



**CARDINAL FREEMAN VILLAGE
137 Victoria Street, Ashfield**

**S75W APPLICATION TO MODIFY
CONCEPT PLAN APPROVAL MP 08_0245
AND
PROJECT APPROVAL MP08_0260**

RESPONSE TO SUBMISSIONS REPORT

**Prepared for
Stockland Property Services Pty Ltd**

**By
BBC Consulting Planners**

Job No. 12148
Response to Submissions Report.doc
January 2013



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1. INTRODUCTION

1.1 The Modifications to the Approvals

This Response to Submissions Report relates to an application to the Minister under Section 75W for:

- Modification to Concept Plan Approval MP 08_0245;
- Modification to Project Approval MP08_0260 to carry out a part of the Project being the Village Green Precinct and the Care Precinct.

The Project involves the renewal, refurbishment and expansion of the Village in a staged and controlled manner respecting the rights of existing residents to the quiet enjoyment of their environment and ensuring access to facilities and services is maintained.

On 20 January 2011, the Planning Assessment Commission, as delegate to the Minister for Planning, granted approval to:

1. Application No. MP080245 - The **Concept Plan** for the comprehensive redevelopment of an existing retirement village over 5 stages including 12 residential buildings of 3 & 5 storeys in height and a residential aged care facility with associated landscaping, community facilities, internal road network and parking (the Concept Plan Approval); and
2. Application No. MP080260 - The **Project Application** for Cardinal Freeman Village including:
 - 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
 - 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 Residential Aged Care Facility¹
 - Construction of 2 x 5 storey buildings consisting of 46 ILU's
 - Construction of a new north-south laneway

¹ The reference to 160 beds is an error in the approval notice as the RACF drawings show 132 beds.

- Associated infrastructure works (the Project Approval).

The Concept Plan Approval is subject to terms of approval and modifications as set out in the approval and the Statement of Commitments. This included a determination that Stages 3, 4 and 5 of the Concept Plan Approval are to be subject to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Project Approval is subject to conditions.

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;
- A reduction in the total number of apartments on the site from 389 as approved to 355 including the demolition of the serviced apartment building and 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.

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.

The proposed accommodation is summarised in the following table.

Existing and Proposed Seniors Housing

	Existing	Approved	Modified	Comment
South West Quadrant	56	56	56	No change Retained
Glentworth House	23	23	23	No change Retained
Villas (South East)	17	0	0	No change Demolished
Buildings A and B	36	36	36	No change Retained
Blocks C to F	48	0		No change Demolished
Stage 1 Care Precinct (or equivalent)	0	46	101	Change in apartment mix and building design
Stage 1 Village Green (or equivalent)	0	58	40	Change in apartment mix and building design
Stage 2	0	121	99	New

Total ILUs	180	340	355	
Serviced Apartments	49	49	0	Demolished
Total Apartments	229	389	355	
Nursing Home (beds)	59	132	133	Building redesign
Hostel (beds)	60	0	0	No change Demolished
Total RACF beds	119	132	133	

1.2 Submissions made during exhibition of the Modification Applications

The Environmental Assessment (EA) of the modifications was exhibited from 7 November 2012 to 7 December 2012. During that period, 5 submissions were received by the Department of Planning from the public including one submission from the Cardinal Freeman Village Residents' Committee supporting the modifications. A total of 3 submissions were received from agencies. These submissions are summarised in Section 3.

1.3 Structure of this Response to Submissions Report

This report:-

provides the additional information requested by the Department of Planning and Infrastructure (DoPI) in its letter dated 14 December 2012 to enable the Department to complete its assessment of the Modifications Application (see Section 2);

responds to the issues raised in submissions (see Section 3).

2. ADDITIONAL INFORMATION AND CLARIFICATION REQUESTED BY THE DEPARTMENT OF PLANNING

The Department has requested additional information and clarification to enable it to complete its assessment of the Modification Applications.

2.1 Additional Information on Gross Floor Area

The DoPI has requested:

Additional information and justification for the proposed Gross Floor Area of 48,108m². In particular, the following issues should be addressed:

Justification for the proposed increase of 6,617m² above the approved scheme (41,491m²);

How the increase in floor space relates to the net reduction of 34 apartments (ie. deletion of 49 serviced apartments and provision of an additional 15 independent living units);

Indicative distribution of floor space between residential and community uses.

The increase in GFA is primarily due to the proposed demolition of the Serviced Apartment building containing 49 small apartments and construction of a new 4 storey independent living building containing 44 larger apartments. In addition there has been an increase in circulation areas and services within buildings and a reduction in the number of 1 bedroom units in favour of the more widely accepted 2 bedroom units which also contributes to the increase in GFA.

The breakdown of this additional GFA is shown in the following table:

Additional Facilities	Community	Approx1,100m ²
Additional Circulation		Approx2,500m ²
Delete Serviced Apartments	- 2500	Approx2,300m ²
Add Building 1	+4800	
RACF		Approx 600m ²
TOTAL		6,500m²

2.2 Height of Building 4

The DoPI has requested:

Additional consideration of the impacts of the increased height of Building 4 above the eaves line of the Glentworth House and Chapel, in particular, the following issues should be addressed:

Assessment of this aspect of the modification and its impact on the heritage item (it is noted that this was not dealt with within the Heritage impact Statement prepared by Graham Brooks and Associates);

Comparison section/elevation plans showing the relationship between Building 4 and the heritage item (approved and proposed) should be provided.

The diagrams contained in Appendix 1 provide more details of the relationship between the Chapel and Building 4. Building 4 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 (RL61.6m) with the upper level setback and the overall height of the building at RL64.3m) being lower than the ridge height of the chapel (RL65.10m). 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. Building 4 is located towards the centre of the site and will appear recessive when viewed from the surrounding streets and the re-established heritage garden setting.

2.3 Basement Levels

The DoPI has requested:

Justification for the finished floor level of basement levels including options to reduce the extent of basement above ground level.

Podium basements have been designed to assist in levelling areas across the site to make access through the site easier for residents. The proposal reduces the number of buildings from a total of 14 including the RACF and serviced apartments in the Concept Plan Approval to 8 buildings including the RACF and a new building replacing the serviced apartments. The consolidation of buildings and adjustments to podium levels above basements has reduced the need for large amounts of ramping to manage changes in levels across a site and greatly improve current accessibility.

The determining datum has been the village green with floors stepping above and below this point. These changes have had the effect of lifting the basements in some areas.

In addition to improved accessibility, these changes result in a reduced construction and running costs by limiting mechanical ventilation and requiring less excavation and fewer retaining walls. These factors aid in the affordability of the final product.

2.4 Palisade Fencing to Clissold Street

The DoPI has requested:

A response should be provided to Council's resolution of 27 November 2012 and request that the modern palisade fence along Clissold Street be reinstated with a sandstone wall (to match fencing along Clissold Street) or replica palisade fencing (to match the original fencing along Victoria Street).

The proponent is in favour of maintaining the existing stone and palisade fence to the boundary of the site. With regard to the partial replacement of the modern palisade fence on the north west corner of the site, the proponent agrees to its replacement subject to the majority of the residents residing in blocks A and B agreeing to such works.

2.5 Clarification of Solar Access and Cross Ventilation

The DoPI has requested:

Plans and a schedule which demonstrate the solar access and cross ventilation provided to independent living units.

Shadow diagrams submitted with the EA indicate the extent of overshadowing and solar access to units in the Concept Plan and Project Approvals as modified. This is supported by additional information in tabular form contained in Appendix 2. This table indicates the extent of solar access and cross ventilation for each unit and each building in the development relative to the guidelines contained in SEPP 65.

70% of apartments achieve 3 hours direct sunlight between 9am and 3pm in mid winter. Similarly 60% of apartments are naturally cross ventilated.

2.6 Plan with Buildings Numbered

The DoPI has requested:

An overall site plan which identifies the names/numbers of the proposed building envelopes, ie. the RACF and Buildings 1 through to 7.

The drawing contained in Appendix 3 indicates the building numbers. It is noted that building numbers are shown also on Drawing DA1002.

2.7 Clarification of Boundaries of Construction Stages

The DoPI has requested:

Clarification on the boundaries of construction stages (Stage 1 and Stage 2) for the Project Application. Drawing No. DA1002 shows the proposed car parking spaces to the east of Building 2 as fully within the stage boundary, however Drawing No. DA2101 shows the parking spaces outside of Stage 1. It is not clear whether these spaces will be provided as part of Stage 2 construction works or a future stage.

Drawing DA2101 has been amended to show the correct staging boundary. This drawing (Issue H) is contained in Appendix 4.

2.8 Chapel Elevation

The DoPI notes that:

Drawing 3110 Chapel Elevations is blank.

A replacement drawing is contained in Appendix 5.

2.9 Details of Construction Staging and Management

The DoPI has requested:

Details on Construction Staging and Management, as this section of the EA documentation on page 59 was unreadable due to a formatting error.

There was a formatting error on page 59 of the EA leading the description of the Construction Staging and Management Strategy being hidden. The replacement page is contained in Appendix 6.

3. ISSUES RAISED IN SUBMISSIONS

The Environmental Assessment was exhibited from 7 November 2012 to 7 December 2012. During that period, 5 submissions were received by the Department of Planning and Infrastructure from the public including one submission from the Cardinal Freeman Village Residents' Committee in support of the modifications. A total of 3 submissions was received from agencies. The following table provides a response to the key issues raised in the submissions.

No.	Submitter	Issues Raised	Response and Mitigation Strategy
Public Submissions			
1	Public Submission – Fiona D’Souza	<ul style="list-style-type: none"> Objects to height of 5 storeys, particularly given the proposed extension to the Baptist Homes site in Queen Street and existing character of the area 	<p>As indicated in the comparison drawings on page 84 of the overall height of buildings on the street frontages of the site are generally lower than under the approved concept plan with the height of Building 4 in the centre of the site some 2.7 metres above the height in the Concept Plan and Project Approvals. When perceived from the surrounding area the height of buildings has not increased and thus the modifications have no additional impact on the character of the area in this regard and the height of buildings has not changed to any significant extent.</p>
2	Public Submission – John Skennar	<ul style="list-style-type: none"> Independent Living Units Lack Cross Ventilation and thus sustainability; 	<p>As indicated in Section 2.5 of this report and the Environmental Assessment, the development meets the requirements of SEPP 65 in terms of cross ventilation. 60% of the units are currently cross-ventilated which meets the requirements of the SEPP. The proponent will also endeavour to increase this during the detailed design phase of the project.</p> <p>The ILUs will comply with Basix requirements.</p> <p>Stockland are always conscious of the running costs associated with our villages and are continuing to investigate cost</p>

No.	Submitter	Issues Raised	Response and Mitigation Strategy
			effective ways of reducing the ongoing costs. In addition Stockland was recognised as the number one property company globally by the Dow Jones Sustainability Index (DJSI) in 2011.
		<ul style="list-style-type: none"> Proposed East West Street will become a rat run for local traffic and requires the removal of a fig tree 	Traffic calming and management will be implemented as part of the detailed design process.
3	Public Submission – Joyce Craig	<ul style="list-style-type: none"> Building 2 obscures balcony view; 	The building to the south as proposed under the modified scheme (Building 5) is now further away than the currently approved scheme. The building to the west (Building 2) is approximately 24m away which is wider than a typical urban street.
		<ul style="list-style-type: none"> Building 2 creates overshadowing; 	The project architect has modelled the shadow cast from the adjacent building and can confirm that there is no impact on the subject property.
		<ul style="list-style-type: none"> Building 5 will block view of heritage precinct to the south west and will overlook balcony; 	The building to the south as proposed under the modified scheme (Building 5) is now further away than the currently approved scheme.
		<ul style="list-style-type: none"> Construction of Buildings 2 and 5 will breach undertakings made at time of purchase of the unit. 	Stockland has agreed with residents of the Cardinal Freeman Village to buy back units at pre-construction valuations should

No.	Submitter	Issues Raised	Response and Mitigation Strategy
			residents wish to terminate their tenure at the village as a result of the development. All units were valued in March 2011 to satisfy this undertaking.
4	Public Submission – name withheld	<ul style="list-style-type: none"> Objects to five storey buildings and associated traffic generation and loss of privacy 	<p>The majority of the modified buildings on the site are lower or the same as the original approval.</p> <p>Traffic generation is moderate and acceptable as found in the EA.</p>
		<ul style="list-style-type: none"> Development is out of context with character of adjoining conservation area 	Discussed above in relation to submission 1.
5	Residents Submission – Irene Sykes of CFV Residents Committee	<p>Residents Committee supports the modifications and notes that they address the following key concerns of residents:</p> <ul style="list-style-type: none"> The need for improved pedestrian access and safety proximity to existing units has been reduced through increased open space between the new and existing units. Building Heights have been improved through the setting back of upper levels, reducing the street level scale of the buildings and hence the impact to residents whilst traversing the village at ground level. Impact on heritage buildings has been reduced through the removal of the building to the east of the Chapel and the original gardens and open spaces 	Noted

No.	Submitter	Issues Raised	Response and Mitigation Strategy
		<p>around Glentworth House have been improved.</p> <ul style="list-style-type: none"> • The view to the Chapel will be opened up. • The time of construction has been reduced through a reduction in stages from five to three. • Staging of the development has been amended at our request so that the new Residential Aged Care Facility is built within Stage 1. 	
Government Authority Submissions			
1	Ashfield Council	<ul style="list-style-type: none"> • Overall FSR should be decreased by not less than 640 square metres or around 1.5%. 	<p>Council planners originally suggested that the top floor of Building 4 as proposed should be deleted, but the logic for such deletion was not enunciated in their report. In discussion, Councillors were of the view that there was no clear benefit to be gained by such deletion of floor space in Building 4 since it is centrally located within the site and is the focus of substantial amenity. At the Council meeting, Stockland agreed to reduce the overall FSR by 640 square metres if this was considered critical. Stockland stands by this offer but nevertheless points out that the demand for retirement living accommodation in this part of Sydney is high and warrants the additional space.</p>

No.	Submitter	Issues Raised	Response and Mitigation Strategy
		<ul style="list-style-type: none"> The boundary walls and palisade fencing which surround and distinguish the site should be safeguarded with specific conditions requiring their retention and conservation. 	Noted
		<ul style="list-style-type: none"> The modern palisade fence on Clissold Street should ideally be reinstalled with a sandstone wall (which collapsed some years ago) or alternatively a replica palisade fence to match the original fence on Victoria Street (as part of Stage 1). 	Discussed in Section 2.4.
2	Ausgrid	<ul style="list-style-type: none"> Subsequent approval of Ausgrid required for new electrical installations to Ausgrid's network and alterations to metering systems 	Noted and will be implemented during construction
3	Roads and Maritime Services	<ul style="list-style-type: none"> The RMS raises no objection. 	Noted.

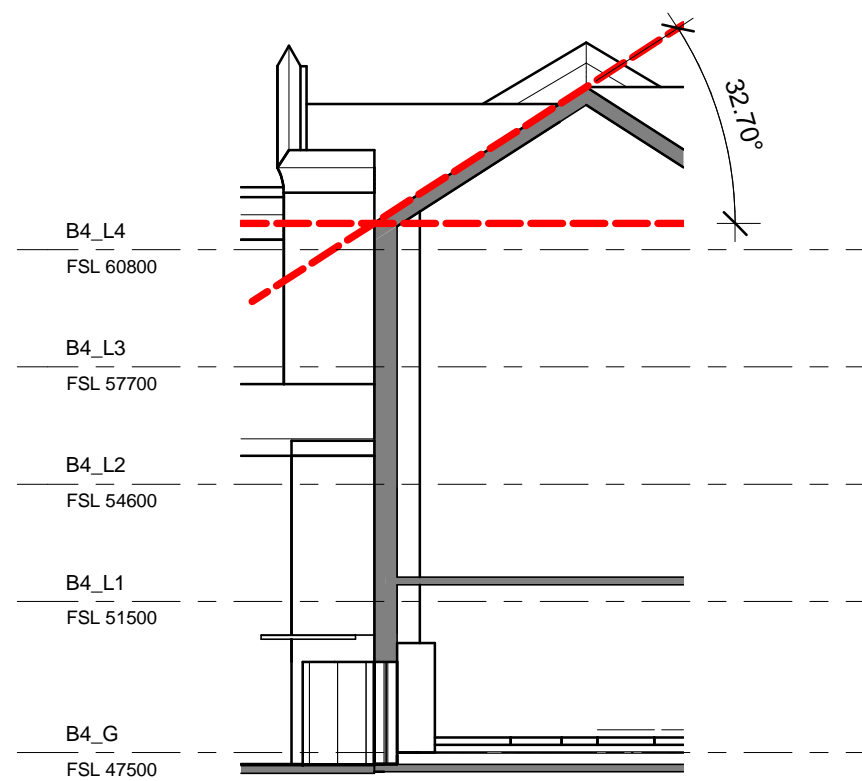


APPENDICES

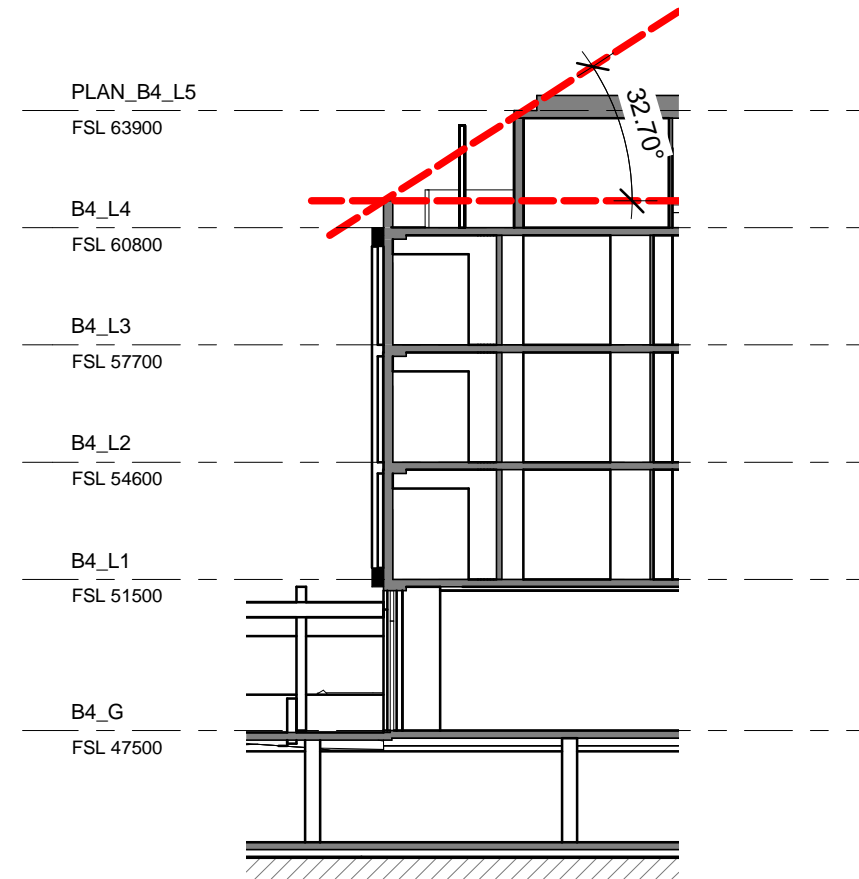


APPENDIX 1

Relationship of Building 4 to Chapel



1 SECTION THROUGH CHURCH
1 : 200



2 SECTION THROUGH BUILDING 4
1 : 200



STAGE 1



LEGEND

MR	METAL RAILING
CG	COLOURED GLASS
AL	COMPOSITE PANNELLING
RM	RENDERED AND PAINTED MASONRY
LV	LOUVRES
PS	PRIVATE SCREEN PERGOLA
PC	PAINTED CONCRETE
MT	METAL
ST	SANDSTONE
TC1	TIMBER COMPOSITE PANEL VERTICAL
TC2	TIMBER COMPOSITE PANEL HORIZONTAL
TC3	COMPOSITE TIMBER SCREENS

<div>Revisions</div> <table><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>A</td><td>28/01/12</td><td>WORK IN PROGRESS</td></tr><tr><td>B</td><td>11/01/12</td><td>WORK IN PROGRESS</td></tr><tr><td>C</td><td>11/01/12</td><td>DRAFT 70% REVIEW</td></tr><tr><td>D</td><td>18/01/12</td><td>70% ISSUE</td></tr><tr><td>E</td><td>18/01/12</td><td>100% ISSUE</td></tr></tbody></table>	No.	Date	Description	A	28/01/12	WORK IN PROGRESS	B	11/01/12	WORK IN PROGRESS	C	11/01/12	DRAFT 70% REVIEW	D	18/01/12	70% ISSUE	E	18/01/12	100% ISSUE	<div>Year Aspd</div> <div></div>	<div>Key</div> <div></div>	<div>Client</div> <div>Stockland Development Division</div>	<div>Architect</div> <div></div> <div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA Ph 451 2 9311 8222 Fx 451 2 9311 8200 A&N 55 0601 762 250</div>	<div>Project</div> <div>Cardinal Freeman Village 137 Macquarie Street ASHFIELD NSW Proj. No. 12018</div>	<div>Drawing Title</div> <div>BUILDING 4 ELEVATIONS</div>	<div>Scale</div> <div>@A1</div>	<div>Drawing No.</div> <div>DA3104</div>	<div>Issue</div> <div>E</div>
No.	Date	Description																									
A	28/01/12	WORK IN PROGRESS																									
B	11/01/12	WORK IN PROGRESS																									
C	11/01/12	DRAFT 70% REVIEW																									
D	18/01/12	70% ISSUE																									
E	18/01/12	100% ISSUE																									
NOT FOR CONSTRUCTION																											



APPENDIX 2

Solar Access and Cross Ventilation Compliance Table

SOLAR ACCESS AND CROSS VENTILATION

Building 1				
Apart No.	Solar Access		Cross Ventilation	Aspect
0.01	No		No	South
0.02	No		No	South
0.03	Yes		Yes	West
0.04	Yes		Yes	North
0.05	Yes		No	North
0.06	Yes		No	North
0.07	Yes		No	North
0.08	Yes		No	North
0.09	Yes		Yes	North
1.01	No		Yes	South
1.02	No		No	South
1.03	Yes		Yes	West
1.04	Yes		Yes	North
1.05	Yes		No	North
1.06	Yes		No	North
1.07	Yes		No	North
1.08	Yes		No	North
1.09	Yes		Yes	North
1.10	No		Yes	East
2.01	No		Yes	South
2.02	No		No	South
2.03	Yes		Yes	West
2.04	Yes		Yes	North
2.05	Yes		No	North
2.06	Yes		No	North
2.07	Yes		No	North
2.08	Yes		No	North
2.09	Yes		Yes	North
2.10	No		Yes	East
3.01	No		Yes	South
3.02	No		No	South
3.03	Yes		Yes	West
3.04	Yes		Yes	North
3.05	Yes		No	North
3.06	Yes		No	North
3.07	Yes		No	North
3.08	Yes		No	North
3.09	Yes		Yes	North
3.10	No		Yes	East
4.01	Yes		Yes	South
4.02	Yes		Yes	North
4.03	Yes		Yes	North
4.04	Yes		Yes	North
4.05	Yes		Yes	North

33/44

23/44

75%

52%

Building 2				
Apart No.	Solar Access		Cross Ventilation	Aspect
0.01		Yes	No	West
0.01		Yes	Yes	North
0.02		Yes	Yes	North
0.02		Yes	Yes	North
0.03		Yes	Yes	North
0.04		No	No	East
0.05		No	No	East
0.06		No	Yes	East
0.07		No	Yes	West
1.01		Yes	No	West
1.02		Yes	Yes	North
1.03		Yes	Yes	North
1.04		No	No	East
1.05		No	No	East
1.06		No	Yes	East
1.07		Yes	Yes	West
2.01		Yes	Yes	West
2.02		Yes	Yes	West
2.03		Yes	Yes	North
2.04		Yes	Yes	North
2.05		No	No	East
2.06		No	No	East
2.07		No	Yes	East
3.01		Yes	No	North
3.02		Yes	Yes	North
3.03		Yes	No	East
3.04		Yes	Yes	East
3.05		Yes	Yes	West
		18/28	18/28	
		64%	64%	

Building 3				
Apart. No.	Solar Access		Cross Ventilation	Aspect
0.01		Yes	Yes	West
0.02		Yes	Yes	North
0.03		Yes	Yes	North
0.04		No	No	East
0.05		No	No	East
0.06		No	Yes	East
0.07		No	Yes	West
1.01		Yes	Yes	West
1.02		Yes	Yes	North
1.03		Yes	Yes	North
1.04		No	No	East
1.05		No	No	East
1.06		No	Yes	East
1.07		No	Yes	West

2.01	Yes	Yes	West
2.02	Yes	Yes	North
2.03	Yes	Yes	North
2.04	No	No	East
2.05	No	No	East
2.06	No	Yes	East
2.07	Yes	Yes	West
3.01	Yes	Yes	East
3.02	Yes	Yes	North
3.03	No	No	East
3.04	No	Yes	East
4.01	Yes	Yes	North
4.02	Yes	Yes	North
4.03	Yes	Yes	East
4.04	Yes	Yes	West

16/29

22/29

55%

76%

Building 4			
Apartment No.	Solar Access	Cross Ventilation	Aspect
0.01	Yes	Yes	West
0.02	Yes	Yes	North
0.03	Yes	No	North
0.04	Yes	No	North
1.01	Yes	Yes	West
1.02	Yes	Yes	North
1.03	Yes	No	North
1.04	Yes	No	North
1.05	Yes	Yes	North
1.06	Yes	Yes	North
1.07	No	No	East
1.08	No	No	East
1.09	No	Yes	East
1.10	No	Yes	West
2.01	Yes	Yes	West
2.01	Yes	Yes	West
2.02	Yes	Yes	North
2.02	Yes	Yes	North
2.03	Yes	No	North
2.03	Yes	No	North
2.04	Yes	No	North
2.04	Yes	No	North
2.05	Yes	No	North
2.05	Yes	Yes	North
2.06	Yes	Yes	North
2.07	No	No	East
2.08	No	No	East
2.09	No	Yes	East
2.10	Yes	Yes	West
3.01	Yes	Yes	West

3.02	Yes	Yes	North
3.03	Yes	No	North
3.04	Yes	No	North
3.05	Yes	Yes	North
3.06	Yes	Yes	North
3.07	No	No	East
3.08	No	No	East
3.09	No	Yes	East
3.10	Yes	Yes	West
4.01	Yes	Yes	North
4.02	Yes	No	North
4.03	Yes	No	North
4.04	Yes	Yes	North
4.05	Yes	Yes	East
4.06	Yes	Yes	West

35/45

26/45

78%

58%

TOTAL

70%

61%



APPENDIX 3

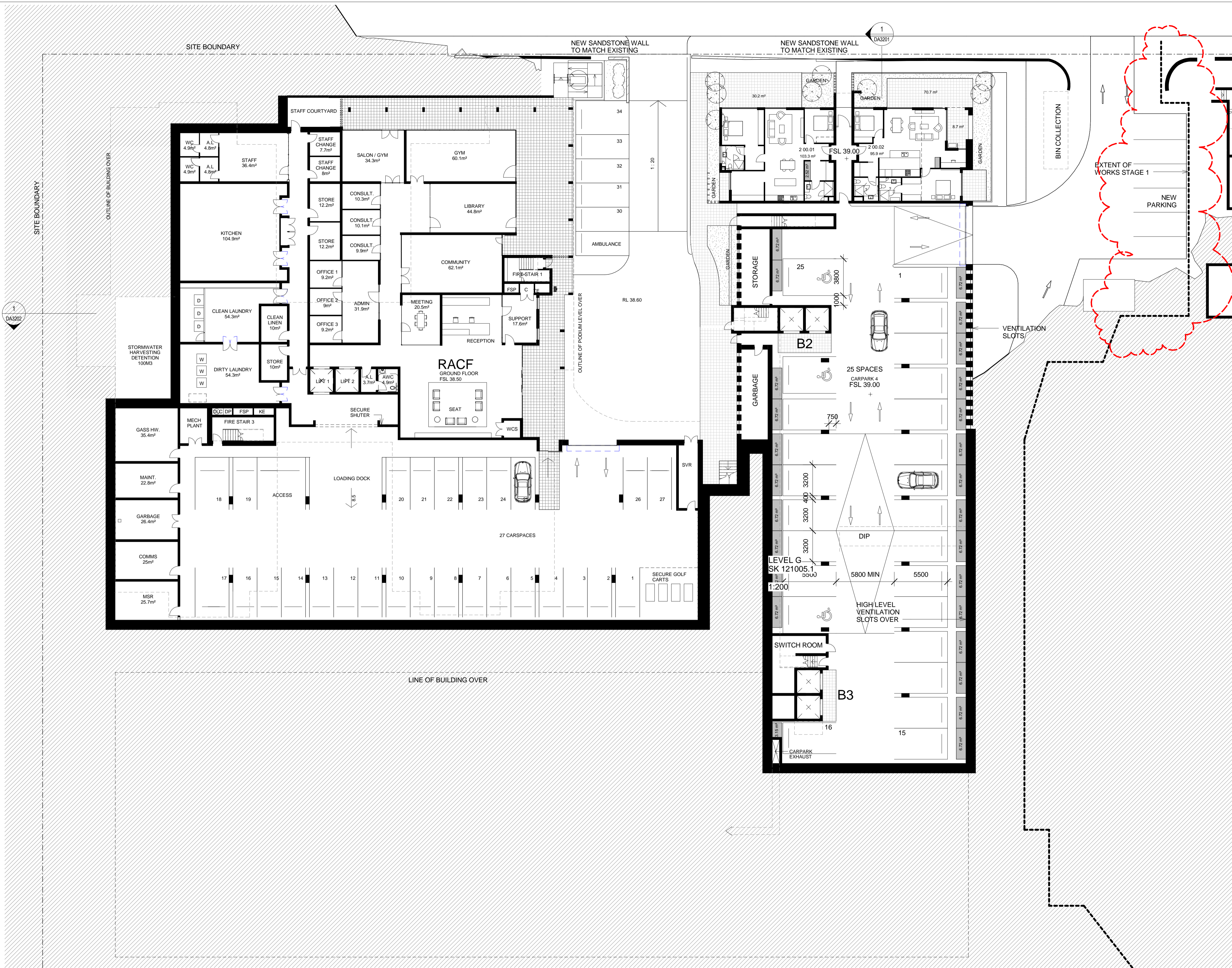
Drawing showing Building Numbers



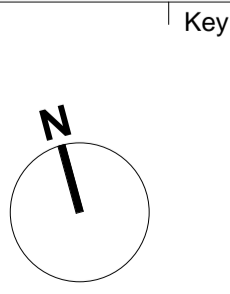


APPENDIX 4

Drawing DA2101 Issue H



Revisions		Description	Ver	App'd
No.	Date			
A	180912	WORK IN PROGRESS		
B	260912	WORK IN PROGRESS		
C	051012	WORK IN PROGRESS		
D	111012	WORK IN PROGRESS		
E	151012	DRAFT 75W REVIEW		
F	181012	75W ISSUE		
G	251012	75W ISSUE		
H	171212	Construction/Staging/Amended		



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Project
Cardinal Freeman Village
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ASHFIELD
NSW
Proj. No.
12018

Drawing Title
PRECINCT NW B2

Scale
1 : 200 @ A1
Drawing No.
DA2101
Issue
H

NOT FOR CONSTRUCTION



APPENDIX 5

Revised Drawing 3110 - Chapel



<div>ENLARGE EXISTING OPENINGS AND PROVIDE AWNING OVER ENTRY TO CAFE</div>										<div>ENLARGE EXISTING OPENINGS. PROVIDE CENTRAL DOOR AND VENTILATED SIDELIGHTS TO CHAPEL UNDERCROFT FOR NEW CAFE</div>									
</																			



APPENDIX 6

Construction Staging and Management

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 ensure 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.

4.3.15 Construction Staging and Management Strategy

As described in Section 3.14, the Village Green Precinct will commence construction following completion of the RACF and the ILUs adjacent to the RACF (Buildings 2 and 3).

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.

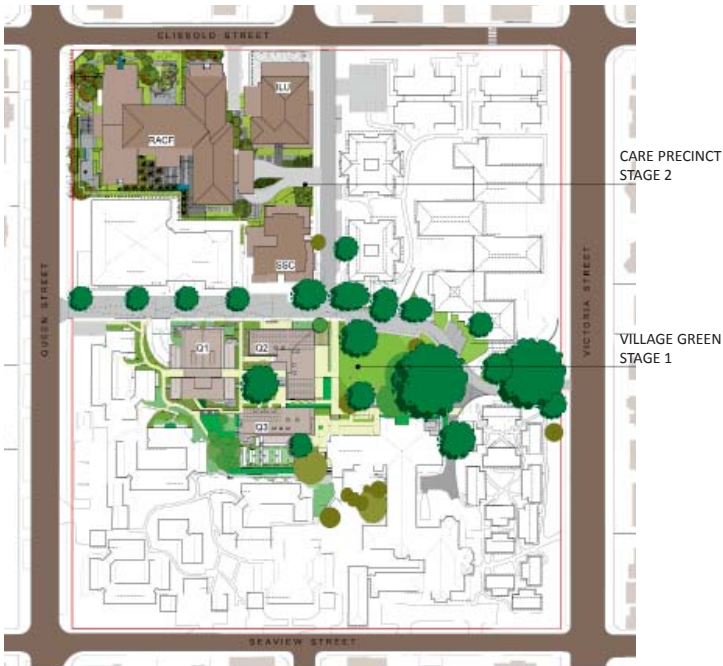


Figure. 4.3 Site after Care Precinct Development

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.