a pedestrian friendly area and a shared space where soft and hard landscaping will 'erode' the potentially utilitarian drop off zone. The overlooking residential rooms and units allow for constant surveillance ensuring security is maintained. The forecourt becomes an active 'street', flanked by the café, hair salon and consulting room. This street terminates at the residential care facility and lift lobby.

In planning the modifications to the Care Precinct buildings,

the importance of appropriate scale was paramount. By introducing a large north facing courtyard between the two 'wings' of the RACF building, narrow residential scale forms are presented to Clissold Street. This form allows the Clissold Street elevation to read as three residential scale buildings, with the majority of the RACF building setback from the street. This principle remains the same as the Project Approval.

The RACF and ILU buildings as modified are deliberately expressed as components in the plan. The introduction of the continuous circulation lobby through the centre of the RACF building allows access to natural light and ventilation, whilst splitting the building into smaller components, allowing each component to read as a smaller mass. This is particularly apparent when viewed from the north east along Clissold Street. In addition, the top storeys of all buildings have considerable set-backs to Clissold Street ensuring that the visible height is appropriate for the residential context.

The north elevation addresses Clissold Street with the building forms stepping down to this façade ensuring that a maximum of three storeys is visible from the street. The site topography, existing external stone walls, and landscaping ensure that the development generally presents as four storeys to Queen Street.

By maintaining large set-backs, combined with clearly articulated building forms, the apparent visual scale of the building is substantially reduced. Residentially massed rendered volumes project forward of the main façade providing relief and interest.

The 'H' format planning of the approved RACF building is retained which allows the building to be sympathetically setback from the proposed building to the south to reduce overshadowing, enhance privacy and maximize landscape area.

The modified building's external appearance is designed to work in harmony with the existing buildings and materials on the site. This consists of a predominately masonry building with rendered residentially massed elements and the introduction of appropriate sun-shading screens. The shading devices also provide the residents with privacy whilst assisting in the reduction of heat gain during the summer months, without compromising the effect of daylight to the interior.

### Living Units

Each unit continues to contain a fully accessible bathroom (designed in accordance with AS1428.1 and AS4299.1) laundry, kitchen and living and dining areas. The modifications to units are designed in order to maximise natural lighting and ensure quality of residential amenity . All units have access to an external balcony or courtyard.

Units have been designed by the project architects to meet the requirements of SEPP 65 (Design Quality of Residential Flat Development), ensuring excellent access to natural light, ventilation, storage and all other requirements that ensure high quality residential accommodation is provided.

Units are arranged so that there are no more than 10 units per floor.

A hairdressing salon and consulting rooms have been included in Building 1 for the convenience of residents.

### 4.2.5 Material Selection

The external building material have been modified with the changes to the façade design. A combination of contemporary materials of render and lightweight timber look cladding, is combined with contextually sensitive brickwork ensuring that the material layering of façade reflects the historical layering of the locality, expressing past and present, whilst avoiding faux facadism.

The following materials are proposed for the development as modified:

***Timber screens***

Selected areas are clad with a lightweight panel system incorporating a real timber veneer face. The use of timber provides a warm, reassuring familiarity. However, to minimise maintenance, a timber look material will be used.

***Alucobond or the like***

The use of a lightweight enlivens the facades and provides additional articulation. This material is used as a device to provide interest.

***Masonry elements rendered and painted***

Lightly textured cement render is used to express residential scaled volumes. This material gives a contemporary feel to the development and its use provides a welcome change in scale, ensuring the building mass is appropriate in the streetscape.

***Sandstone walls***

This ties in with the heritage landscape items. It is a robust and sturdy material which gives a solid base to the buildings.

***Curtain wall glazing***

The community facilities entry is defined by the use of this interesting material.

***Powder coated aluminium***

The use of operable privacy screens provide sun shading and privacy to private residential balconies. Powder coated aluminium provides a low maintenance finish.

***Glazing to apartments***

Generous glazing to apartments will be treated to protect occupants from overheating while allowing light to penetrate into apartments.

***Hard Landscaping***

Strips of textured concrete run through the RACF entry courtyard. These strips integrate the landscaping with the drop off area, ensuring the vehicle turning requirements do not dominate the courtyard.

### 4.2.6 Demolition

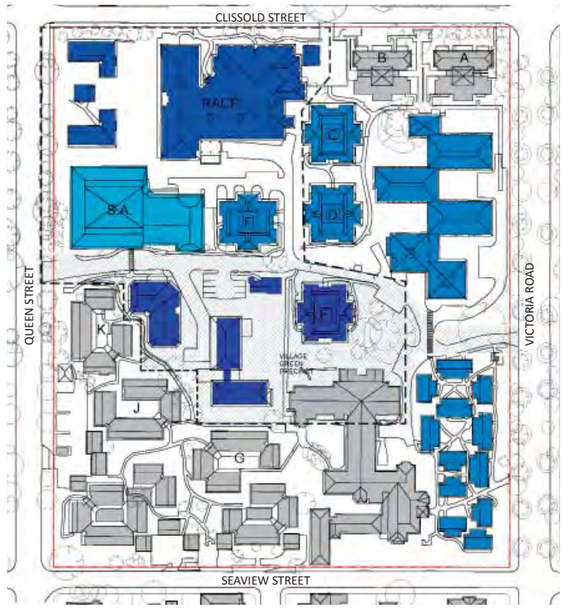
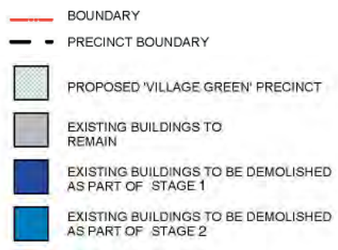



Figure. 4.2 Demolition Plan - Stage 1




The following buildings will be demolished as part of the Care Precinct Development:

- Two dwellings at the corner of Clissold and Queen Streets;
- The existing nursing home building;
- The existing Serviced Apartment Building;
- One existing former ILU building (Building F).

Demolition will take place in accordance with AS 2601—2001 The Demolition of Structures, published by Standards Australia on 13 September 2001.

This remains as under the project approval, with the addition of the demolition of the Serviced Apartment Building.

### 4.2.7 Modifications to Road and Civil Works

The modified civil works are described in the Civil Report prepared by TTW and contained in Appendix K of Volume 3 and in the drawings contained in Volume 2.

The Project Approval shows a new internal street, Clissold Lane, a street which provides access from Clissold Street. The modifications to the Concept Plan include a minor realignment of Clissold Lane. This includes a modified entry point to provide access from an existing site access point and break in the sandstone wall.

Clissold Lane will not be constructed in its final location until Stage 2 because the realignment requires the demolition of existing ILU Buildings

### 4.2.8 Landscaping

OCULUS Landscape Architects have provided the following landscape statement for Stage 1 of the Project Application.

Oculus Landscape Architects have prepared the landscape design for the care precinct as described in the landscape design statement contained in Appendix A and as shown on the application drawings. The landscape proposals are consistent with the Concept Plan landscaping principals and strategy. The intention for the Care Precinct landscape is to "maximise amenity and enjoyment for residents and visitors; make a positive contribution to quality of life without environmental or social cost, and (be) within the context of the existing landscape and urban structure."

The landscape strategy seeks to retain and enhance the defining character of the village, including the preservation of existing significant mature trees. The landscape design responds to the scale of the new buildings and the site by enhancing the framework of larger trees but also includes smaller, more domestic scale spaces to enhance the residential character of the village. Importance has been placed on creating a cohesive relationship between the individual spaces, whilst at the same time allowing for each area to take on its own unique identity. In most cases this is achieved through the use of a well-defined palette of materials, textures, and plants, appropriately responding to the intended use of each area. Furthermore, the need to reinforce the nature of this facility as a place of residence, was of particular importance when developing the landscape strategy. It is intended that the landscape convey a residential character, typical of what you might find at someone's home. The intent is to avoid a 'large-scale commercial landscape' and improve the sense of community.

The role of landscape in creating social interaction within the village has been a key principle in the design. The landscape has been designed to encourage social interaction by providing a range of usable areas and spaces, catering for diverse activities and group sizes. This will create greater opportunities to engage in social activities and the potential to meet and greet neighbours.

The landscape is intended to be an environmentally sensitive design. It will utilise a large proportion of indigenous or native

species balanced with a select use of exotics which will be more familiar to residents as well as being more in character with Ashfield which are low maintenance and hardy. Existing features and materials will be retained, recycled and reused where possible. New materials will be carefully selected for low embodied energy, local source of supply, longevity, and the ability to be recycled or reused.

The landscape comprises a series of spaces of varying sizes, that allow for a range of different uses as follows:

**RACF Entry Forecourt**

The entry and setdown area for the RACF is located directly off Clissold Street and allows for vehicular access to the basement carpark. It will form the main arrival point for Care Facility and will contain a large paved area for vehicular pick up and drop off. A feature tree with low understorey planting and seating will provide shade as well as seasonal colour.

**RACF Courtyard**

This courtyard is located on the south eastern corner of the RACF and provides a private courtyard for the residents to enjoy the sunshine and to just sit and relax. Although it is located on structure the northerly aspect combined with small trees and mass planting and in raised garden beds will provide a sense of privacy yet allow filtered views. The planting palette will provide a sensory experience, containing plants with interesting textures, colours and smells. The plants will also be common to the gardens of elderly people, once again underlining the residential nature of this community.

**Dementia Courtyard**

Gardens help to provide the sensory stimuli necessary for patients with dementia to cure the disharmony within. The dementia courtyard will therefore be an important component to the ongoing care of the aged residents at this facility. The following list outlines the main symptoms of dementia and presents the ways that this courtyard will address the specific needs of dementia patients:

- Memory loss and confusion: A clear, clutter free and unambiguous environment;
- Disorientation: Clear visual access and continuity from inside to outside: As per the rest of the development, the landscape is considered an extension of the building. However separation is required from indoor residents to the courtyard, as seeing other people coming and going agitates dementia patients;
- Impaired judgement: safety and security of the patients is a key consideration to the design of this space; use of non-toxic plants; paving is safe and continuous; deciduous trees are set back from paths so that fallen leaves do not create slip hazards; fencing is unobtrusive and free of foot holds; Minor exits are camouflaged;
- Impaired insight: avoiding the feel of 'imprisonment'; safe and secure;
- Perceptual difficulties: Natural materials have been used as much as possible; 'simple' consistent finishes avoid confusion e.g. No intricate paving patterns; Edges and walls will contrast to paths to make for a clear and delineated path;
- Impaired communication/language: any signage used will have simple, large print words as well as pictures to make the most of retained abilities;
- Behavioural changes e.g. wandering: sensor activated night lighting will be installed for those who may wander in the dark and to alert any staff;
- Attention difficulties (starting, stopping and staying on track): simple path arrangements, figure of eight enables continual exercise with prompts and cues along the way to help direct patients; sheltered rest stops along the way are important and have also been integrated into the garden design; other motivating elements such as a garden shed, tools and areas to garden could also be included;
- Impaired physical functioning: The garden makes use of raised garden beds and the paths are flat surfaces, universally accessible.

**Streets and Entries**

The existing sandstone wall along the street frontages will be retained. Landscape treatments that define site entries from Clissold and Queen Street will include new signage as part of the overall way finding suite of signs and markers.

Stage One will retain the existing east-west axis from Queen Street through to the new north south axis off Clissold Street. Ultimately this will be extended to create a simplified dirct vehicular axis from Victoria Street. The new north-south axis and vehicle entry off Clissold Street will provide access to the new drop off area, community facilities and Village Green which will assist greatly with site legibility.

**Village Green**

The Village Green is the major public landscape space of Cardinal Freeman Village. The green occupies a prominent position in the Village, slightly elevated and backed by the Chapel building. It provides a curtilage to the Chapel, revealing views to the façade, and allows retention of important mature heritage trees. Some of the existing understorey vegetation will be removed to create a more open and usable space.

The Village Green will provide for flexibility of use, accommodating use by residents and visitors, including events and larger gatherings such as weddings and recitals. As part of Stage One the western side of the Village Green will incorporate an outdoor seating area associated with the new cafe.

As outlined in the aforementioned strategies, the landscape for the Stage One component of Cardinal Freeman Village is intended to complement the lifestyle of those people who will reside there. Working within the master plan objectives, a relaxed but well thought-out response to the external public and private domains has been established. A unique sense of place will result from the use of an appropriate palette of materials, textures, and plants. These elements will help create a landscape character that is in keeping with the site and allow for development that sits comfortably within the surrounding residential neighbourhood.

### 4.2.9 Access, Parking and Deliveries

#### Access

The main entry to the RACF is off Clissold Street. This point of arrival will act as a drop off point and ambulance access and access way to basement parking and the loading area for service/delivery.

Street access to the ILU buildings is provided by low gradient ramps. Pedestrian access to the northern ILU Building 2 is from the basement car park, from the main entry courtyard to the RACF, and adjacent to the lift on the eastern side of the building. The latter entry provides access to the letterboxes and to Clissold Street, providing a sense of address to the street. ILUs are accessed via lifts from each basement parking area.

Pedestrian access to the southern ILU Building 3 is also from the main entry courtyard to the RACF and, on the southern façade, from Victoria Street. Pedestrian access to Building 1 is from the basement carpark accessed from Clissold Lane, from the RACF entry area and from Victoria Lane.

#### Car parking

Basement car parking is provided consisting of 28 spaces for the RACF, with an additional 6 spaces adjacent to the entry driveway. An ambulance drop off/ parking bay is provided in close proximity to the entry to the RACF.

#### Deliveries

Most deliveries for the RACF will occur via the basement accessed from Clissold Street. This area will accommodate waste management for the RACF.

### 4.2.10 Services

Services will be adjusted to suit the new building designs. There is no change to the overall servicing strategy for the development to which the Project Approval relates.

### 4.2.11 Stormwater Management

There is no change to the stormwater management strategy for the site with the details amended to suit the new building designs.

The stormwater management for the Care Precinct will integrate into the overall stormwater management system for the site and is described in the Civil Report prepared by Taylor Thomas Whitting and contained in Appendix K of Volume 3 and in the drawings contained in Volume 2. Roof water will be directed to rainwater re-use tanks while surface drainage will be directed to an OSD tank.

### 4.2.12 Environmental Sustainability

The project will be constructed to incorporate the water sensitive design and other sustainable initiatives as outlined in the Environmental Sustainable Development Assessment report prepared by Cundall and contained in Appendix L of Volume 3. Commitments to this effect are contained in the Statement of Commitments. There is no change to these provisions as a consequence of the modifications.

### 4.2.13 Waste Management

No change to the waste management strategy for the project is proposed.

Intermediate residential bin storage rooms are to be accommodated at the basement level of the ILU Buildings and will be designed to meet relevant BCA standards for safety and amenity. Village ground staff will transport bins to perimeter storage areas prior to curb side pick up by Council in accordance with the principles proposed as part of the Concept Plan.

Commercial waste from the RACF will be collected by Village staff and transferred to a garbage room in the RACF basement carpark. Clinical wastes will be managed in accordance with guidelines and will be managed in the basement area.

### 4.2.14 Construction Staging and Management Strategy

As described in Section 3.14, the Care Precinct construction will commence with the RACF building and ILU Buildings 2, 3 and 1.

A Construction Management Plan prepared by EPM contained in Appendix H of Volume 3. The key principle of construction management is to minimise impacts on residents.

This CMP is indicative only. A more detailed CMP is required to be prepared during the detailed design phase and prior to construction commencing. At which time, it would be possible to develop proposals in detail based on communications and consultation with residents. It is acknowledged that the key elements of construction management of relevance to residents include:

- Resident relocation implications;
- Maintenance of vehicular access to the site including priority for emergency vehicles;
- Construction traffic management including staff parking;
- Maintenance of access to community facilities and services during the construction process;
- Maintenance of pedestrian access that is safe and accessible at all stages of construction;
- Clear communication of construction activity to residents with information on a weekly basis (or more frequently if required) and a forum for questions and answers;
- Means of handling complaints;
- Noise management and dust management;
- Means of cleaning the site and buildings to mitigate impacts of construction dust;
- Control of construction hours.

The works are to be carried out within the existing operational seniors housing. The safety and amenity of village residents and staff is to be a priority at all phases of construction.

A key element of the construction staging is to allow sufficient time for the closure of the existing nursing home.

### 4.2.15 BCA Compliance and Fire Safety Strategy

BCA Logic Pty Ltd have carried out a BCA assessment and review of the modifications to the Project Approval assessed against the applicable provisions of the Building Code of Australia, 2009 (BCA). Their report is contained in Appendix P of Volume 3. It concludes that the architectural documentation provided complies or is capable of complying (subject to ongoing design development) with that Code.

Further detailed design documentation will be required during the Construction Certificate documentation process to ensure that all matters can be verified as achieving strict BCA Compliance.

## 4.3 Modifications to Village Green Precinct Development

### 4.3.1 Development Summary

The development as modified includes:

- Provision of temporary administration and community facilities during construction;
- Upgrading and realignment of the east west spine road (Victoria Lane) from Queen Street to the temporary north south accessway including visitor parking and utility services;
- Demolition of existing activities centre building, cafe and decommissioned convent building, administration building and an existing residential building (Building E) containing 12 independent living units and associated structures;
- Construction of a new building over basement car parking containing community facilities and 40 Independent Living Units;
- Refurbishment of the interior of the Chapel undercroft for use as a cafe;
- Creation of a Village Green communal open space directly north of the Chapel to create an enhanced landscaped curtilage that integrates with the open space recreation network of the village;
- Site landscaping including a network of accessible footpaths with the removal of some trees.

### 4.3.2 Temporary Facilities

Works will commence with the following new facilities:

- Works to establish temporary administration services in the existing hostel building;
- Works to establish a temporary activities centre in Glentworth House;

These works will be implemented before demolition and building construction commences, and are intended to ensure the on-going provision of community facilities and access during the construction period.

### 4.3.3 Resident Relocation

As under the Project Approval, development in the Village Green Precinct requires the demolition of Building E comprising 12 Independent Living Units. Residents of these units will be relocated prior to construction commencing. There is no change to this requirement with the exception that the relocation will be delayed until near the completion of the development in the Care Precinct.

The relocation process is outlined in greater detail in the Resident Relocation Plan contained in Appendix A of Volume 3.

### 4.3.4 Modifications to Design Intent and Built Form

The following description summarises the Statement of Design Principles and Design Verification Statement proposed by the project architect are contained in Volume 2.

#### Built Form

The approved built form is for a three separate building elements above a basement car park. This plan is to be modified to integrate the three building elements into one building thus reducing its overall size and increasing setbacks to existing ILUs in the south west quadrant and the heritage item. The Village Green Precinct will remain a grouping of existing and new buildings that define a new central garden that benefits the entire Cardinal Freeman Village and reinforces the broader garden setting of the village. The proposed Village Green Precinct continues to form the heart of a comprehensive site strategy to improve the landscape, open spaces, circulation, orientation, heritage setting, parking, building form, communal and recreational facilities and accommodation across the Cardinal Freeman site.

The new buildings frame a new residential courtyard and define the remade internal east-west street. The integrated urban design proposal creates a complementary scale relationship to the existing heritage items, streets and paths, and an appropriate new centrepiece for the site;

The modified building facades continue to respond to the orthogonal layout, scale of the wall height, and masonry character of the architecturally distinguished historic pair of Glentworth House and the Chapel.

Specifically, the wall height has been set by the level of the existing Chapel eaves, allowing the historic buildings' highly articulated silhouette of towers, parapets, hipped roofs and crosses to continue to dominate the site's skyline. This is achieved in Building 4 by maintaining the parapet height of this building below the eaves height with a recessive upper level set back from the parapet.

The new building continues to be fully integrated with the site landscape design. The buildings define positive garden spaces, which are well integrated with the reconfigured access walkways, forming a legible circulation system. The buildings enjoy outlook to gardens on all sides, and comfortably sit in a leafy setting of new and retained trees. The presence of landscape in turn breaks up the building forms.

The proposal for Building 4 comprises a building volume that is robustly articulated. Its straight north façade frames the central garden courtyard, while its east façade helps define the upper terrace that creates the setting for the Chapel and overlooks the Village Green.

To the rear of B4 is a glazed single storey swimming pool and gymnasium structure, which has a green roof. This roof also provides accessible travel path from the top of site to Village Green facilities.

The heights and alignments of the perimeter walls have been carefully considered and respond to the slope of the existing ground levels, and consider the privacy of neighbours to the west and south. The lift overruns are integrated with the massing and are concealed from view from the public domain.

### Community Uses

The ground floor of the Building 4 and the Chapel undercroft contain communal facilities that serve all residents, visitors and staff.

The Chapel's largely underused undercroft changes from the approved residential units to become a major communal space in the form of a café, with associated kitchen, servery and toilets. This grand room will open to a new terrace on the Village Green.

Generally at the same level as the Chapel's undercroft, Building B4 will house complementary smaller and more open meeting and activities rooms. More discretely located in sunken garden courts at its rear, a new pool and gymnasium offer opportunities for active recreation.

Building B4 houses the site administration offices that prominently address the reconfigured east-west street, providing an accessible and convenient central point of contact for all. On the sunny east side of the building facing the Village Green is a generous new café and shop.

Provision of centralised community facilities and open space in the Village Green Precinct is consistent with the Project Approval, although there are changes to the design and layout of these facilities and levels in relation to the Village Green. The Village Green will be partially constructed during Stage 1 with works integrated into the existing open space and road network.

The reconfigured east-west street will eventually run from Victoria Street through to Queen Street as indicated on the modified Concept Plan. However, this street will be constructed in stages with only part of the street built in Stage 1. This will minimise interruptions to the operation of the village and facilitate the staged implementation of the works.

### Independent Living Units

Building 4 provides 17 two bedroom, 18 two bedroom plus study and 5 three bedroom units giving a total of 40 units. This is a reduction from the 58 approved units in the Village Green Precinct.

The building is served by a basement car park, accessed by the internal east-west street, with access to the building provided via a lift. The car park provides undercover, secure vehicle spaces for residents and staff, while visitors can park in the internal street. The basement also accommodates plant, services and some storage.

## 4.3.5 Material Selection

The modifications to the Project Approval include carefully considered facades with scaled individual elements and a palette of materials and retain a number of key elements of the Project Approval design:

- The building that defines the courtyard is rectangular masonry with generally consistent height elements deferring to the church building;
- The communal areas are expressed as masonry, concrete block or rendered frames, planes or volumes, with generous operable glazing and some feature composite materials;
- Lightweight steel canopies stand beside the masonry volumes of the buildings, providing shade and shelter for entries and outdoor seating areas;
- The balconies are generously scaled, but generally housed within the building volume. The frames and pergolas assist control;
- The elevations are a carefully considered composition of materials giving textural richness and architectural relief.

This varied palette assists in giving the building a unique appearance while maintaining a unified architectural language.

## 4.3.6 Works to Heritage Items

Works include the refurbishment of the undercroft to the Chapel for community and service uses. This level of the Chapel building was previously approved for adaption as residential units.

The changes to the Chapel's undercroft have been considered so as to retain the building's heritage value, and have minimal intervention to the physical fabric. The principal external changes are 5 new steel framed doors and a new porch to give access and ventilation to the new café area. The recent ceiling will be replaced to provide acoustic and fire separation to comply with the BCA, while the structural joints will be discretely strengthened to improve the buildings structural performance. The servery and toilets are inserted under the concrete beam structure under the crossing, retaining all the existing brick piers and exposing to view the concrete soffit. Interventions for services are kept to a minimum.

A Heritage Impact Statement of the modifications has been prepared by Graham Brooks & Associates and is contained in Appendix E of Volume 3.

## 4.3.7 Demolition

There is no change to the demolition required for the modifications to the Village Green development. The following buildings will be demolished as part of the Village Green development:

- Two storey brick and tile buildings containing the existing activity centre;
- The single storey brick administration building and office;
- A single storey brick and tile building currently containing the café and other admin and storage functions;
- A two storey former convent building;
- An existing ILU Building (Building E), containing 12 apartments.
- Demolition will take place in accordance with AS 2601—2001 The Demolition of Structures, published by Standards Australia on 13 September 2001.

### 4.3.8 Road and Civil Works

Civil Works are described in the Civil Infrastructure Report prepared by TTW and contained in Appendix K of Volume 3 and in the drawings contained in Volume 2.

This element of the project includes the reconstruction of part of the main east west spine road from Queen Street to the Village Green (Victoria Lane).

The modifications to the Project Approval include the partial completion of the east west road with the eastern part to be completed as part of Stage 2, which includes the relocation of the entry gates and Tree 39.

Speed limits and access arrangements do not change.

The primary central spine road element will have the following characteristics:

- A minimum carriageway width of 6.5m for the two way component from Queen Street, except where widening is needed for other purposes such as at intersections and where parking is permitted;
- A minimum 2.5m width for kerbside parallel parking.
- Parking for 12 vehicles is proposed along the eastern portion of Victoria Lane.
- New footpaths will be constructed on both sides of the east west spine road, where possible connecting into existing site accessways and footpaths.
- New works will connect to existing pathways and accessways.

This road will be constructed in stages to enable continuous access through the village.

### 4.3.9 Modifications to Landscaping

OCULUS Landscape Architects have provided a landscape statement for Stage 1, which is provided at Section 4.2.8.

As detailed in Section 4.2.8, the Village Green has been designed as the major public landscape space of Cardinal Freeman Village, respecting and complementing the proximate heritage buildings and trees, and providing for flexibility of use by residents and visitors.

### 4.3.10 Access, Parking and Deliveries

#### Access

Access to basement parking is provided from Victoria Lane. The basement areas are accessed via entries from internal streets.

A pull-in bay is provided at the Village Green on Victoria Lane which will serve for deliveries and a loading bay.

#### Car parking

Basement car parking is proposed.

#### Deliveries

Deliveries to the Village Green Precinct will take place from Victoria Lane within the loading area provided.

### 4.3.11 Services

Services will be adjusted to suit the new building designs. There is no change to the overall servicing strategy for the development to which the Project Approval relates.

### 4.3.12 Stormwater Management

There is no change to the stormwater management strategy for the site with the details amended to suite the new building designs.

The stormwater management for the Village Green Precinct will integrate into the overall stormwater management system for the site and is described in the Stormwater Management Report prepared by Taylor Thomas Whitting and contained in Appendix K of Volume 3 and in the drawings contained in Volume 2. Roof water will be directed to rainwater re-use tanks while surface drainage will be directed to an OSD tank.

### 4.3.13 Environmental Sustainability

The project will be constructed to incorporate the water sensitive design and other sustainable initiatives as outlined in the Environmental Sustainable Development Assessment report prepared by Cundall and contained in Appendix L of Volume 3. Commitments to this effect are contained in the Statement of Commitments. There is no change to these provisions as a consequence of the modifications.

### 4.3.14 Waste Management

No change is proposed to the overall Waste Management Strategy for the operation of Cardinal Freeman Village, which formed part of the approved Concept Plan and Project Application, with the exception of the site plan, provided at Figure 3.31 in Section 1, which has been modified to reflect the revised building layout. The strategy is to ensures that waste management is considered in the overall design in a strategic sense with the details resolved with each project application.

Intermediate residential bin storage rooms are located at each basement parking level and will be designed to meet relevant BCA standards for safety and amenity. Village ground staff will transport bins to perimeter storage areas prior to curb side pick up by Council in accordance with the principles proposed as part of the Concept Plan.

Commercial waste from the ground floor community facilities will be collected by Village staff and transferred to bulk commercial waste area adjacent to the Queen Street waste storage area.


Figure. 4.3 Site after Care Precinct Development

- Maintenance of pedestrian access that is safe and accessible at all stages of construction;
- Clear communication of construction activity to residents with information on a weekly basis (or more frequently if required) and a forum for questions and answers;
- Means of handling complaints;
- Noise management and dust management;
- Means of cleaning the site and buildings to mitigate impacts of construction dust;
- Control of construction hours.

The works are to be carried out within the existing operational seniors housing. The safety and amenity of village residents and staff is to be a priority at all phases of construction.

A key element of the construction staging is to allow sufficient time for the closure of the existing nursing home.

### 4.3.16 BCA Compliance and Fire Safety Strategy

BCA Logic Pty Ltd have carried out a BCA assessment and review of the modifications to the Project Approval assessed against the applicable provisions of the Building Code of Australia, 2009 (BCA). Their report is contained in Appendix P of Volume 3. It concludes that the architectural documentation provided complies or is capable of complying (subject to ongoing design development) with that Code.

Further detailed design documentation will be required during the Construction Certificate documentation process to ensure that all matters can be verified as achieving strict BCA Compliance.

# Section 5

Environmental Assessment

## 5.0 Environmental Assessment

## 5.1 Relevant Environmental Planning Instruments, Policies and Guidelines

### 5.1.1 Objects of the EP&A Act

The table below provides an assessment of the proposed modifications against Clause 5 of the EP&A Act which provides the objects of the Act. The modifications to the Concept Plan and Project Approval do not change the extent to which the development meets the objects of the Act.

| Object | Comment |
|---|---|
| ***"(a) to encourage:*** | |
| *(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,* | The development makes efficient use of an existing serviced site in a manner that enables the introduction of energy efficient buildings in an accessible location. The provision of additional accommodation for seniors promotes the social and economic welfare of the community consistent with State government policy. |
| *(ii) the promotion and co-ordination of the orderly and economic use and development of land,* | The Concept Plan Application provides a planned and integrated framework for the progressive redevelopment of the site which, given its location in the regional and local context, promotes the orderly and economic use of this accessible and serviced site. |
| *(i) the protection, provision and co-ordination of communication and utility services,* | The redevelopment of the site will provide for the co-ordinated upgrade and augmentation of communication, security and utility services. The upgrade of access and utility services is an important component of the Concept Plan. |
| *(ii) the provision of land for public purposes,* | The site is privately owned in an established urban area. Provision will be made on site for improved open spaces for passive recreational purposes.<br>Land will be provided as required by utility authorities for public purposes. |
| *(iii) the provision and co-ordination of community services and facilities, and* | The development will provide a continuum of care for seniors ranging from independent living to residential aged care facilities and will include assisted living, services apartments and high care accommodation. It is proposed that all necessary services will be available on the site and provided or arranged for all residents on a fee for service basis.<br>The development will provide accommodation for seniors in a safe and secure environment and is seen to respond to the growing need for seniors accommodation. |
| *(iv) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and* | There are no known threatened species, populations or ecological communities. Targeted studies of a potential threatened species have been undertaken. |
| *(v) ecologically sustainable development, and* | The development includes a range of ESD measures as outlined in this report. |
| *(vi) the provision and maintenance of affordable housing, and* | The redevelopment of the site will see an improvement to the range and quality of purpose built seniors housing. Consideration has been given to providing a range of unit sizes and the retention of a number of existing units on the site to provide a range of prices. |
| ***(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*** | Not relevant |
| ***(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment."*** | The community has been consulted at a number of stages during the planning of the redevelopment of the site. Further consultation will be undertaken as part of the EA exhibition process. |

### 5.1.2 NSW State Plan and Urban Transport Statement

NSW 2021 is a 10 year plan to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability and strengthen local environment and communities. It was released in September 2011 and replaces the State Plan as the NSW Government's strategic business plan, setting priorities for action and guiding resource allocation. The plan takes the form of high level strategic goals and targets for the future direction of the NSW, and the state government.

The plan is based around five strategies:

- **Rebuild the Economy** – restore economic growth and establish NSW as the 'first place in Australia to do business'
- **Return Quality Services** – provide the best transport, health, education, policing, justice and family services, with a focus on the customer
- **Renovate Infrastructure** – build the infrastructure that makes a difference to both our economy and people's lives
- **Strengthen our Local Environment and Communities** – improve people's lives by protecting natural environments and building a strong sense of community
- **Restore Accountability To Government** - talk honestly with the community, return planning powers to the community and give people a say on decisions that affect them.

NSW 2021 includes:

- 32 Goals and 180 targets
- Priority actions to support the achievement of each target
- An annual community and business leader's forum to discuss progress and identify new initiatives
- Consultation with the community to identify local priorities and develop Local and Regional Action Plans
- Verification of data prior to the release of an annual performance report, by independent experts.

A number of goals and targets in NSW2021 are relevant to the proposed development. These include:

- Goal 5

  *"Place downward pressure on housing affordability and availability, which includes 'increasing the take up of "empty nester" opportunities.*

- Goal 25

  *Increase opportunities for seniors to participate fully in community life, which includes 'delivering services that meet the needs of older people in the community… in*

  *collaboration with private and community organisations.*

The proposed development will contribute towards both of these goals by providing appropriate housing designed for the specific needs of older people in NSW.

### 5.1.3 Draft Inner West Sub-regional Strategy

The Inner West Draft Subregional Strategy ("Draft Subregional Strategy") was placed on public exhibition from 3 July 2008 to 5 September 2008. When finalised, the Draft Subregional Strategy will guide land-use planning until 2031 in the Ashfield, Burwood, Canada Bay, Leichhardt and Strathfield local government areas.

Subregional strategies have been identified by the NSW State Government as the next step in translating planning objectives for the whole city into strategies for each grouping of local government areas and the many communities of Sydney. The subregional strategies are based on the Metropolitan Strategy and propose actions to be undertaken by State Government agencies and local government.

The key directions of the Draft Subregional Strategy are:-

Improving access to a variety of housing choice in response to demographic trends;

Strengthening the subregion's Major Centre of Hornsby and enhancing local centres such as Epping and Gordon;

Improving public transport access to, from and within the subregion;

Managing rural and resource lands to protect them from inappropriate and incompatible uses; and

Protecting the valuable environment and life of the subregion.

The Metropolitan Strategy and each of the related subregional strategies consist of seven strategies.

The seven strategies are:-

A. Economy and Employment

B. Centres and Corridors

C. Housing

D. Transport

E. Environment, Heritage and Resources

F. Parks, Public Places and Culture

G. Implementation and Governance

In relation to the economy and employment, the strategy seeks to build on existing concentrations and clusters of knowledge–based activities, such as universities and hospitals. Council's are encouraged to consider opportunities for such clusters.

Strategy C2, on page 65 of the Inner West Draft Subregional Strategy is:-

*"C2. Plan for a housing mix near jobs, transport and services"*

The sub-strategy or action identified to achieve this strategy includes:-

*"C2.2 Provide self care housing for seniors and people with a disability"*

The sub-strategy further provides:-

*"The ageing population within Sydney, and in particular the Inner West Subregion, makes the provision for housing for both seniors and people with a disability very important.*

*There may be opportunities for vertical villages which combine assisted and self care accommodation, similar to that which has been developed in other locations such as James Milson Village at North Sydney, especially in areas with access to amenity and health services such as Concord Repatriation General Hospital.*

*At present the subregion is home to a high proportion of young working age residents, particularly in Leichhardt. However, like most areas of Sydney, the population is expected to age. By 2031 it is forecast that 18 per cent of Inner West residents will be aged over 65 years."*

The proposed development is consistent with the Draft Subregional Strategy as it will provide additional seniors housing accommodation in a variety of forms and including a residential aged care facility.

### 5.1.4 State Environmental Planning Policy (Major Development) 2005

State Environmental Planning Policy (Major Development) 2005 is the main instrument for nominating projects which are of State or Regional environmental planning significance and are declared to be projects to be determined by the Minister under Part 3A.

The proposed development falls within Schedule 1, Clause 13 of the Major Development SEPP as it then was and is a Project to which Part 3A of the Act applies. The Minister has authorised a Concept Plan Application. The transitional arrangements introduced on the repeal of Part 3A give the project the status of a transitional Part 3A project.

State Environmental Planning Policy (Major Development) 2005 has been significantly amended since the approvals were issued and has been substantially replaced by State Environmental Planning Policy (State and Regional Development) 2011.

### 5.1.5 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The SEPP (Housing for Seniors) aims to encourage the provision of housing (including residential care facilities that will:

*(a) increase the supply and diversity of housing that meets the needs of seniors or people with a disability, and*

*(b) make efficient use of existing infrastructure and services, and*

*(c) be of good design.*

The SEPP further identifies that aims of the policy will be achieved by:

*(d) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and*

*(e) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*

*(f) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.*

The SEPP (Housing for Seniors) is a policy response which recognises that there is currently an undersupply of seniors' housing throughout NSW. Demand for seniors housing will further increase over the next 15 years, one in three people in NSW will be aged over 55 by 2021. Trends in the delivery of care and support services for seniors indicate that seniors' housing will increasingly be delivered in village style developments, and that there needs to be an increased capacity for homes which allow "ageing in place", a situation desired by most people. The objective of development of seniors housing in the SEPP is "to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frailer, and other people with a disability regardless of their age."

In accordance with the key concepts in Chapter 2 of the SEPP (Housing for Seniors), the proposed development can be characterised as seniors housing comprising a residential care facility and self-contained dwellings in the form of serviced self-care housing. These terms are defined to be:

**residential care facility** is residential accommodation for seniors or people with a disability that includes:

*(a) meals and cleaning services, and*

*(b) personal care or nursing care, or both, and*

*(c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,*

*not being a dwelling, hostel, hospital or psychiatric facility.*

and

**self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

and

**serviced self-care housing** is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

In accordance with the provisions of Chapter 3 of this SEPP, the proposed development is permissible.

#### Design of Residential Development

Chapter 3 of SEPP (Housing for Seniors) contains provisions for seniors housing. Every effort has been made in the design of the modifications to the approved Concept Plan and the Project Approval to comply with the provisions of Chapter 3 as the standards specified by the SEPP are acknowledged as the basis of good design practice in respect of senior's housing developments. A table detailing the Concept Plan compliance with the provisions of Chapter 3 is attached at Appendix W of Volume 3. This appendix also includes additional compliance tables dealing with the project application.

### 5.1.6 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No.65 (SEPP65) applies to residential flat buildings comprising three or more storeys and four or more self contained dwelling units. The principal aim of SEPP65 is to improve the design quality of residential flat development in NSW through the orderly design of new buildings based on improving the economic, cultural, environmental and social benefits of development.

The SEPP has the following aims and objectives:

"(1) This Policy aims to improve the design quality of residential flat development in New South Wales.

(2) This Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

*(3) Improving the design quality of residential flat buildings aims:*

*(a) to ensure that they contribute to the sustainable development of New South Wales:*

*(i) by providing sustainable housing in social and environmental terms, and*

*(ii) by being a long-term asset to its neighbourhood, and*

*(iii)by achieving the urban planning policies for its regional and local contexts, and*

*(b) to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and*

*(c) to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and*

*(d) to maximise amenity, safety and security for the benefit of its occupants and the wider community, and*

*(e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.*

*(4) This Policy aims to provide:*

*(a) consistency of policy and mechanisms across the State, and*

*(b) a framework for local and regional planning to achieve identified outcomes for specific places."*

The policy applies to independent living unit buildings.

#### Design Verification Statement

Clause 50(1A) Environmental Planning and Assessment Regulation 2000 requires that a development application for a residential flat building must be accompanied by a design verification statement from a qualified designer, being a statement in which the qualified designer verifies:

*"That he or she designed, or directed the design, of the residential flat development, and*

*That the design quality principles set out in Part 2 of the State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development are achieved for the residential flat development."*

*"qualified designer means a person registered as an architect in accordance with the Architects Act 1921."*

Although this application is submitted under Part 3A of the EP&A Act, a Design Verification Statement has been prepared by the architects in relation to the modification to the Project Approval (Volume 2).

#### Design Principles

The policy sets out design quality principles that should guide the design of residential flat buildings and that should be taken into consideration in determining a development application. Clause 30(2)(b) of the SEPP requires the consent authority to evaluate the design quality of the proposed residential flat building in accordance with these design quality principles.

In accordance with these requirements, the architects for the scheme, AJ+C Architects have prepared an assessment of compliance with the design principles in SEPP65. These are contained in Volume 2. These principles have informed the design of the development. It is considered that the proposed development is consistent with the design principles of SEPP65.

#### Residential Flat Design Code

Clause 30(2)(c) of SEPP65 requires that the publication Residential Flat Design Code be taken into consideration when assessing applications for residential flat buildings. These principles have guided the development of the project application and concept plan application. The compliance of the modifications to the Project Approval with the provisions of the RDFC have been assessed by the project architects AJ+C and are contained in Volume 2.

### 5.1.7 State Environmental Planning Policy No.55 (SEPP55) – Remediation of Land

The modifications do not change the findings of the EA in relation to SEPP 55 in any way. SEPP55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

SEPP55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use on that land.

The site has not been subject to any significant contaminating uses and the potential for contamination to be present at the site is low. This is confirmed by the findings of a Preliminary Environmental Assessment forming part of the Environmental Assessment.

### 5.1.8 State Environmental Planning Policy No 53—Metropolitan Residential Development

SEPP53 only applies to the Ku-ring-gai local government area and is therefore not a relevant consideration for the proposed development.

### 5.1.9 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 ("Infrastructure SEPP") commenced on the 1 January 2008. The proposed development does not qualify as a development with relevant size or capacity under Clause 104 of the Infrastructure SEPP. Accordingly, the proposal does not require formal referral to the RTA.

### 5.1.10 State Environmental Planning (Building Sustainability Index: Basix) 2004

A BASIX Assessment of the apartment buildings has been undertaken and the report is contained in Appendix T of Volume 3.

### 5.1.11 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 was gazetted on 28 September 2005 and replaced Sydney Regional Environmental Plan No. 22-Parramatta River and Sydney Regional Plan No.23 – Sydney and Middle Harbours. The site falls within the map area shown edged heavy black and hence is affected by Sydney Harbour Catchment SREP (2005). Clause 13 of the SREP provides the following planning principles for land within the Sydney Harbour Catchment:-

*"(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*

*(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,*

*(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*

*(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),*

*(e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*

*(f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*

*(g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,*

*(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*

*(i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,*

*(j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian*

*corridors, remnant native vegetation and ecological connectivity within the catchment,*

*(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,*

*(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee."*

The proposed development as modified continues to provide water quality control measures and erosion and sediment control measures are proposed during construction.

### 5.1.12 Draft State Environmental Planning Policy No 66 – Integration of Land Use and Transport

The Department of Planning issued a Planning Circular (PS 08-013) in November 2008 informing consent authorities that draft EPIs that were exhibited prior to 1 March 2006 and have not been gazetted should not be considered in relation to development applications in terms of section 79C(a)(ii) of the EP&A Act. The direction was effective from 1 March 2009. Draft SEPP66 was exhibited between 14 September 2001 and 14 December 2001 and as such in accordance with the direction is no longer a relevant consideration .

### 5.1.13 Draft Strategic Plan 2006 – 2010: Ashfield Towards 2010

Ashfield Towards 2010, Ashfield's Strategic Plan, outlines the goals and objectives for the LGA. The Plan recognises that Ashfield's population is shifting, resulting in an increasing proportion of residents aged 65 and over.

The Strategic Plan 2006 - 2010 was prepared in consultation with Ashfield Councillors, senior staff members and residents. It sets out Ashfield Council's visions and strategic objectives in relation to seven key areas, including Urban Housing and Urban Environment.

The Plan provides the following vision statement and strategic objectives and priorities in respect of Housing and the Urban Environment:

#### *Vision*

*A community with a wide choice of attractive affordable housing, within an urban environment, which is pleasant and well maintained and provides a high level of services, recreation facilities, employment and accessibility.*

*A model for the sensitive conservation of its important built heritage and a high level of concern for urban design in both new developments and public works.*

*An area with a mix of housing types for a wide variety of households.*

*An area untroubled by aircraft noise and free of pollution.*

#### *Strategic Objectives and Priorities*

*To manage the development of the municipality to achieve a balance between maintaining the urban character, sustainable urban form, and meeting the diverse housing needs of the community.*

*To increase the attractiveness of Ashfield as a place to live, visit and invest.*

*To maintain, protect and enhance the heritage character and qualities of Ashfield.*

The proposed development as modified is consistent the Draft Strategic Plan 2006 – 2010, in that it will provide additional seniors housing for the ageing population of Ashfield.

### 5.1.14 Ashfield Local Environmental Plan (LEP) 1985

Planning controls applicable to the site are contained in the Ashfield Local Environmental Plan (LEP) 1985. The aims of the plan are:

*"(a) to promote the orderly and economic development of the local government area of Ashfield in a manner consistent with the need to protect the environment, and*

*(b) retain and enhance the identity of the Ashfield area derived from its role as an early residential suburb with local service industries and retail centres, and containing the first garden suburb of Haberfield (now listed as part of the National Estate)."*

Cardinal Freeman Village is situated on land zoned 5(a) Special Uses (Home for the Aged) and 5(a) Special Uses (Church) pursuant to the provisions of the LEP 1985 (as amended). An extract from the LEP map is provided in Figure 5.1.

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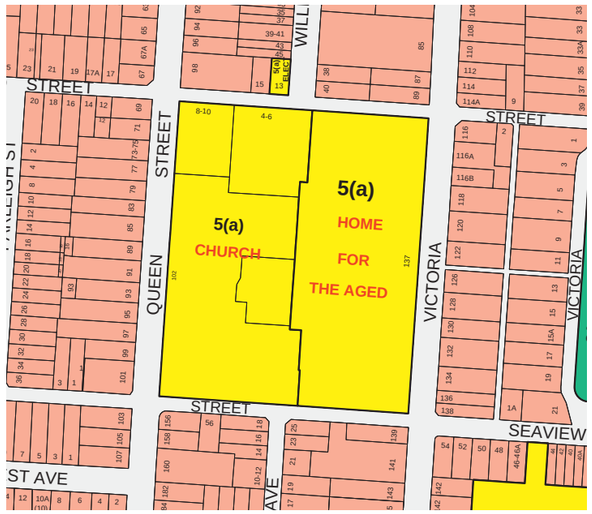


Figure.5.1 Zoning Map Extract Ashfield LEP 1985

#### Heritage

The LEP identifies the plan's heritage aims as:

*"(a) to retain the identity of Ashfield by conserving its environmental heritage, which includes the first garden suburb of Haberfield now listed as part of the National Estate, and*

*(b) to integrate heritage conservation into the planning and development control processes, and*

*(c) to provide for public involvement in the conservation of Ashfield's environmental heritage, and*

*(d) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings as well as landscapes and streetscapes and the distinctive character that they impact to the land to which this plan applies."*

Clause 37 requires the Council to assess the likely effect of any proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site and on its setting, when determining an application for consent to carry out development on land in its vicinity.

The Cardinal Freeman site incorporates Glentworth House and the Chapel, both of which are listed as heritage items by the LEP. The Concept Plan proposes the retention of these buildings and their continued use for seniors housing and associated uses. Minor alterations and additions are possible as part of subsequent project applications.

The site is situated in the vicinity of a number of heritage listed items and also the Victoria Square Conservation Area.

The project has been informed by a Conservation Management Plan and Heritage Management Heritage Strategy. The impacts of the proposed modifications to the Concept Plan approval and the Project Approval on the heritage significance of the site has been assessed in the Heritage Impact Statement contained in Appendix E of Volume 3 prepared by Graham Brooks and Associates. These impacts are discussed below in Section 5.5.

### 5.1.15 Draft Ashfield Local Environmental Plan 2012

The Draft Ashfield LEP 2012 was publicly exhibited from 27 June to 21 August 2012.

The Draft Ashfield LEP 2012 proposes to zone the site "R2 Low Density Residential," where the objectives of the zone are:

> *"To provide for the housing needs of the community within a low density residential environment.*
>
> *To enable other land uses that provides facilities or services to meet the day to day needs of residents."*

"Seniors housing" is proposed to be permissible in the zone. The draft LEP proposes a maximum permissible height of 12.5 metres and a maximum floor space ratio of 1.0:1. However, the existing, approved and proposed development at the site is inconsistent with the objectives of the zoning control, the height and floor space control because the nature of the existing, approved and proposed development reflects a medium density development character. Approved and proposed development at the site is greater than 1.0:1 with heights up to five storeys.

#### Heritage

The Chapel, Glentworth House and the stone and iron palisade boundary fencing are identified as heritage items. As addressed in Section 5.1.14, the project has been informed by a Heritage Impact Statement (Appendix E), Conservation Management Plan (Appendix G), and a Heritage Management Strategy (Appendix F).

The following conservation areas are proposed in the vicinity of the site: Farleigh Estate Conservation Area; Mountjoy Estate Conservation Area; Murrell Estate Conservation Area; and Ableside and Holwood Conservation Area.

Given that these conservation areas are separated from the subject site by adjacent streets and the Cardinal Freeman Village is a self contained urban block with its own distinct form and character. The proposed development will have no impact on the potential heritage significance of the proposed conservation areas in its vicinity, as addressed in the Heritage Impact Statement at Appendix E of Volume 3.

### 5.1.16 Ashfield Development Control Plan for Heritage Conservation

The objectives of the DCP are:

> *"(i) to keep the qualities and fabric which contribute to the heritage significance and identity of the Ashfield local government area.*
>
> *(ii) to allow necessary change, but only where it will not remove or detract from those special qualities.*
>
> *(iii) to ensure that necessary change, such as alterations and extensions to individual heritage items will respect the heritage significance of those items and their contribution to the heritage and identity of Ashfield.*
>
> *(iv) to ensure that necessary change, such as alteration and extensions to buildings and other features in Conservation Area will respect the contribution of those buildings and features to the heritage significance of their particular Conservation Area and will have no ill effect on the heritage significance of the Area as a whole.*
>
> *(v) to ensure that in those Conservation Areas where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of the particular Conservation Area.*
>
> *(vi) to encourage the removal and reversal of recent inappropriate alterations which detract from the integrity and heritage significance of the particular heritage item or Conservation Area."*

The DCP identifies Ashfield's heritage significance as follows:

> *"Ashfield is of historic significance to Metropolitan Sydney because it clearly demonstrates in its suburban subdivisions, in its domestic architecture and in its business centres and local service industries, the nature and growth of suburban Sydney from the 1870s to the 1940s.*
>
> *The individual heritage items demonstrate particular attributes of this suburban development in their styles of architecture, which reflect the fashions of their time, the way society operated, and the aspirations of their individual owners.*
>
> *The Conservation Areas collectively demonstrate Ashfield's suburban development and the ideals behind it, form the railway-orientated development of North Summer Hill; the ideals of the residential square and shared community space in Victoria Square; and the characteristics of the Garden Suburb model used in the many private subdivisions post 1902.*
>
> *Ashfield's suburban subdivisions post Haberfield (1902) illustrate the influential nature of the Garden Suburb ideal on the development pattern of Ashfield's and Sydney's suburbia – an influence which dominated residential development until the urban consolidation polices of the 1970s."*

The Cardinal Freeman site incorporates two heritage listed items, namely Glentworth House and the chapel.

### 5.1.17 Ashfield Development Control Plan 2007

#### Access, Adaptability and Mobility

The DCP provides a broad overview of the legal framework and the need to provide access in Ashfield. The objectives of the plan are:

> *"To improve access to and mobility within, all properties within Ashfield.*
>
> *To establish standards for Council's assessment of the provision of access to all new buildings, services and places.*
>
> *To encourage upgrading of existing buildings to provide access for all people.*
>
> *To ensure that the range of housing opportunities available for people with disabilities or other special mobility needs is representative of the local market in terms of access, size, location, orientation and general amenity of accommodation.*
>
> *To inform the public, including building owners and developers, of their obligations under the Disability Discrimination Act and Anti-Discrimination Act and provide guidance on the type of work required to provide non-discriminatory access to premises."*
>
> *The DCP provides a number of guidelines in respect of new development and major alterations/extensions to existing development. The DCP identifies that access is to be provided in accordance with the requirements of Statement Environmental Planning Policy No.5 – Housing for Aged or Disabled Persons. This SEPP was repealed by the SEPP (Housing for Seniors). The relevant criteria are addressed within the Accessibility Reports attached at Appendix D of Volume 3.*

Access consultants, Accessibility Solutions, conclude that:

> *"In my opinion the proposed development complies with the above access requirements in the following manner;*
>
> - *Close proximity to bus transport services on Clissold, Queen and Victoria Streets directly adjacent the site which travel to Ashfield, Burwood, Campsie, Five Dock, Roselands, Hurlstone Park and to the City which demonstrates compliance, which demonstrates compliance with clause 26(2)(b) of the Housing for Seniors Policy.*
> - *Accessible footpaths and kerb ramps adjacent to the site to access the abovementioned bus stops to comply with clause 26(2)(a) of the Housing for Seniors Policy.*
> - *The development has demonstrated compliance with the minimum requirements of visitability, with 100% of the units providing wheelchair access from an adjoining road as required by Schedule 3, clause 2(1) – Access to an adjoining road; and*
> - *Accessibility of the independent living units (100%) and compliance with the design standards of Schedule 3 of the Housing for Seniors Policy;*
> - *Access to and within the residential aged care facility complies with Parts D3, E3.6, F2.4 of the BCA, and*
> - *Alterations and additions to the Chapel building will comply with Parts D3, E3.6, F2.4 of the BCA, and*
> - *Provision of well designed parking for residents and visitors in accordance with clause 38(b).*
>
> *In conclusion, in terms of accessibility and adaptability I am satisfied the development proposal will comply with the accessibility requirements of SEPP for Housing Seniors Policy, Building Code of Australia and related Australian Standards."*

### 5.1.18 Nature and extent of compliance with relevant EPIs

It is considered that the Concept Plan approval and the Project Approval as modified comply, and are consistent with all relevant environmental planning instruments applying to the site to the extent relevant.

## 5.2 Built Form

The environmental assessment requirements seek consideration of the height, bulk and scale of the development as modified within the context of the locality.

The locality is summarised in Section 2 above. The locality includes the site itself as well as the surrounding streets and adjacent and nearby buildings.

The discussion of SEPP 65 principles contained in Volume 2 describes in greater detail the built form of the project application buildings and their relationship to the immediate context.

#### Relationship to the Streets

#### Concept Plan

The Concept Plan as modified continues to provide buildings fronting the adjoining streets with a balance of landscape and building fronts, although with some changes to proportions. The strong site edge formed by sandstone and rendered walls will be largely retained as will the high palisade fence in the south east quadrant.

All new buildings have a garden set back to match the predominant street front conditions in the neighbouring streets. The proposed setbacks have not changed and remain 5.5 metres to Victoria Street, 5.5 metres to Clissold Street and 7.5 metres to Queen Street related to the building façade design. These setbacks allow the retention and reinforcing of boundary plantings.

Generally new buildings present as vertically proportioned facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.

Buildings along Victoria Street are no more than 4 storeys in height (above basement podium) and a 3-4 storey scale along Clissold and Queen Streets. Building 1 with a narrow frontage to Queen Street has a height of 5 storeys with the upper level setback from the parapet line.

The approved 5 buildings along Victoria Street are replaced with three buildings allowing an increase in the size of the heritage garden and the removal of buildings from the front of the Chapel. The 5 buildings fronting Victoria Street in the approved Concept Plan containing 121 units which will be replaced with three buildings containing 93 units. There is a reduction in built form to Victoria Street. Space between buildings has been increased. Although the individual building frontages to the street are longer, the separation between buildings is increased and the bulk and scale of buildings can be managed by containment within the approved height

limit and modulation and articulation of residential building facades.

Higher buildings are located generally toward the centre of the site where the height limit is set by the bracketed eaves of Glentworth House and the Chapel. These buildings address new significant internal village open space.

The overall 4-5 storey maximum allows the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site's three-dimensional character and image.

The height provides an appropriate relationship to the streets adjoining.

Buildings are spaced to allow vistas into and through the site, particularly to the heritage buildings and to allow landscaped courtyards between buildings.

Of major importance remains the demolition of villa units in the south east quadrant to the east of Glentworth House and the restoration of garden areas to enable views from Victoria and Seaview Streets to be re-established.

The location and height of buildings reinforces the existing urban pattern, provides an articulated building form, preserves the heritage significance of Glentworth House and the Chapel and maximises views and topography by following the topography of the site.

This results in a rhythm of well articulated built form with landscape elements along all street elevations from street to street for the complete block. Long and unbroken wall faces are avoided in deference to the surrounding residential scale.

### Care Precinct

The topography of the Care Precinct allows the built form to step in height ranging from 5 storey (ILU building) to 3-4 Storey's (RACF building). This variety of scale helps create visual interest and relief, whilst allowing the lower elements to address the boundary conditions, with the lowest scale development being at the corner of Clissold and Queen Street. In all buildings, a recessive top storey helps further reduce the perceived height.

From Clissold Street the development reads as three narrow fronted residential buildings punctuated by landscaped gardens adding relief and activity with the majority of the RACF building set back from the street. Well articulated façades with balconies, sun shading and a variety of materials help reinforce the residential nature and scale of the development. The retention of existing trees to the northern boundary further anchors the development to its context.

To Queen Street, particular attention has been paid to ensure façade treatment offers a bulk and scale appropriate to the residential setting. A significant setback of 7.5 metres is retained. Although the RACF building has an upper level set closer to the street than under the approved Concept Plan, this remains appropriate in the context of the street having regard to the façade modelling and variation in the setback of the upper level.

Large set-backs, short wall length and a deeply stepped façade are combined with landscape elements and a varied material palette to form a visually interesting yet legible façade with elements of a residential scale. Elements of rendered masonry with timber inlays, sit on brick planes, providing contemporary palette that references the traditional deep brown brickwork of Ashfield.

The new element in the streetscape of Queen Street is Building 1 which replaces the Serviced Apartment Building. This building presents a narrow façade to the street and has an overall height consistent with other approved buildings under the approved Concept Plan. The upper (fifth) level of this building is set back the street frontage

The ILU buildings are deliberately expressed as three components in plan. This is particularly apparent when viewed from the north east along Clissold Street. In addition, the top storeys of all buildings have set-backs ensuring that the visible height is appropriate for the residential context and having regard to the wide character of Queen Street.

The west elevation addresses Queen Street. The building form steps down to the Queen Street façade ensuring that a maximum of three to four storeys is visible. However, the site topography, existing external stone walls, and landscaping ensures that the RACF as modified presents as less than four storeys to Queen Street. In establishing a form and scale, detailed analysis of the Queen Street context was undertaken. By introducing large set-backs, combined with clearly articulated building forms, the apparent visual scale of the building is substantially reduced. Residentially massed rendered volumes project forward of the main façade providing relief and interest. A combination of contemporary materials of render and lightweight timber cladding is combined with contextually sensitive brickwork ensuring that the material expressing past and present, whilst avoiding faux facadism.

The 'H' format planning of the RACF allows the building to be sympathetically set-back from the existing facility to reduce overshadowing and to enhance the privacy for both the existing and proposed facility and maximizes landscape area.

The new Building 1 presents a narrow frontage to Queen Street and maintains the generous setback to the street enabling additional landscaping to be provided. The western façade of this building has a clearly articulated façade such that the apparent visual scale of the building is reduced.

### Village Green Precinct

The Village Green development is located well within the site and thus does not present an address to any public street. Although setback some 90 metres from the street, the buildings would be visible in the background beyond the Green and behind the line of the Chapel. The buildings as viewed from the streets are robustly articulated with the blocks reading as distinct volumes with related architectural themes.

The buildings will be perceived as framing the new Village Green and having an appropriate scale relationship with the dominant form of the chapel and in particular, a wall height set to the bracketed eaves of the Chapel so that the articulated roof form of the Chapel dominates to skyline. Building 4 in the modified Concept Plan has an overall building height that is higher than the approved Concept Plan (RL64.3m compared to RL61.6m. However the parapet height of this building is below the eaves height of the Chapel with the upper level setback. This achieves the design intent of allowing the roof elements of the Chapel and Glentworth House to be dominant in height on the site when viewed from the public domain.

The architectural expression of the buildings when viewed from the street and within the site is united by a common palette of materials with brick elements, appropriately scaled openings and generous outdoor areas.

### Relationship to Heritage Buildings

The modifications to the Concept Plan proposes a redevelopment of the site that improves the relationship of Glentworth House and the Chapel to the site and to the adjoining public domain by creating a larger setting for both buildings and by interpreting historic building alignments and vistas.

The design and siting of Glentworth House provided a primary orientation towards the south east corner of the site at Victoria Street and Seaview Street. The setting of the Glentworth House and the Chapel has been severely compromised by the building campaigns of the 1980s. The buildings from that period obscured the architectural scale and spatial relationships that had previously existed.

The Concept Plan as modified creates an improved setting for the historic buildings and proposes a form that respects the architectural scale and spatial arrangement of Glentworth House and the Chapel. Glentworth House and the Chapel are both re-presented to Victoria Street, framed by new buildings defining reinstated landscaped spaces.

The predominant parapet height of new buildings in the vicinity of the house and Chapel reinforces the historically important eaves height. This also maintains the prominence of this historic skyline with these buildings remaining the highest on the site.

The northern facades of the Chapel and Glentworth House's tower set out new orthogonal pathways, internal streets and garden spaces. The Concept Plan as modified opens further the historic buildings and new generous garden spaces to public view by creating building alignments that allow site permeability and vistas.

Buildings remain aligned to provide additional views to the heritage buildings from Clissold Street and from Victoria Street.

The T-shaped Chapel generates a series of new spaces, including the Village Green to the north and more defined linear spaces on the axis of each of its transepts to the east and west. These spaces are related in proportion to each of the facades and are enhanced under the modifications.

### Relationship to Existing Independent Living Unit Buildings

### Village Green Precinct

The new building within the Village Green Precinct is located further from existing ILU buildings including Building G to the south, Building J to the south east and Building K to the west.

### Care Precinct

The demolition and replacement of the serviced apartment building provides the opportunity to design buildings that are fully integrated and removes the potential for impacts on the existing building. The Care Precinct Buildings are also in proximity to existing Building B and existing Buildings C and D. Under the Concept Plan, Buildings C and D are to be demolished in Stage 2.

There is an increased separation of 20 metres between Buildings 1 and 3 on the northern side of the new east west access street and Building 4 in the Village Green Precinct to the south. This provides an appropriate separation between these buildings. The buildings align along the eastern facades providing a long vista from Clissold Street terminating at the Chapel façade.

Building 3 is also adjacent to existing Building D. These buildings are separated by the proposed north south access street. Building D is to be demolished and the site redeveloped under the Concept Plan in Stage 2.

Building C will maintain an attractive outlook until this building is redeveloped in Stage 2.

## 5.3 Urban Design

The environmental assessment requirements seek consideration of design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain. These elements of the modfications to the Concept Plan and Project Approval are presented in detail in Sections 3 and 4.

The Concept Plan as modified continues to present a rational site organisation based on site quadrants reflecting the history of development on the site. New internal street alignments are created that rationalise existing routes and integrates with the pedestrian movement system. New and upgraded footpaths provide more direct through site connections and links with the adjoining streets. This establishes an urban structure that responds to the surrounding context and provides an interconnected site.

The more legible structure to the movement system resulting from the modifications is reinforced by the placement of buildings and associated structured landscaping.

The total impervious and roofed areas on the site is currently 62%. This is proposed to be maintained or ameliorated as a consequence of the development resulting in the retention of significant areas of open space that is more effectively located and used.

The arrangement of new buildings results in two areas of significant open space requiring the demolition of a number of existing buildings. These provide a setting for the heritage items and a focal point for residents, visitors and staff. The modifications improved the space between buildings providing the opportunities for enhanced landscaping and pathway systems at ground level.

The urban design approach of the Village Green precinct is discussed in the modified SEPP 65 architectural statement contained in Volume 2. The urban design is sensitive to the location and appropriate in the context. It is consistent with the Concept Plan and achieves the urban design principles of the approved Concept Plan contained in Section 3.2 of this Environmental Assessment.

The Care Precinct development has been designed to integrate with the Queen and Clissold streetscapes and with the existing buildings on the site. As indicated in the SEPP 65 architectural statement contained in Volume 2, the topography allows the built form to step with height ranging from 5 storey (ILU buildings) to 3-4 Storey's (RACF building). This variety of scale help create visual interest and relief, whilst allow the lower height element to address the boundary conditions, with the lowest scale development being at the corner of Clissold and Queen Street. In all buildings, a recessive top storey helps further reduce the perceived height.

From Clissold Street the development reads as three narrow fronted residential buildings punctuated by landscaped gardens adding relief and activity. Well articulated façades with balconies, sun shading and a variety of materials help reinforce the residential nature and scale of the development. The retention of existing trees to the northern boundary further anchors the development to its context.

To Queen Street, particular attention has been paid to ensure façade treatment offers a bulk and scale appropriate to the residential setting. Large set-backs, short wall length and a deeply stepped façade combine with landscape elements and a varied material palette to form a visually interesting yet legible façade with elements of a residential scale. Elements of rendered masonry with timber inlays, sit on brick planes, providing a contemporary pallet that references the traditional deep brown brickwork of Ashfield.

## 5.4 Environmental and Residential Amenity

### 5.4.1 Solar Access

Shadow analysis of the Concept Plan has been undertaken using 3D modelling enabling the Concept Plan to be developed having regard to equitable solar access across the site at all times of the year.

Building height and separation have been determined to achieve adequate levels of solar access to each ILU. This will enable the following requirements to be met in the detailed design of ILU buildings:

- At least 70% of residential units will have one living room that has at least 3 hours of sunlight reaching glazing to that room during daylight hours on June 21;
- 60% of the area of the principal communal garden spaces would receive a minimum of 3 hours sunlight during daylight hours on June 21.

Shadow diagrams for the Care and Village Precincts are contained in Volume 2. The project architect advises that the ILUs have been designed such that in excess of 70% of Stage 1 units have direct solar access to internal and external living areas for 3 hours between the hours of 9.00am and 3.00pm at the winter solstice. All dwellings receive some direct sun during winter and dwellings have a combination of private courtyards, terraces and generous balconies open to sun and pleasant green outlook. All primary private open spaces open directly off living rooms and main bedrooms and offer protection from direct sun to interiors in summer.

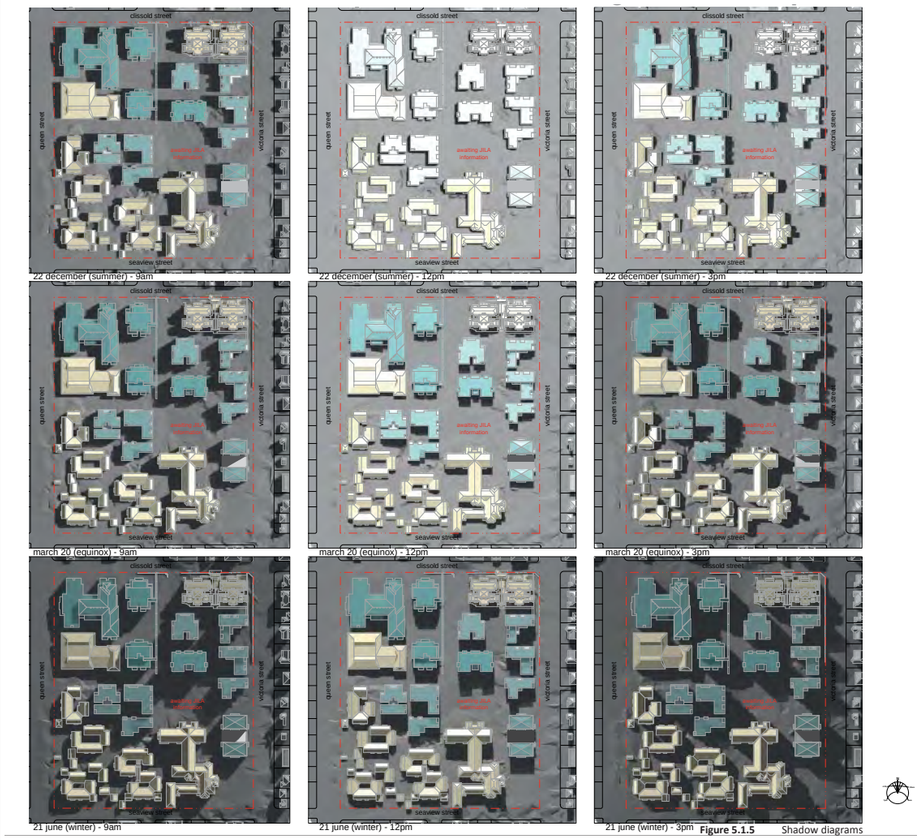


Figure.5.2a Approved Shadow Diagrams

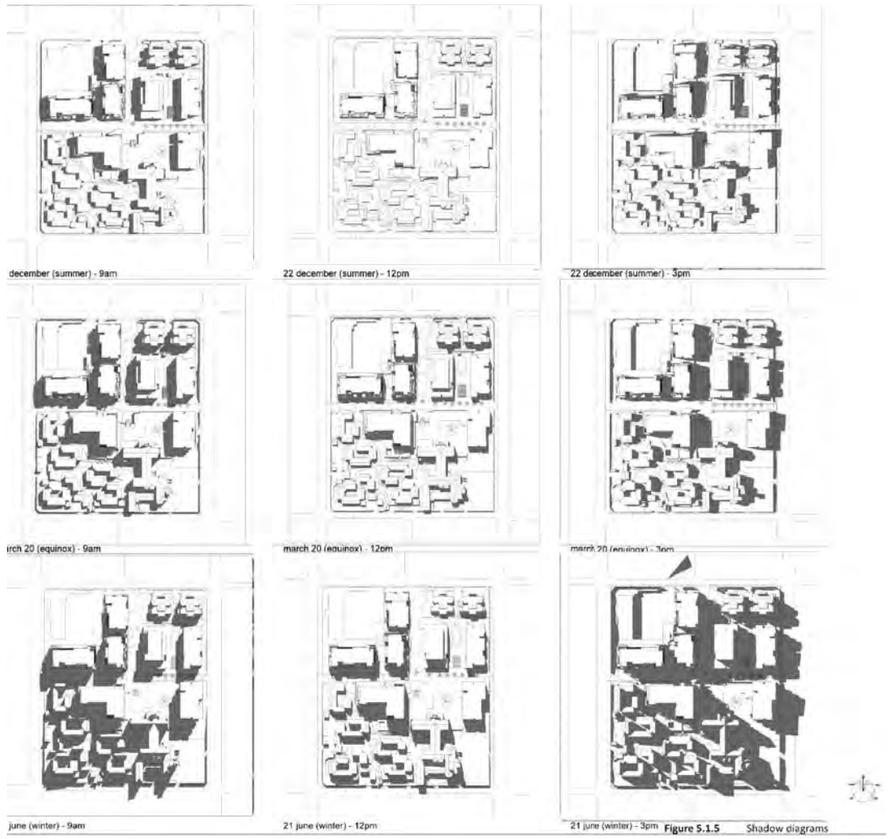


Figure.5.2b Proposed Shadow Diagrams

As the site is contained by four streets, there will be no adverse shadow impacts off site.

The Village Green development will result in additional overshadowing of units within existing Buildings J and K that will remain on site. Units in Buildings J and K will retain some solar access between 9.00am and 3.00pm in mid winter, although at a reduced level. Improved building separation is expected to result in no significant additional overshadowing with some improvement in solar access to existing units remaining on the site. Building 1 results in some additional overshadowing of units in Building K in the mornings only.

The ILU buildings in the Care Precinct will result in additional overshadowing of the west facing units of existing Buildings C and D in the afternoons although the separation between the buildings allows solar access. These buildings will be redeveloped under the Concept Plan.

### 5.4.2 Acoustic Privacy

The Concept Plan and Project Approvals as modified have been designed to ensure new dwellings achieve acceptable internal noise levels by aiming to located bedrooms away from driveways, parking areas and paths. The Building Code of Australia contains acoustic requirements directed towards the provision of sound isolation between units. The ILUs and residential aged care facility will be designed and constructed to meet the relevant BCA requirements with further details being provided as part of the Project Applications.

### 5.4.3 Visual Privacy

Building height and separation have been determined to achieve adequate levels of privacy to dwellings on the site. This will enable the following requirements to be met in the detailed design of ILU buildings:

- Minimise direct overlooking of principal living rooms and private open spaces of other dwellings by appropriate planning of dwelling layouts and associated garden spaces;
- Where habitable rooms have a direct outlook onto neighbouring habitable rooms above ground level, and are not separated by a distance of at least 12m, the designer must:
  - offset windows to limit views, or
  - incorporate appropriate screening, or
  - specify sill heights of 1.6m above floor level, or
  - design angled bay windows to prevent direct views, or
  - install obscure glazing to parts of an opening below 1.6m above finished floor level.
- Windows and balconies above ground level must be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below;
- The separation and privacy guidelines in the SEPP65 NSW Residential Flat Design Code have the force of minimum design standards for ILUs.

Similar screening will be required for the west and south facing balconies of Building 4 in the Village Green Precinct.

### 5.4.4 Impacts on Resident Services During Redevelopment

One of the main influences on the construction staging strategy was the need to ensure that residents continue to have access to facilities and services during redevelopment. The first stage of construction under the modifications is the Care Precinct followed by the Village Green Precinct which results in the provision of new centrally based community facilities to meet the needs of the village as envisaged under the Concept Plan.

In accordance with the wishes of the residents, the RACF will be constructed ahead of the Village Green Precinct.

The construction program will require the relocation of the residents of residents of the serviced apartment building and the nursing home and eventually 12 apartments within Building E which is to be demolished. The demolition of this building will not occur immediately. Alternative housing will be provided in accordance with the Resident Relocation Plan contained in Appendix A of Volume 3.

## 5.5 Heritage

### 5.5.1 Heritage Management Strategy

As required by the Environmental Assessment Requirements, a Heritage Management Strategy has been prepared by Graham Brooks and Associates and was submitted with the Concept Plan application. This Heritage Management Strategy examines the historical and evolutionary development of the site and uses this information to formulate an established significance for the property. The findings arising from this study of its cultural heritage value have been used to shape recommendations governing the long term staged redevelopment of the site, with an emphasis on re-establishing the heritage items' relationships with their immediate settings, and with the broader local vicinity. This will allow greater logic and clarity in the reorganisation of the site. It is intended that the demolition of villas east of Glentworth House will enable the reinstatement of a Victoria Street garden setting. The demolition of buildings to the north of the Chapel and establishment of open communal space will restore these buildings to a more appropriate presentation and curtilage within the overall site.

The modifications to the Concept Plan approval and the Project Approval are totally consistent with this strategy with an improved and enlarged garden setting to Glentworth House and the Chapel.

The HMS includes the following statement of significance:

*Cardinal Freeman Retirement Village encompasses two nineteenth century residential properties (Glentworth and the demolished Bellevue) which were reunited in the early twentieth century by the Sisters of the Good Shepherd and have since been developed and used for care, accommodation, and learning activities. The site incorporates aspects of Ashfield's historical development, with its built fabric illustrating the evolving social trends of the district.*

*The 1880s Victorian residence Glentworth presents as an intact remnant of early subdivision and development, with integrity of form and building condition. Glentworth House (together with surviving perimeter fencing and associated elements) is demonstrative of boom-period Victorian residential villa architecture and family estate.*

*The site's subsequent use by the Sisters of the Good Shepherd from the early twentieth century demonstrates its important community, religious and charitable roles, carried out until the 1970s. Their care, accommodation and educational practices are represented by the remnant Chapel, Parlours Annexe, convent wall, and Convent extensions.*

*For the remainder of the twentieth century, and extending into the twenty-first century, the site has been used for a retirement village and aged care facility. This latter use is an extension of the activities of the Good Shepherd's practices of accommodation and care of important but vulnerable sectors of the community.*

*Glentworth, together with its extensions and the 1941 Chapel, are of historic, aesthetic, social and technical significance. The historic Glentworth House is a rare and fine example of a late nineteenth century grand Italianate towered villa with numerous decorative features, in a meticulous and subtle combination. The additions have replicated key aspects this general form, quality and colouration. Its interior presentation is in a relatively high state of integrity.*

*The 1941 Chapel in its overall style is representative of high quality interwar Catholic architecture and is unusual for the geometry of its interior layout.*

*Surviving peripheral elements that enhance this significance include the property's entrance gates and pilasters, palisade and masonry fencing, and the established arboreal features. It is also appreciated that the heritage buildings are situated within a larger, self-contained property context, being the Cardinal Freeman Village and delineated by its four boundary streets.*

*The site has historical associations as incorporating the former estate of the prominent Frederick Clissold family. Cardinal Freeman Village also has strong associations through the Convent, the Offices and the Chapel for the Good Shepherd Sisters. They were an important focus in the religious life and social work of the Catholic Church as it undertook the institutional care for hundreds of girls and women considered at that time to be in irregular or poor social circumstances. The larger property context circumscribed the lives of many of these girls and women for some years.*

*This larger property context proceeded through evolutionary phases typical of such institutions, and its present use for residential aged care has now been established for almost 30 years. In its most recent phase of use, that of a retirement village complex, the property has associations with Cardinal James Freeman, sixth Roman Catholic Archbishop of Sydney from 1971 to 1983.*

*Through ad hoc development for residential housing from the late 1970s, the legibility of the former property layouts and settings have been eroded so that the Glentworth residence no longer has an established garden setting and has been obscured from the public realm, with loss of views, by unsympathetic building development on the site. This has effectively reinforced the 'inward looking' nature of the former convent, by eroding views across the site.*

*The Cardinal Freeman Retirement Village has significance at a local level across the whole site for its historical, social, cultural, and spiritual associations. Some individual elements demonstrate specific architectural and aesthetic values in addition to these attributes, but do not apply to the site generally (Glentworth, the Chapel).*

The HMS contains guidelines for the development of the site.

These guidelines have been taken into consideration in the preparation of the modifications to the approved Concept Plan and the Project Approval and in assessing the heritage impacts of these modifications.

### 5.5.2 Heritage Impact Statement

As required by the environmental assessment requirements, a Heritage Impact Statement has been prepared by Graham Brooks and Associates and is contained in Appendix E of Volume 3. The conclusions of this HIS are:

*A Schedule of Conservation Works for the Victoria Street fencing and gates should be prepared, by a suitably qualified heritage professional, as part of the Stage 2 application. It should include review of, and comment on:*

- *the methodology for the relocation of the gates and gate posts*
- *the fabric removal and salvage requirements for the new or widened openings, and any appropriate methodology*
- *conservation works required for the relocated gate posts and gates*
- *fabric and methodology requirements for the construction of infill fencing to the former gateway (Gate 1).*

*Having examined the Cardinal Freeman Village site in some detail, and reviewed and considered the proposed modifications, Graham Brooks and Associates Pty Ltd recommends the current S75W application be approved, subject to the inclusion of the condition of consent recommended above.*

## 5.6 Public Domain and Safety

A Crime Risk Assessment of the Concept Plan and project application has been prepared by BBC Consulting Planners and is contained in Appendix D of Volume 5. This report is based on a site inspection, review of the Concept Plan and accepted CPTED principles and performance criteria.

The CRA report identifies and considers the potential risk of criminal activities at this site, including:

- robbery or bag snatching from residents;
- theft of unattended vehicles or their contents; and
- burglary of homes.
- malicious damage (vandalism, graffiti, etc) of buildings or unattended vehicles; and
- anti-social behaviour within the landscaped open spaces, such as public drinking, particularly by young people.

The report provides principles to guide the project design process. Its aim is to ensure the basic design framework is sound, and establish principles with which to guide development of more detailed design in later stages.

The modifications have been designed in accordance with these principles so as to minimise the risk of crime occurring at the site. It is noted that the risk of crime cannot be eliminated, only minimised.

## 5.7 Transport and Accessibility Impacts

### 5.7.1 Transport Impacts

McLaren Traffic Engineering has prepared a Revised Traffic and Parking Impact Assessment for the Concept Plan and Project Application (Appendix M in Volume 3) which addresses the transport, traffic and accessibility issues of the proposal during construction and operational phases.

The revised traffic report estimates that the proposal results in an increase of 2 vehicles per hour from the approved Concept Plan, which is considered an insignificant variation. The Traffic Statement submitted with the approved Concept Plan found that the level of traffic is moderately low and will be readily absorbed by the planned internal road system with minimal impact in terms of traffic flow levels and residential amenity considerations.

Vehicular and pedestrian access to the site is provided from all four streets fronting the site with the main vehicle entry from Victoria Street and main vehicle exit to Queen Street. It is proposed to convert this existing one way link to a two way access from Queen Street, which is consistent with the approved Concept Plan. The entry from Victoria Street is proposed to be retained as an entry-only access, while providing a rationalised street layout. Additionally, to assist in providing a reasonable level of site accessibility and disperse traffic generation, a new secondary vehicular entry and exit roadway is proposed off Clissold Street.

Access to service dock areas have been designed to satisfy the Small Rigid Vehicle (6.4m) swept path requirements. The majority of waste will be stored at perimeter locations to assist kerbside or limited on-site collection. Limited waste collection points may be provided within the core area of the site.

Additional on-site parking is to be provided for the increased accommodation by the RACF and the self-care units. The parking layout is designed in accordance with AS2890.1-2004.

The pedestrian dominant environment will be retained through such measures as incorporating a low traffic speed environment with 10km/h “Shared Zone” areas and raised pedestrian crossings at footpath level. Pedestrian linkages to bus stops within and on the frontages to the site are to be maintained by the proposal.

### 5.7.2 Implications for Non-car Travel Modes

The proposed development will encourage reduced reliance on car based trips and seeks to encourage increased walk, cycle, and public transport travel modes for staff, residents and visitors. In this regard, the following points from the Traffic Statement are noteworthy:-

- Non-car travel modes will be encouraged through the provision of ample bicycle parking and some motor cycle spaces;
- The existing village minibus service will be extended and number of services increased in line with desired peak times for resident trip times;
- Pedestrian paths will be fully integrated within and external to the site as far as practicable; and
- Some bus operators/routes offer disabled access services;

### 5.7.3 Approach to Parking

Parking provision is proposed for the site in accordance with the minimal amount required by the SEPP (Housing for Seniors). This is based on the following characteristics of the site:-

- the site is located within a metropolitan regional centre which has a moderate to high level of public transport accessibility;
- the average age of the existing residents of the site is 84 and thus there is a low car ownership level;
- the site is constrained given the extent of the existing uses and well established landscaping coverage and heritage buildings; and
- the site has significant road frontages to both Queen Street and Victoria Street that provide an abundant supply of kerbside parking. This kerbside parking is not heavily utilised on the weekends when peak visitors to the site occur.

  Parking layout will be improved and will be more accessible. The application of the SEPP (Housing for Seniors) minimum requirements (which if met cannot be used as a ground for refusal to an application lodged under the SEPP) results in the need for approximately 271 spaces. The Concept Plan indicates 353 spaces located in a range of locations, predominantly in basements.

### 5.7.4 Measures to Mitigate Potential Impacts for Pedestrians and Cyclists During Construction

Detailed Construction Traffic Management Plans will be prepared for each stage of development. The plans will include management and mitigations measures for pedestrians and cyclists to ensure safe access through the site and access to bus stops is maintained.

### 5.7.5 Measures to Promote Sustainable Means of Transport

The site is located within an easy walking distance to nearby bus stops in Queen Street, Victoria Street and Clissold Streets. Regular bus services operate along these streets. It is noted that some bus operators/routes offer disabled access services. Additionally, the village minibus service will be extended and the number of services increased to reflect desired peak times of residents.

Travel by bike is also encouraged and parking spaces can be provided for bikes.

On-site parking has been minimised to reduce reliance on private vehicles and to maximise travel by other means of transport including bus and train, walking, bicycle, scooter, wheelchair and motorcycle transport options.

### 5.7.6 Service Vehicle Movements

Adequate facilities for service vehicles and ambulances have been provided. Kitchen and laundry areas will be serviced by on-site loading bays. The main office will make allowance for a courier bay in a convenient location.

Minimum road carriageway widths and minimum headroom requirements for fire appliance vehicles and ambulance vehicles is to be provided.

Waste collection points have been concentrated at perimeter locations to reduce the need for waste collection vehicles to enter the pedestrian core of the site. Access to the pedestrian core of the site will be restricted to smaller waste collection vehicles.

The need to provide for large removalist is not likely to be required as aged residents are not expected to require a large number of bulky household items to be moved to the site.

### 5.7.7 Construction Traffic Management

A detailed Construction Traffic Management Plan will be prepared for each precinct on a staged basis as each of these areas are approved. The plan will identify the construction period, daily volume of construction traffic generated, truck routes, site access for trucks and construction staff and construction staff parking zones/compound.

## 5.8 Environmental and Ecologically Sustainable Development

### 5.8.1 ESD Principles incorporated into the Design, Construction and Operation

Cundall have prepared a ESD Report (see Appendix L in Volume 3) which identifies the Environmental and ESD initiatives for the Concept Plan approval and Project Approval as modified. The ESD Principles will be incorporated into the design, construction and operation of each stage of development as modified and will include the following ESD Initiatives:-

- Development and adoption of an Environmental Management Plan and Waste Management Plan during construction and operation;
- Minimal natural resource consumption, waste pollution and toxicity during the construction and operation of the facility;
- Preservation of amenity including internal air quality, day lighting and comfort;
- Efficient air conditioning and ventilation;
- Maximise external views;
- Minimisation of Volatile Organic Compound Emissions;
- Reducing greenhouse gas emissions through energy efficiency of building services and building facades;
- Investigate the use of solar gas boosted hot water at each stage;
- Variable speed drives and CO control for car park ventilation;
- Energy monitoring via Building Management Systems;
- Good public transport links, provision of a transportation and travel guide and provision of cyclist facilities for staff and visitors;
- Conserving water and preserving natural waterways including rainwater storage and use of high efficiency fittings;
- Preference for environmentally responsible materials and low embodied energy and high recycled content;
- Dedicated waste recycling areas; and
- All refrigerants used in air conditioning equipment will have an Ozone Depletion potential of zero.

These principles have been incorporated into the application.

### 5.8.2 Acoustic Impacts

Acoustic Logic Consultancy have reviewed the proposed modifications and have prepared a supplementary assessment report (see Appendix O of Volume 3). The acoustic impacts of the modifications do not differ from those assessed as part of the approved development.

The analyses note that detailed plant selections are not available at this stage and thus it is not possible to carry out a detailed examination of the ameliorative measures that may be required in order to achieve the required noise levels. However, ameliorative measures may include selection of quietest plant practicable, or treating the plant with enclosures, barriers, duct lining and silencers.

The Noise Impact Assessment found that any increase traffic flow will have an indiscernible increase in noise levels.

The Noise Impact Assessment provides a construction noise and vibration management plan that will be followed in order to manage noise and vibration emissions during construction. Construction noise is to comply with AS 2436-1981 “Guide to Noise control on Construction” and construction vibration is to comply with AS 2187-1992:SAA Explosives Code, Part 2 –Use of Explosives and AS 2670.2 – 1990 “Evaluation of human exposure to whole body vibration, part 2: continuous and shock induced vibrations in buildings”. Adoption of the construction noise and vibration management plan will ensure that construction noise impacts on Village residents and adjoining residents are minimised.

### 5.8.3 Air Quality Impacts

As outlined in the Traffic Statement prepared by McLaren Traffic Engineering, the proposed development as modified will result in a moderately low level of additional traffic. Therefore, any potential impact by the proposal on air quality is negligible.

Additionally, proposed onsite parking has been minimised to encourage other modes of transport and a significant portion of landscape has been retained. This will have a net positive impact on air quality of the surrounding area.

Indoor air quality of the buildings will be achieved by careful material selection, including low-VOC paints, adhesives and carpets as well as low formaldehyde composite wood products as well as effective ventilation by passive and active means.

The most significant impacts on air quality will occur during the construction period where there is the potential for disturbance from dust to existing residents. This is a matter to be addressed in the detailed construction management plan to be prepared for each construction stage. This is also discussed in the Construction Management Plan contained in Appendix H of Volume 3.

Air quality impacts of the development as modified do not differ from those considered for the Concept Plan and Project Approvals.

### 5.8.4 Water Quality and Flow Impacts

No change is proposed to the site hydraulic strategy. The Hydraulic Services Master Plan Report prepared by Whipps-Wood Consulting (see Appendix J of Volume 3) provides details of the measures to be employed on the site to address water quality and flow impacts. The stormwater management plan endeavours to reduce outflow from the site and discharge cleaner water into the downstream catchments. Whilst the proposed development will not result in an increase in impervious area, measures will be incorporated into the proposal to reduce outflow from the site, including OSD and the reuse of rainwater from roofs throughout the site for irrigation and sanitary flushing. Porous paving may also be provided in non-vehicular traffic areas.

Measures to improve water quality include the provision of gross pollutant traps and sediment controls to remove debris and hydrocarbons collected on the site before discharging to the Council’s infrastructure in Clissold Street.

Erosion and sediment controls will be put in place for construction and maintained throughout construction. Measures are outlined in the Civil Infrastructure Statement prepared by the TTW contained in Appendix K of Volume 3.

### 5.8.5 Fauna Impacts

In accordance with the Director Generals Environmental Assessment Requirements a Long-nosed Bandicoot Survey was prepared by Cumberland Ecology to determine whether any representatives of the endangered population were present on the site.

The development as modified involves the removal of some existing buildings which can form suitable habitat features for the Long-nosed bandicoot. However, Cumberland Ecology have concluded that the removal of existing buildings is unlikely to impact on the Long-nosed Bandicoot as no individuals or signs were detected on the site or in the surrounding area. Nonetheless, Cumberland Ecology have recommended that precautions be taken during demolition of these buildings to ensure that no individual Long-nosed Bandicoots are sheltering in the area.

The report concludes that the development has the potential to result in an increase in suitable forage habitat if future habitat is managed correctly. Future management of the site should include the provision of artificial shelter habitat and a restriction on the use of pesticides that are known to be toxic to the Long-nosed Bandicoot. These conclusions apply to the Concept Plan and Project Approval as modified.

### 5.8.6 Impact on Trees

There is a relatively good cover of trees over the site, creating a leafy character with some very shaded areas. Some of the larger trees are visible for some distance outside the site - these contribute to the character and quality of the streetscape and mark the site within the locality. There are no remnant indigenous species. Two large Port Jackson Figs, a Small Leaf Fig, and a Cotton Palm are associated with the original landscape of Glentworth House and are a significant part of the heritage curtilage. Several other mature and significant trees in the vicinity of the heritage buildings were probably planted in the 1930s or 40s. The majority of the remaining significant and moderately significant trees appear to have been planted in the 1960s and 70s.

The Concept Plan shows removal of many trees from the site, for a variety of reasons, including the impact of proposed buildings. The site contains many trees that are self seeded, sometimes in inappropriate locations; considered to be weeds

or environmental nuisance plants; or are plants past their safe useful life expectancy. There has never been management of site trees, and in some places trees have become overcrowded, with self seeded or inappropriately planted trees struggling to grow under the canopy of other trees.

An Arboricultural Assessment Report has been prepared by Tree IQ (see Appendix N in Volume 3) to review the overall tree structure of the site. A total of 237 trees were surveyed within the site. This report found as follows.

- The supplied plans show 111 trees will need to be removed to accommodate the proposed building, basements and road footprints. These include nine (9) trees with a Retention Value *of Priority for Retention*, fifty (50) trees with a Retention Value of *Consider for Retention*, twenty nine (29) trees with a Retention Value of *Consider for Removal* and twenty three (23) trees with a Retention Value of *Priority for Removal*.
- Trees with a Retention Value of *Priority for Removal* are not considered worthy of retention in the short term irrespective of the development.
- 107 trees are to be retained as part of the development.
- Trees 56 and 210 are to be retained as part of the development proposal notwithstanding their poor condition and limited ULE.
- One tree, Tree 39 is to be relocated as part of the development during Stage 2. This is a Port Jackson Fig and an important landscape element on the site.

The proposed landscape plan includes the installation of approximately 120 trees across the site. This number should be considered preliminary, as work at a more detailed scale will allow a careful assessment of available space for planting. The number to be planted is more than the number removed – this is not a product of denser planting, but a deliberate design aim to promote long term plant health. Many existing trees are close planted, or have self sown under existing trees (probably the result of bird droppings) - in many places there are three or four canopies where one would be sufficient or expected. Trees well planted with enough room to grow will make considerably more amenity and visual delight.

The removal of trees will occur gradually, as the development proposed in the Concept Plan will be staged. Each stage will plant new trees – with the structuring trees such as street side planting being planted at a relatively mature size. This will mitigate the impact of tree removal in the subsequent stage – and will enable trees to be established with each stage and removal restricted to a limited area associated with each stage.

The planting strategy aims to respect and enhance the character of the site, including the existing heritage values; to respond to the scale of proposed buildings and site by reinforcing the framework of larger trees; and include gardens of domestic scale to enhance the residential character. Landscape design for each stage will create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents; and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens. Tree planting will also recognise that the site makes a contribution to the quality and character of the streetscape and neighbourhood.

### 5.8.7 Environmental Initiatives

As detailed in the ESD Report (see Appendix L in Volume 3), the Concept Plan has been developed to address actions in the NSW State Plan E3 (for cleaner air and progress on greenhouse gas reductions) and E4 (for better outcomes for native vegetation, biodiversity, land, rivers and coastal waterways). Environmental Initiatives to address the actions are detailed below.

#### Cleaner Air

- Creation of open village space and retention of significant portion of landscaping;
- Minimisation of parking and traffic within site;
- Reducing energy use and incorporation of renewable energy.

#### Greenhouse Gas Reductions

- The residential components of the proposal will be designed and constructed in accordance with BASIX requirements, with a separate BASIX assessment being carried out at each stage of development;
- The non-residential component will be designed and constructed to meet the Building Code of Australia Section J energy efficiency requirements;
- Careful planning at each stage of the development to ensure that the building orientation, massing and fabric construction are optimised to minimise the need for air conditioning and lighting. When air conditioning and artificial lighting are required the systems utilised will be high efficiency;
- Implementation of central solar pre-heated hot water systems to larger unit blocks.

#### Biodiversity

- Employ low maintenance, hardy, indigenous species where appropriate to the visual and physical environment;
- Retain existing features where possible, recycle or reuse materials.

#### Water

- Reuse water reticulation for landscape irrigation and direct runoff landscape areas to encourage infiltration and cleaning of stormwater;
- Restrict irrigation to contained or rooftop landscapes and promote the use of sub-soil drip irrigations systems with automated timers and rainwater/soil moisture sensor control override in those areas.

#### Community

The proposal will respond to community issues through an urban and social context:-

- Urban context
  - Retain and reinforce the strong public domain interface of walls. Fences, gateways and boundary trees, which define the block of the village within the framework of streets;
  - Retain and where possible highlight the features (significant trees and buildings) that mark the village within its urban setting;
  - Ensure the gateways for vehicles and pedestrians are clearly defined to encourage physical interaction between the village and the surrounding areas;
  - Reinforce the relationship between Glentworth House and key surrounding heritage items down Victoria Street through landscape design.
- Social Context
  - Encourage casual socialisation through site design and design activities for seniors and encourage use of outdoor areas;
  - Enhance privacy to units without compromising safety or views out;
  - Enhance the sense of entry and arrival at communal entrance areas.

### 5.8.8 Mitigation and Management Options

Effective environmental and waste management will be implanted throughout the demolition, construction and operation stages of development. A Construction Management Plan (CMP) will be developed to regulate the environmental impacts during construction. The CMP will identify environmental impacts and strategies to mitigate these impacts as well as outlining methods for auditing and tracking the impacts and responsible parties.

The CMP will include a Waste Management Plan specifying recycling targets for demolition and construction waste. A Waste Management Plan will be developed for each stage of the development. The ESD Report (see Appendix L of Volume 3) recommends that the construction and demolition contract stipulate a minimum target for diversion of waste for landfill and a purchasing policy should be developed to minimise waste from products and packaging and encourage products which have minimal environmental impact.

A simple and concise building user's guide will be developed to inform and educate building users, residents and tenants on how to capture and promote strong on-going environmental performance.

## 5.9 Stormwater Management

The Hydraulic Services Master Plan Reports (see Appendix J in Volume 3) assess the proposed development against the requirements of Ashfield Council's Stormwater Management Code. Council's Code requires OSD storage where the site impervious area increases. The site has an existing impervious and roofed area of approximately 62%. The proposed development will not exceed the existing impervious area and may actually result in a decrease in impervious area. Notwithstanding, the proposed development seeks to reduce outflow from the site and in this regards OSD will be provided as will rainwater harvesting.

Ashfield Council's Stormwater Management Code also requires that surface flow paths be preserved or alternatives provided wherever they pass through or affect the development site. The site currently drains towards Clissold Street. It is anticipated that the development on the site will retain the intent of the existing overland flow corridors.

## 5.10 Staging and Construction Management

Detailed consideration has been given to the staging of development to ensure that impacts on residents and neighbours is minimised. This is described in Section 3.14.

A key element of construction management and staging is to manage relocation of existing residents. This involves a number of elements including:

- Careful coordination of staging and development activity;
- Resident information systems and the provision of timely information;
- Processes for relocating residents and the provision of any necessary assistance and information.

The Residential Relocation Plan is contained in Appendix A of Volume 3.

A detailed Construction Management Plan is to be developed for individual stages of construction and will include the following requirements.

### Amenity

- Sequencing of works to avoid prolonged direct exposure to construction works by current residents.
- Building measures to minimise acoustic, vibration and other related disruptive activities.
- Construction site containment and pedestrian thoroughfares reserved to ensure uninterrupted access across site.
- Provision of community facilities in early works package to maintain service throughout construction term.

### Communication

- Resident and community feedback channels direct to site team;
- Regular liaison to respond to queries / concerns;
- Construction updates at resident committee meetings;
- 24hr contact line for urgent issues;
- Communication protocol with standardised timing prior to interruptive works.

### Site Planning and material programming

- Entry, materials handling, storage and construction amenities planned for maximum efficiency while respecting safety and client objectives to minimise impact on existing residents.

### Safety

- Site security class A hoarding (semi - permanent structure) gated secure site;
- Strict vehicle access protocols and controls;
- Lighting and management;
- Well controlled and located staging and materials handling/storage plans;
- Construction OH&S protocols strictly adhered to.

### Sediment Control

- Install measures as designed and advised by a qualified civil hydraulic engineer;

### Environmental management

- Acoustic, materials, air, waste management in line with all relevant standards.

## 5.11 Contributions and Planning Agreements

The Project Approval is subject to a condition requiring the payment of S94 contributions. It is expected that this will be adjusted as required to reflect the changing apartment number resulting from the modifications.

## 5.12 Housing Affordability and Choice

The environmental assessment requirements seek:

- details on the impact of the proposal on low to medium income elderly people, whether the proposal is likely to result in more expensive aged housing on site than existing and whether there will be a reduction in affordable aged housing in the Ashfield LGA as a result of the proposal; and
- an assessment of housing choice; the existing and proposed mix of 1, 2 and 3 or more bedroom units, and the impact the proposal will have on the level of choice in housing stock on site.

As stated in Section 3.6, the Concept Plan envisages a mix of unit sizes with a variety of one and two bedroom units to meet the needs of the expected resident base. Some units will have smaller separate studies. The average age of new resident is 78 years based on experience at the Village.

The Concept Plan is expected to result in the following mix of accommodation (excluding the RACF), and compared to the existing and approved:

| Building | Unit Mix | | | | | | |
|---|---|---|---|---|---|---|---|
| | Studio | 1br | 1br plus | 2br | 2br plus | 3br | TOTAL |
| **Existing Apartments:** | | | | | | | |
| Serviced Apartments | - | 49 | - | - | - | - | 49 |
| South West Quadrant | - | 14 | 34 | 8 | - | - | 56 |
| Glentworth House | 8 | 11 | - | 4 | - | - | 23 |
| Villas | - | 17 | - | - | - | - | 17 |
| Buildings A and B | - | 12 | 4 | 20 | - | - | 36 |
| Blocks C to F | 8 | 32 | - | 8 | - | - | 48 |
| TOTAL | 16 | 135 | 38 | 40 | - | - | 229 |
| **Approved Apartments** | | | | | | | |
| Serviced Apartments | - | 49 | - | - | - | - | 49 |
| South West Quadrant | - | 14 | 34 | 8 | - | - | 56 |
| Glentworth House | 8 | 11 | - | 4 | - | - | 23 |
| Buildings A and B | | 12 | 4 | 20 | - | - | 36 |
| New Units | - | 90 | 46 | 78 | 11 | - | 225 |
| TOTAL | 8 | 176 | 84 | 110 | 11 | - | 389 |
| **Proposed Apartments** | | | | | | | |
| Serviced Apartments | - | - | - | - | - | - | - |
| South West Quadrant | - | 14 | 34 | 8 | - | - | 56 |
| Glentworth House | 8 | 11 | - | 4 | - | - | 23 |
| Buildings A and B | - | 12 | 4 | 20 | - | - | 36 |
| Stage 1 | - | 20 | - | 59 | 48 | 14 | 141 |
| Stage 2 | - | 3 | 4 | 27 | 63 | 2 | 99 |
| TOTAL | 8 | 60 | 42 | 118 | 111 | 16 | 355 |

This mix may change at Stage 2 as a consequence of resident demand and detailed design considerations.

Unit size will vary from 50 square metres to 90 square metres resulting in a variety of unit size to better cater to market demand and seniors needs. Existing units range in size from 50 square metres to 80 square metres.

The new units have and will be designed to meet the requirements of SEPP (Housing for Seniors) and have been designed specifically to facilitate ageing in place, with services proposed to be provided to all ILUs at the village. Many existing units are deficient in this regard due to their age and construction.

Units will not be privately owned. Residents will have security of occupation under a licence agreement. Car parking will be allocated through a licence agreement, allowing a more flexible response to residents' needs.

It is likely that new units designed to modern standards of aged care will be more expensive that older units of the same size. Notwithstanding this, it is expected that the Concept Plan will continue to provide affordable accommodation over a range of price groups for the following reasons:

- Approximately 115 (or 50%) of existing units will be retained and would continue to be available at current prices. This will provide a wide range of choice for residents.
- The new units have been designed to meet a broader cross section of and identified need within the community, including more 2 bedroom units.
- The units are located in a facility where the overall character is one of a care facility providing accommodation and support rather than a residential complex.

It is expected that the development will not result in a reduction in affordable seniors housing in Ashfield. It will result in an increase in specific purpose designed housing of a size and configuration that encourages affordability and in an environment where there is a choice of accommodation for seniors ranging from the well aged to the frail aged, including those with dementia.

## 5.13 Modifications to the approved Statement of Commitments

### 5.13.1 Proposed mitigation and management of residual impacts

The Proponent proposes to mitigate and manage residual impacts with a view to ensuring that any such impacts are minimised. Residual impacts are to be effectively managed and mitigated by:-

- Effectively managing the demolition and excavation process to limit amenity impacts on neighbours;
- Protecting the trees to be retained;
- Limiting erosion and sedimentation;
- Controlling and managing the construction process;
- Implementing comprehensive landscaping and rehabilitation/restoration of degraded landscape areas outside of the building footprint;
- Managing stormwater flows;
- Providing adequate car parking and promoting public transport use;
- Implementing noise amelioration measures to any external plant where required; and
- Operating the new RACF having regard to the sensitivities of neighbouring properties.

The commitments which the Proponent makes to achieve the above outcomes are set out in the following Statement of Commitments.

### 5.13.2 Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project

#### Introduction

As with the approved Concept Plan and Project Approval, the Proponent proposes to mitigate and manage residual impacts with a view to ensuring that any such impacts are minimised. Residual impacts are to be effectively managed and mitigated by:-

- Effectively managing the demolition and excavation process to limit amenity impacts on neighbours;
- Protecting the trees to be retained;
- Limiting erosion and sedimentation;
- Controlling and managing the construction process;
- Implementing comprehensive landscaping and rehabilitation/restoration of degraded landscape areas outside of the building footprint;
- Managing stormwater flows;
- Providing adequate car parking and promoting public transport use;
- Implementing noise amelioration measures to any external plant where required; and
- Operating the new RACF having regard to the sensitivities of neighbouring properties.

Under Section 75F(6) of the EP&A Act, a Proponent may be required to include a Statement of Commitments within the Environmental Assessment, outlining the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site.

A Statement of Commitments was approved as part of the Concept Plan and Project Approval. The Proponent undertakes to maintain the approved Statement of Commitments, subject to minor administrative changes to reflect the documents that accompany this modification application, corrections to errors in the approved Statement of Commitments and amendments to relevant legislation.

The draft amended Statement of Commitments is as follows:

**A. General**

A1. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying volumes & appendices and the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

A2. The development will be undertaken generally in accordance with the architectural, landscape, and civil services drawings and design principles, strategies and guidelines submitted with the Environmental Assessment report (Mod 1), while allowing for reasonable design development to occur.

A3. The Proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979.

**B. Further Approvals**

B1. The Proponent will obtain all necessary approvals and licences required by State and Commonwealth legislation in implementing and operating the project.

B2. The Proponent will obtain Project Approvals prior to undertaking any development approved under the Concept Plan approval.

**C. Commitment to Residents**

C1. The proponent will implement the measures for managing mitigation, communication and management issues during construction as described in Section 5 of the Consultation Outcomes Report contained in Appendix C of Volume 5 and the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

**D. Demolition, Excavation and Construction Management**

D1. The Construction Management Plan in Appendix H of Volume 3 of the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012 will be updated through consultation with the building contractor in order to comprehensively address the issues raised in Sections 3.4.2 and 5.10 of the Environmental Assessment report and the following.

D2. The Proponent will put in place environmental controls to mitigate the effects of noise, dust, vibration and erosion during demolition, excavation and construction, including the implementation of:

- Demolition and excavation in a manner that meets acoustic criteria for construction as identified in the Acoustic Impact Assessment;
- Construction zones are to be enclosed and contained with semi-permanent solid hoarding to avoid prolonged direct exposure construction works by residents;
- All building materials are to be stored within restricted, designated and properly secured areas;
- Strict noise mitigation of construction activity and construction equipment;
- Strict management of dust by use of screens and/or hose down having particular regard on the impacts on nearby residences; and
- •mplementation of erosion and sediment control devices as shown in the set of civil services plans submitted with the Environmental Assessment report.

D3. The building contractor will establish a Safety Plan before work commences on-site detailing safe work methods and

procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements, such plan to address safety risks during demolition, excavation and construction activity, including:-

- stability of adjacent structures;
- excavation support;
- falls from heights;
- protection of pedestrians and the provision of safe paths of travel in the vicinity of construction zones;
- provision of alternative access for pedestrians to community facilities and services on the site including external bus stops, letterboxes, garbage collection areas and temporary and permanent administration offices and community facilities,
- traffic controls around the perimeter of the site and within the site.

D4. Construction activities (including demolition and excavation) will only occur between 7.00am and 5.00pm, Monday to Friday. Construction on Saturdays will be limited to 50% of the Saturdays during the construction period, will be between the hours of 8.00am and 1.00pm and will involve activities that will not generate noise.

D5. The Proponent and contractor are to jointly prepare a consultation plan to be implemented on a regular basis during construction to include effective communication with the residents of the village on construction program and construction activities.

D6. The building contractor will be required to arrange sorting and recycling of waste materials to ensure maximum recycling is achieved, in accordance with the Construction Management Plan.

D7. The Proponent will ensure construction traffic and parking requirements during construction activities are as per the adopted Construction Management Plan:

D8. The Proponent will carry out all construction activities in accordance with relevant environmental protection legislation.

D9. The Proponent will instigate environmental management and mitigation measures during construction activities as per the CMP.

D10. Prior to construction commencing, the Proponent is to implement the Relocation Strategy contained in the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

D11. Pedestrian and vehicular access is to be maintained during construction to ensure that access is maintained to and within the site at all times.

**E. Tree Protection**

E1. Specific tree protection measure and general tree protection measures (as appropriate) will be implemented for the trees identified as being retained in the Aboricultural Assessment Report appended to the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

**F. Biodiversity/Tree Loss**

F1. The proponent will implement the Landscape Plan forming part of the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

**G. Acoustic considerations**

G1. Noise and vibration during demolition, excavation and construction will be mitigated in accordance with the recommendations and guidelines in the acoustic report submitted with the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

G2. Once plant and equipment has been selected for the new buildings, a separate acoustic assessment will be carried out to ensure that noise emissions are controlled, and compliance achieved with the criteria specified in the DECC Industrial Noise Policy guidelines.

**H. ESD**

H1. The Proponent will implement the measures proposed in the Environmental Sustainable Development Assessment, Civil Works report and Hydraulics Services Report submitted with the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.