



19 October 2012

Our Reference: DB 12-148

Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Ben Lusher

Dear Ben,

Re: Modification application to the approved Major Development Concept Plan and Project Application for Cardinal Freeman Village at 137 Victoria Street, 4-10 Clissold Street and 102-102A Queen St, Ashfield

On behalf of Aevum Limited (owned by Stockland Development Pty Ltd) (the proponent), we write with reference to the following major project applications, which were approved pursuant to Section 75O and 75J, respectively, of the Environmental Planning and Assessment Act 1979 ("the Act") on 20 January 2011:-

- MP 08_0245 – Concept Plan Application for expansion of the existing aged care facility ("approved Concept Plan"); and
- MP 08_0260 00 Cardinal Freeman Village Redevelopment – Project Application ("approved Project Application").

The approved Concept Plan involves the renewal, refurbishment and expansion of the Cardinal Freeman Village in a staged manner. The construction of the first two stages was approved under the project approval.

The proponent is seeking to modify these approvals pursuant to Section 75W of Part 3A, which continues to apply as per Schedule 6A of the Act.

To assist in this process, the nature of the approved development and the proposed modifications are described below.

1. Major Project Approval

The approved Concept Plan allows the redevelopment of the existing retirement village over 5 stages including 1 residential buildings of 3 to 5 storeys in height to accommodate approximately 225 Independent Living Units (ILUs) and a residential aged care facility (RACF) with associated landscaping, community facilities, internal road network and parking. The approved development is described as:

- a) Use of the site for a retirement village;
- b) Indicative building envelopes for 13 separate buildings with heights ranging from 3 to 5 storeys to accommodate a 160 bed RACF and approximately 225 Independent Living Units (ILUs);
- c) Basement level and at grade parking;
- d) Internal road works and pedestrian pathways;
- e) Community facilities and associated landscaping including the creation of a 5,000 square metre village green.

The project approval allows construction of the first two stages of the development which is described as:

- Stage 1 the 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;
 - New village green;
 - Upgrade and realignment of the existing east-west roadway
- Stage 2 - Care Precinct
 - Demolition of the existing nursing home, ILU building, dwelling houses and associated structures
 - Construction of a 4 storey, 160 bed RACF;
 - Construction of 2 x 5 storey buildings consisting of 46 ILU's;
 - Construction of a new north-south laneway.

2. Proposed Modifications

The proponent, Aevum Limited, now wholly owned by Stockland Property Services Pty Ltd, seeks approval to modifications to these approvals by changing the terms of the determinations and varying conditions of the approvals. The nature of these modifications and a full description of the Concept Plan approval and Project Application approval as modified are described in Sections 3 and 4.

Since the approvals were granted, there have been on-going discussions with the residents and with the design team to identify improvements to the overall design of the development. Issues discussed included:

- Greater separation between existing buildings in the south west quadrant of the site and the proposed new Village Green buildings;
- Amending the staging to allow the RACF to be constructed first;
- A clearer and more legible movement system with improved wayfinding;
- Provision of larger garden areas around buildings by reducing the number of buildings and increasing the spaces between buildings together with an overall improvement in the quality of landscaping and pathway systems;
- An overall improvement in landscape quality;

- Improvements to the garden setting to the heritage buildings and with a separate ceremonial entrance to the Chapel.

In addition, the detailed design process has resulted in modifications to unit mix to better represent future resident needs.

These discussions and investigations have resulted in modifications to the approvals. The proposed modifications seek to maintain the primary objectives and key principles of the Concept Plan Approval and Project Approval while proposing a more rational site layout oriented around an axial road design and modified building envelopes. The proposal is to retain the approved precinct/quadrant staging of the site redevelopment and maintain an integrated design solution for the site that considers existing historic items, existing buildings and the surrounding urban context.

The main modifications are summarised as follows:

Modifications to Concept Plan Approval

- A more logical and legible movement system by providing an east west link road that is straight and more consistent with the grid street pattern of the surrounding urban form. This results in the relocation of the main entry gates to a more logical and ceremonial location;
- The demolition of the Serviced Apartment building and its replacement with a new ILU building;
- A reduction in the number of separate buildings from 13 to 8 with similar heights ranging from 3 to 5 storeys with increased spaces between buildings and improved landscaped areas for residents;
- An increase in ILUs from 225 to approximately 240 including a change in apartment mix;
- A change in the staging of development with the RACF building to be constructed first followed by the ILU buildings and a reduction of the number of stages;

The key urban design principles of the Concept Plan Approval will be retained and enhanced including:

- The use of the site for seniors housing;
- Maintaining the approved RACF bed numbers;
- Providing an integrated design solution for the site that considers existing historic items, existing buildings to be retained and the surrounding urban context;
- Re-organising the site to strengthen and re-establish the concept of quadrants with a strengthened and more legible street system capable of improved access for all vehicles;
- Re-engaging Glentworth House and Chapel with an improved garden setting visible from the street and a separate ceremonial entry;
- Façade designs that integrated into the urban fabric of the site and the adjoining public domain;
- Providing a development that is compatible with the amenity of the adjoining residential area;
- Maintaining site permeability and vistas to the heritage facades;

- Providing improved settings for heritage buildings on all frontages as the focus of the development and major arrival point to the development;
- Improving the quality of spaces between buildings with more detailed consideration of landscaping and ground level activity;
- Maintaining the prominence of the historic skyline and providing heritage continuity.

The modifications to the Concept Plan can be seen in the following figure which compares the approved Concept Plan with the Concept Plan as modified.

Modifications to Project Approval

- The Residential Aged Care building is retained in its present location with modifications to external appearance and internal layout and a relocated porte cochere and entry (no new access points from Clissold Lane however);
- Demolition of Serviced Apartment Building (previously retained) and the construction of a new ILU building;
- Modifications to the design of Independent Living Unit buildings in accordance with the modified Concept Plan Approval to increase setback from existing residences and provide improved landscape spaces including the Village Green;
- Changes to the staging of works to allow the commencement of construction of the RACF first followed by the ILU buildings.

Accompanying this letter are:

1. An Environmental Assessment Report of the proposed modifications and supporting appendices prepared by BBC Consulting Planners with input from project architects AJ+C and the sub consultant team describing the modifications to the Concept Plan approval and the Project Approval and assessing the impacts of the modifications having regard to the Director General's Environmental Assessment Requirements;
2. Project Application drawings and associated material.

Please do not hesitate to contact the undersigned should you require any further information and we thank you for consideration of our request.

Yours sincerely

BBC Consulting Planners



Dan Brindle
Director

Email dan.brindle@bbcplanners.com.au

FIGURE 1

Overlay of proposed and approved concept plan

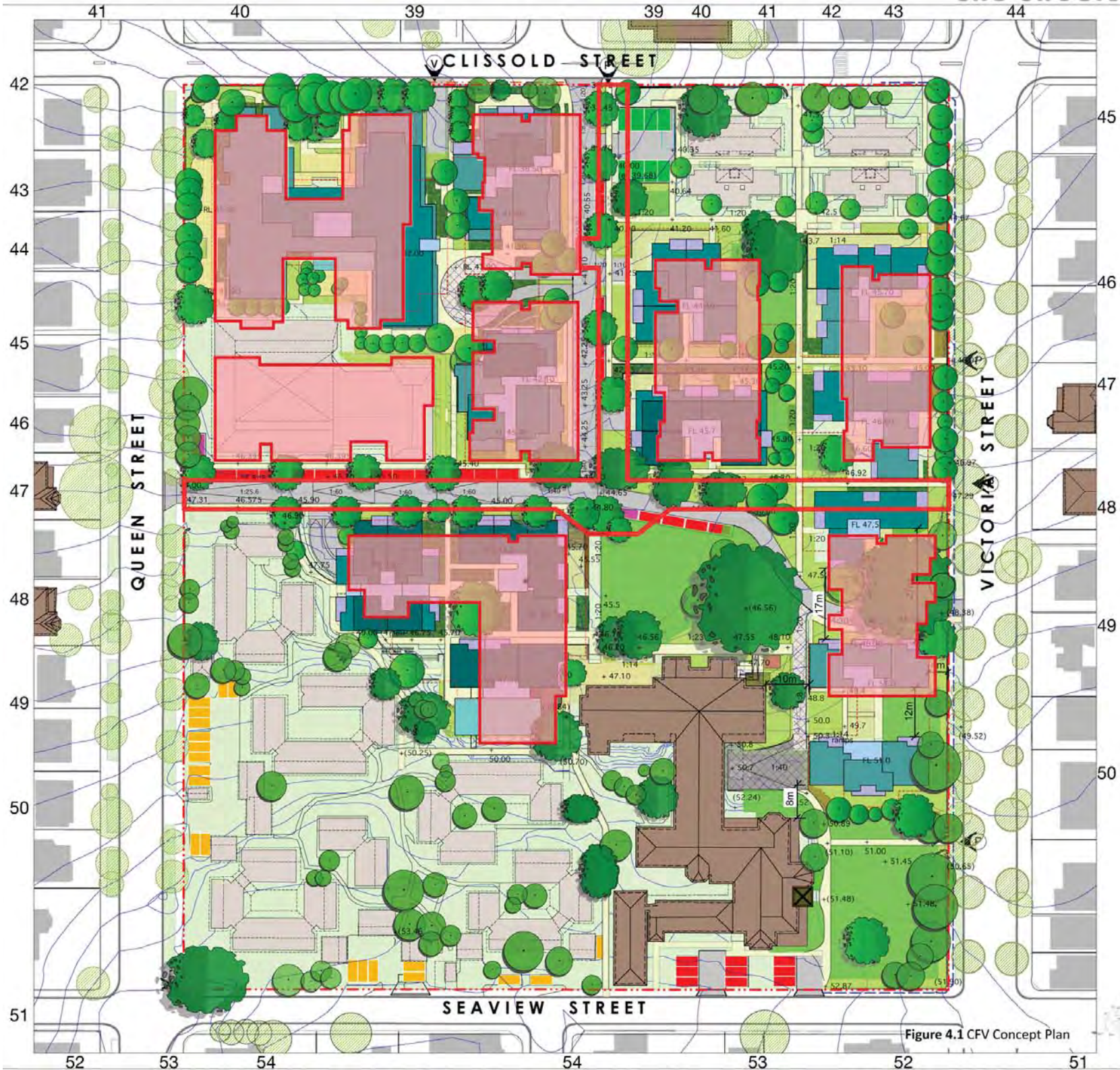


FIGURE 2

Proposed Concept Masterplan

