



**ENVIRONMENTAL ASSESSMENT REPORT
S75W MODIFICATION APPLICATION
CONCEPT PLAN APPROVAL
PROJECT APPROVAL
TO
THE REDEVELOPMENT OF
CARDINAL FREEMAN VILLAGE
MP 08_0245
MP 08_0260

MODIFICATION 2**

**Prepared for:
Stockland Property Services Pty Ltd**

**By
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1. INTRODUCTION

1.1 Major Project Approval

This report has been prepared for Aevum Limited (owned by Stockland Property Services Pty Ltd) (the proponent) to accompany an application pursuant to Section 75W of Part 3A of the EP&A Act, which continues to apply as per Schedule 6A of the EP&A Act, to modify:

- MP 08_0245 – Concept Plan Application for expansion of the existing aged care facility approved pursuant to Section 75O of the EP&A Act on 20 January 2011; and
- MP 08_0260 - Cardinal Freeman Village Redevelopment – Project Application approved pursuant to Section 75J of the EP&A Act on 20 January 2011.

These approvals have been the subject of modifications being:

- MP 08_0245 MOD1 – approved 9 April 2013 which together with the above approval is referred to as the approved Concept Plan; and
- MP 08_0260 MOD1 – approved 9 April 2013 which together with the above approval is referred to as the approved Project.

The approved Concept Plan involves the renewal, refurbishment and expansion of the Cardinal Freeman Village in a staged manner. The construction of the first stage was approved under the approved Project Application.

The approved Concept Plan allows the redevelopment of the existing retirement village over 2 stages including residential buildings of 3 to 5 storeys in height to accommodate approximately 240 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 (see **Figure 1**):

- a) Use of the site for a retirement village;
- b) Indicative building envelopes for 8 separate buildings with heights ranging from 3 to 5 storeys to accommodate a 133 bed RACF and approximately 240 Independent Living Units (ILUs);
- c) Basement level and at grade parking;
- d) Internal road works and pedestrian pathways; and
- e) Community facilities and associated landscaping including the creation of a 5,000 square metre village green.

The approved Project (as modified) allows construction of the first stage of the development which is described as:

Village Green Precinct:

- a) Demolition of existing Independent Living Unit (ILU) buildings and community buildings to allow for the construction of 1 x 5 storey building (Building 4) consisting of 40 ILU's, community facilities and basement car parking;
- b) New village green;

- c) Partial upgrade and realignment of the existing east-west roadway; and
- d) Adaptive reuse of the Chapel undercroft for community facility use.

Care Precinct

- a) Demolition of the existing 119 bed nursing home, ILU building, serviced apartment building, dwelling houses and associated structures
- b) Construction of a 4 storey, 133 bed RACF;
- c) Construction of 2 x 5 storey and 1 x 4 storey buildings consisting of 101 ILU's;
- d) Construction of a new north-south laneway in a temporary alignment; and
- e) Associated infrastructure works.

1.2 Summary of Modifications – Mod 2

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

- Minor changes to the internal layout of apartments to Buildings 2, 3 and 4 and to the facades of buildings;
- Changes to staging to allow flexibility in the staging of construction of buildings approved under Stage 1 including the proposed RACF and the serviced apartment building;
- The earlier removal of the heritage gates in order to achieve compliance with conditions regarding emergency access;
- Changes to arrangements for temporary buildings and facilities; and
- Changes to various conditions for clarification purposes.

The proposed modifications seek to maintain the primary objectives and key principles of the approved development. The proposal maintains an integrated design solution for the site that considers existing historic items, existing buildings and the surrounding urban context.

No change to unit numbers or parking numbers is proposed.

The modifications are summarised as follows:

Concept Plan

- a) Variations to the staging of construction to allow flexibility in construction including changes to the terms of the break in construction between Stages 1 and 2, the deferral of Building 1 and flexibility in the construction of the RACF and Buildings 2, 3 and 4;
- b) Variation to references to reports in Statement of Commitments to refer to latest reports; and
- c) Variation to conditions of the approval and changes to the terms of determination made by the Minister to rectify anomalies in the approval as modified.

Project Approval

- a) Minor changes to the internal and external design of ILU buildings 2, 3 and 4;
- b) Changes to the staging of construction to allow flexibility in the order of priority of construction of buildings including the deferral of Building 1 and flexibility in the construction of the RACF with Buildings 2, 3 and 4. The deferral of construction of Building 1 is in response to the requirements of residents of the serviced apartment building. The construction of the RACF building is subject to negotiations with the operator of this facility. It is expected Buildings 2 & 3 and the RACF will be constructed at the same time. The Chapel undercroft conversion, temporary buildings, Building 4 and part of the Village Green will be phased as appropriate to manage construction processes, services diversions and construction management;
- c) Changes to the location of temporary services to allow for the provision of temporary buildings to house temporary administrative and community functions during construction;
- d) Changes to enable the removal and storage of the entry gates from Victoria Street as part of Stage 1 to enable emergency vehicles to access the site in accordance with NSW Fire Brigade requirements;
- e) Internal changes to the community facilities area in the Chapel undercroft;
- f) Minor changes to stormwater management arrangements including consolidating proposed OSD and water harvesting facilities; and
- g) Changes to various conditions for clarification purposes including clarification of staging of works to enable the progressive issue of construction certificates.

There is no change to the overall redevelopment scheme to provide a contemporary aged care village comprising a variety of accommodation types and no significant change in approved height of buildings on the site and site layout. The relationship to heritage buildings remains unchanged.

2. SITE AND CONTEXT

2.1 The Site

Cardinal Freeman Retirement Village (CFV) occupies a 4.1 hectare site in Ashfield comprising an entire street block bounded by Victoria, Queen, Clissold and Seaview Streets. The site has undergone progressive development and redevelopment for a range of uses including residential, a home for girls and finally as an older persons housing facility. The existing facility comprises 348 units of accommodation and aged care beds accommodating around 400 residents in a mix of accommodation types which cater to the varying needs of residents and the aged within the community.

The Village has a long history of association with the provision of care extending back to 1913 when the site was used by the Sisters of Good Shepherd to shelter women. The use of the site for the provision of aged care services to the local community was established through a series of building programs which began in 1978 involving the construction of a range of aged care and seniors housing accommodation.

The site is fully self-contained and comprises a range of services and amenities for residents including doctors' consulting rooms, village shop, on-site dining room, hairdressing salon, library, billiards room, entertainment hall, and Chapel. A shuttle bus to the local shopping and community areas is also available to residents.

The site is in single ownership and comprises a number of parcels of land as follows:

- Lot 1 in DP1186447 (previously Lot 4 in DP 717062, Lot 6 and 7 in DP 717644 and Lot 1 in DP 1126717); and
- Lot 101 in DP702245.

The site has direct access to services and transport in a suburb that contains a number of special use precincts.

The site accommodates a variety of buildings which are interconnected by a network of pathways (Figure 2). Buildings within the site include:

- Glentworth House containing board rooms at ground floor and independent living units at first and second floor levels;
- The Chapel containing delivery and storage spaces in the basement and a caretakers flat;
- A former convent building;
- A 59 bed nursing home with underground car park accessed off Clissold Street;
- A hostel, known as 'The Lodge,' which contains 60 rooms and provides for low care needs;
- 49 serviced apartments;
- 180 Independent Living Units (ILUs) accommodated in a number of separate buildings across the site; and
- An administration building and activity centre.



Figure 1: Approved Concept Plan

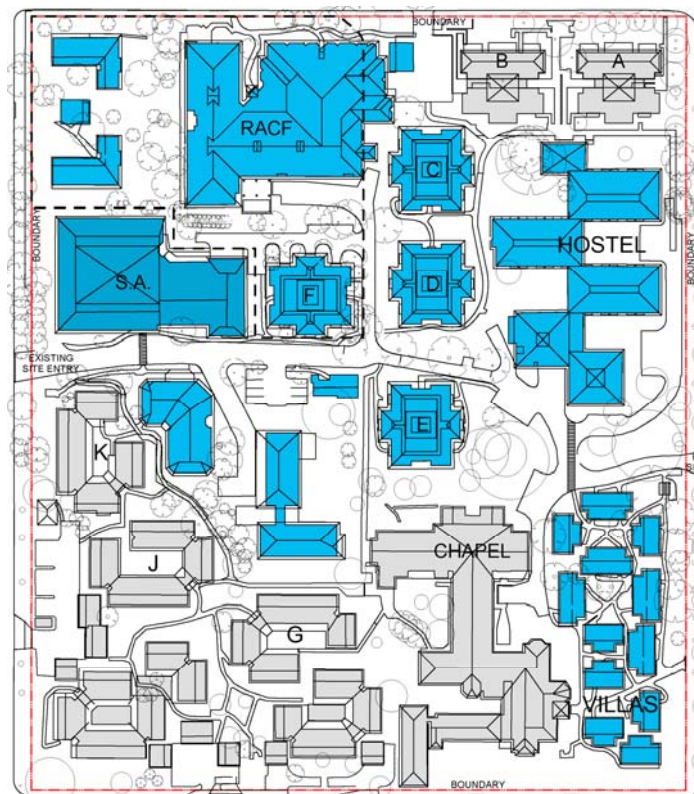


Figure 2: Existing Site

3. PROPOSED MODIFICATIONS

3.1 Approved Concept Plan

The modifications to the approved Concept Plan are:

- a) Variations to the staging of construction to allow flexibility in construction including changes to the terms of the break in construction between Stages 1 and 2, the deferral of Building 1 and flexibility in the construction of the RACF and Buildings 2, 3 and 4;
- b) Variation to references to reports in Statement of Commitments to refer to latest reports; and
- c) Variation to conditions of the approval and changes to the terms of determination made by the Minister to rectify anomalies in the approval as modified.

There is no change to the layout of the site as reflected in the approved Concept Plan.

3.1.1 Variation to Staging

The approved Concept Plan requires the development to be generally in accordance with the plans submitted with the Environmental Assessment and associated Response to Submission report as modified by Mod 1. These reports make reference to a proposed priority of works generally as follows:

Stage 1 will be constructed in the following order of priority:

- *RACF*
- *Buildings 2 & 3*
- *Building 1*
- *Building 4 and Village Green*

Modification 3 of Schedule 2 of the approved Concept Plan requires that construction of Stage 2 (Buildings 5 to 7) shall not commence until 12 months has lapsed since the final Occupation Certificate is issued for Stage 1.

This modification application seeks to allow flexibility in the order of priority of construction of buildings including the deferral of Building 1 and the construction of the RACF with Buildings 2, 3 and 4. The deferral of construction of Building 1 is in response to the requirements of residents of the serviced apartment building who require a longer timeframe to vacate the building. The construction of the RACF building is subject to negotiations with the operator of this facility and is likely to be concurrent with the construction of Buildings 2 and 3. The RACF will be completed as part of the Stage 1 of the development. The construction of Building 1 may be deferred until during construction of Stage 2 buildings.

It is proposed that the timing of construction of Stage 1 will be determined based on detailed consideration of construction scheduling and phasing to be resolved in the detailed Construction Management Plan. It is expected Buildings 2 & 3 and the RACF will be constructed at the same time. The Chapel undercroft conversion, temporary buildings, Building 4 and part of the Village Green will be phased as appropriate to manage construction processes, services diversions and construction management.

The construction of Building 1 will be deferred until the requirements of the residents are met.

The existing east-west through-site roadway will be upgraded and realigned and named Victoria Lane and complemented by the construction of a temporary north-south central spine road. This road will be constructed from Queen Street to part way through the site to the new porte cochere area of Building 4.

The end of this stage of construction will see the completion of all development approved with the possible exception of Building 1 as the construction of this building could be deferred subject to arrangements with residents of the serviced apartment building.

As a consequence of the deferral of the construction of Building 1, Stockland has discussed with the residents the potential to move into construction of Stage 2 without a break of 12 months from the date of issue of the final occupation certificate for Stage 1. Stage 2 works will be subject to a subsequent approval under Part 4 of the EP&A Act. This modification seeks greater flexibility in the timing of construction of development to be approved under Stage 2 by the deletion of Modification 3 of Schedule 2 of the approved Concept Plan.

3.1.2 Variation to Determinations

Approval is sought to the following modifications to the Minister's determinations in Part A of Schedule 2 of the Approval:

Requested Modification	Justification
Schedule 2 Part A	
Modify determination (b) to replace the words <i>Schedule 3</i> with <i>Schedule 2(b)</i>	This corrects a minor error in the determination. Schedule 2(b) contains environmental assessment requirements
Modify determination (c) to replace the words <i>Stages 3, 4 and 5</i> with the words <i>Stage 2</i> .	This corrects a minor error as a result of the approval to Mod 1.

These variations correct minor errors in the determinations.

3.1.3 Variations to Statement of Commitments

Consequential changes are required to the statement of commitments to reflect to documentation submitted with Mod 2.

3.1.4 Summary of Variations to Approved Concept Plan

Consequently the following modifications to the Concept Approval for MP08_0245 are sought:

- (a) Term of Approval 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

2. Development in Accordance with the Plans and Documentation

The approval shall be generally in accordance with MP08_0245, as modified by MP08_0245 MOD 1 **and MP08_0245 MOD 2**, and:

- a) the Environmental Assessment prepared by BBC Consulting Planners dated 10 March 2010, except where amended by:

- i. the Response to Submissions Report dated August 2010 and received by the Department on 1 September 2010, and
 - ii. the plans and documentation contained within the Cardinal Freeman Village Environmental Assessment Volumes 1 to 5 prepared by BBC Consulting Planners for Aevum Limited (dated March 2010).
 - b) The Environmental Assessment prepared by BBC Consulting Planners dated 18 October 2012, except where amended by:
 - i. the Response to Submissions Report dated January 2013 and addendums dated 18 January 2013, 1 February 2013 and 29 February 2013 and
 - ii. the plans and documentation contained within the Cardinal Freeman Village Environmental Assessment Volumes 1 to 3 prepared by BBC Consulting Planners (dated 18 October 2012).
 - c) **The Environmental Assessment prepared by BBC Consulting Planners dated September 2013, except where amended by:**
 - i. **the plans and documentation contained within the Cardinal Freeman Village Environmental Assessment prepared by BBC Consulting Planners (dated September 2013).**
- (b) Modification 3 is deleted.
- (c) Statement of Commitments A is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:
- A. General**
- A1 The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planner, 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 **and the Environmental Assessment report accompanying Mod 2 to the Concept Plan Approval and Mod 2 to the Project Approval dated September 2013.**
- A2 The development will be undertaken generally in accordance with the architectural, landscape, and civil services drawings **submitted with the Environmental Assessment report accompanying Mod 2 to the Concept Plan Approval and Mod 2 to the Project Approval dated September 2013 and** design principles, strategies and guidelines submitted with the Environmental Assessment report (Mod 1), while allowing for reasonable design development to occur.
- (d) Statement of Commitments C is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:
- C. Commitments 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 ~~24~~ to the Concept Plan Approval and Mod ~~24~~ to the Project Approval dated September 2013 ~~October 2012~~.

- (e) Statement of Commitments D is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

D. Demolition, Excavation and Construction Management

D1. The Construction Management Plan in **Appendix 3 of the Environmental Assessment report accompanying Mod 2 to the Concept Plan Approval and Mod 2 to the Project Approval dated September 2013** ~~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 the consultation with the building contractor in order to comprehensively address the issues raised in Section 3.4.2 and 5.10 of the Environmental Assessment report and the following.

D10. Prior to construction commencing, the Proponent is to implement the Relocation of Strategy contained within the Environmental Assessment report accompanying Mod ~~24~~ to the Concept Plan Approval and Mod ~~24~~ to the Project Approval dated September 2013 ~~October 2012~~.

- (f) Statement of Commitments F is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

F. Biodiversity/Tree Loss

F1. The proponent will implement the Landscaping Plan forming part of the Environmental Assessment report accompanying Mod ~~24~~ to the Concept Plan Approval and Mod ~~24~~ to the Project Approval dated September 2013 ~~October 2012~~.

- (g) Statement of Commitments H is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words / numbers as follows:

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 **and the changes described in the Environmental Assessment report accompanying Mod 2 to the Concept Plan Approval and Mod 2 to the Project Approval dated September 2013.**

3.2 Project Approval

3.2.1 Modifications to Apartment Design

As a result of the detailed design process, a number of changes have been made to the design of apartments in Buildings 2, 3 and 4. In general the changes are:

- Minor dimensional changes to apartments;
- Minor changes to the location of windows and balcony access doors;
- Some changes to vertical articulation; and
- Minor changes to building floor plate.

The changes are shown on the drawings prepared by the project architect AJ+C and contained in Volume 2. The modifications as identified by the project architect are as follows:

Modifications	
1.0	General
1.1	Minor window / glazing and door (balcony access) changes to location.
1.2	Clarification of photovoltaic cells to roofs.
2.0	Building 2
	<u>ELEVATIONS EAST</u>
2.1	S/East pergolas deleted ground floor
2.2	Top level pergola N/E deleted
	<u>ELEVATIONS NORTH</u>
2.3	Covered corridors replaced with glazed awning & fixed windows
2.4	North (West) horizontal sun shade fins deleted
2.5	Ground level sandstone base replaced with brick
2.6	Minor window changes
	<u>ELEVATIONS WEST</u>
2.7	Sliding timber panels / replaced with fixed angled vertical coloured blades
2.8	Sandstone replaced with brick
2.9	Minor window changes
	<u>ELEVATIONS SOUTH</u>
2.10	Vertical louvers within external metal frame replaced with coloured angled vertical blades for privacy
2.11	Coloured rendered sections deleted

2.12	Minor window changes
	<u>PLANS</u>
2.13	Additional specification of mechanical plant platform
2.14	New minor voids to internal corridors
2.15	Minor dimensional changes to apartments
2.16	Minor setback from Clissold Street
2.17	Minor reduction to boundary setbacks at NE corner
2.18	Minor reduction to building separation at southern extent (maxi screen only)
2.19	Extension of basement car park
3.0	Building 3
	<u>ELEVATIONS EAST</u>
3.1	Concrete frame has reduced in height from 3 storeys to 2 storeys
3.2	Concrete frame reduced in length
3.3	S/E pergola deleted
3.4	Minor window changes (to all)
	<u>ELEVATIONS NORTH</u>
3.5	Concrete frame N/E deleted at L3
3.6	Hoods to windows deleted
3.7	Coloured render deleted
3.8	Timber panels deleted
3.9	Sandstone base replaced with faux brick
	<u>ELEVATIONS WEST</u>
3.10	Vertical blades S/W replaced with horizontal sun fins
3.11	Timber & coloured sliding panels replaced with fixed angled vertical blinds
3.12	Sandstone replaced with faux brick
	<u>ELEVATIONS SOUTH</u>
3.13	Level 3 pergola deleted
3.14	Vertical louvers deleted
	<u>PLANS</u>
3.15	Additional mechanical plant platforms
3.16	New voids to internal corridors
3.17	Minor dimensional changes to apartments
3.18	Minor increase to floor plate at southern edge of building
3.19	Minor reduction to floor plate at western edge of building
3.20	Provision for temporary wall to basement car park

4.0	Building 4
	<u>ELEVATIONS</u>
4.1	Change to north awning / porte cochère
4.2	Additional detail to windows
4.3	Deletion of Level 4 screens to balconies
4.4	Change of detail to north awning at Ground Floor Level
4.5	Reduction to width of water feature – north arrival court
4.6	Vertical articulation joints added to render panels
4.7	Additional extent of mechanical plant platforms / louvered enclosures to south elevation
4.8	Change of cladding to lift core south elevation
	<u>PLANS</u>
4.9	Additional mechanical plant platform
4.10	New voids to internal corridors
4.11	Minor dimensional changes to apartments
4.12	Expansion of basement car parking area

3.2.2 Modifications to Chapel Undercroft

The approved works to the Chapel enable it to be used for the purpose of community facilities for residents, specifically a café with associated kitchen, servery and toilets. This room opens to a new terrace on the Village Green. The modifications include increasing the area of the undercroft that is to be adapted to the new community facility use. There have been some minor changes to the external façade to provide double doors instead of single doors on the northern façade of the undercroft.

3.2.3 Temporary Facilities

It is proposed to provide temporary demountable buildings to house temporary administrative and community functions during construction. Temporary administrative uses were proposed to be located in the existing hostel building. It is now proposed to house these services in temporary buildings in the future village green area on land currently occupied by Building E. Approximately 7 demountable buildings having dimension of 6m by 3m will be placed on the site for this purpose. The location of these buildings is shown indicatively on the site plan. The buildings will be sited to suite local conditions.

In addition to this, and to ensure that services will be available to existing residents during the construction process, rooms in the existing serviced apartment building (now to be retained during the construction of the RACF and Buildings 2, 3 and 4) will be converted for use as a hairdressing salon and doctors consulting room. These rooms will be accessed from the internal access road.

3.2.4 Removal of Victoria Street Gates

Subsequent to project approval, discussions have been held with the NSW Fire Brigade in order to ensure adequate access to the site for aerial fire fighting appliances. In order to accommodate the larger NSW Fire Brigade vehicles, being an aerial appliance, the entry from Victoria Street needs to be widened involving the removal of the gates and masonry columns and a small section of the fence.

The removal and relocation of these items forms part of the approved Concept Plan and were to form part of the Stage 2 development. It is now proposed that the gates will be removed as part of Stage 1 and temporarily stored for subsequent installation in the final location as indicated on the approved Concept Plan.

It is proposed that the gates will be removed and stored in an appropriate manner as required by Modification 4 in Schedule 2 of the approved Concept Plan (as modified). The method for removal, storage and conservation of the gate posts and gates has been investigated and will be undertaken in accordance with the procedures outlined in the Report Regarding Removal and Reinstatement of Sandstone Gate Piers and Wrought Iron Gates prepared by Jasper Swann Pty Ltd, Heritage Masonry Consultant dated August 2013 contained in **Appendix 1**. Drawings detailing the works are appended to this report.

The swept path movements required by the aerial appliance are contained in **Appendix 2**.

3.2.5 Modifications to Staging

The proposed modifications to the staging of the project are discussed above in Section 3.1.1 dealing with the approved Concept Plan.

The proposed modification seeks to allow flexibility in the order of priority of construction of buildings including the deferral of Building 1 and the construction of the RACF with Buildings 2, 3 and 4. The deferral of construction of Building 1 is in response to the requirements of residents of the serviced apartment building who require a longer timeframe to vacate the building. The construction of the RACF building is subject to negotiations with the operator of this facility and is likely to be concurrent with the construction of Buildings 2 and 3. The RACF will be completed as part of the Stage 1 of the development. The construction of Building 1 may be deferred until during construction of Stage 2 buildings.

It is proposed that the timing of construction of Stage 1 will be determined based on detailed consideration of construction scheduling and phasing to be resolved in the detailed Construction Management Plan. It is expected Buildings 2 & 3 and the RACF will be constructed at the same time. The Chapel undercroft conversion, temporary buildings, Building 4 and part of the Village Green will be phased as appropriate to manage construction processes, services diversions and construction management.

The construction of Building 1 will be deferred until the requirements of the residents are met.

The existing east-west through-site roadway will be upgraded and realigned and named Victoria Lane and complemented by the construction of a temporary north-south central spine road. This road will be constructed from Queen Street to part way through the site to the new porte cochere area of Building 4.

The end of this stage of construction will see the completion of all development approved with the possible exception of Building 1 as the construction of this building could be deferred subject to arrangements with residents of the serviced apartment building.

The revised construction program is presented in the revised Construction Management Plan prepared by epm Projects contained in **Appendix 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.

3.2.6 Modifications to Stormwater Management and Civil Works

The stormwater management strategy for the site is described in the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012. Minor modifications to this strategy include:

- the consolidation of on-site detention for Buildings 2, 3 and 4 from two tanks to one tank with no change in performance;
- Minor changes to the design of Clissold Lane with minor realignment to enable the retention of existing Buildings C and D; and
- Consequential changes are made to the civil works to suite the amendments to the design and the requirements for NSW Fire Brigade vehicles to access the site. The design of Clissold Lane has been refined to enable the retention of Buildings C and D.

These changes have been made to the civil drawings with the modified drawings contained in **Volume 2**.

3.2.7 Modifications to ESD Strategy

The ESD Strategy for the project is described in the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012. Minor modifications to this strategy are proposed which are:

- The use of solar photovoltaic cells has been further investigated and will now be included in the development; and
- Rainwater harvesting will be used for landscape irrigation only with the size of the tank increased to meet expected needs.

The project target is to achieve:

- A BASIX score of 75% for energy and water saving;
- High levels of comfort, air quality and daylight within the buildings;
- A low energy solution to the swimming pool; and
- An optimised PV cell strategy with an embedded network to sell electricity to the grid.

3.2.8 Construction Certificates to be Issued on Stages

In order to clarify that construction certificates and occupation certificates can be issued in stages for the Stage 1 works, the Minister is requested to add a condition to Part A Schedule 2 in the following terms:

A7. Staged Construction Certificates and Occupation Certificates

Conditions in Part B, C, D and E are to be satisfied to the extent relevant to works which are the subject of the construction certificate or occupation certificate.

3.2.9 Changes to Timing of S94 Contributions Payments

Conditions B17 and B18 require the payment of S94 contributions for each building. The contribution is to be paid prior to a construction certificate being issued. Application is made to modify these conditions so that payment is made prior to an occupation certificate being issued for each building. This will ensure that the payment is made prior to the development taking place and the additional population creating the need for additional public amenities and services taking up residence. Give the long development time frame for each stage, it is considered that the payment of the contribution prior to OC will provide benefits to the development whilst not creating any additional burden on Council. It is noted that contributions remain indexed to the date of payment by CPI.

3.2.10 Changes to Conditions for Clarification Purposes

Changes are requested to a number of conditions generally to clarify their intent.

Clarification or Modification Request	Justification
B6 replace the words <i>Energy Australia</i> where ever occurring with <i>Supply Authority</i>	Energy Australia may not be the supply authority.
B9 Privacy Screens Amend condition to read. <i>B9. Privacy Screens</i> <i>Details of privacy screens located on the eastern side of the Residential Aged Care Facility and western elevations of the balconies and windows to the independent living units proposed within Stage 2-1 (Care Precinct and Village Green) must be submitted to the PCA prior to the issue of any a Construction Certificate (for Stage 2). The privacy screens must achieve adequate privacy between the independent living units and eastern facade of the residential aged care facility.</i>	This condition refers to the previous staging plan prior to Mod 1.
B11(b) – replace <i>sanity</i> with <i>sanitary</i>	
B17 & B18 The Minister is requested to amend these conditions so that payment is required prior to issue of an occupation certificate for each building.	This will ensure that payment is made closer to the time there will be additional demand created by the proposed development. It is the occupation of the buildings that will create any demand for additional facilities and services, not the construction of buildings.

<p>B24(b)</p> <p>This condition should be relocated to Part C. Replace <i>construction certificate</i> with <i>occupation certificate</i> where ever occurring.</p> <p>The reference to 'some' should be removed.</p>	<p>The condition is inconsistent, referring to both CC and OC. It is reasonable and appropriate that a maintenance schedule is provided prior to OC.</p> <p>The list of schedule requirements is comprehensive and the word 'some' creates uncertainty as to what else is required.</p>
<p>C4 Survey of Long-nosed Bandicoot – this condition should be deleted</p>	<p>The flora and fauna report submitted with the EA is a final report. There is no need or benefit to be gained from a further report. The report shows that no bandicoots were observed on the site although there may be habitat. The report recommended that future management of the landscape of the property could include the provision of artificial animal shelter habitat for the species.</p> <p>In view of the lack of impact on this species and the results of the survey showing no observations, this condition is unnecessary.</p>
<p>D1 – replace 'development consent' with 'project approval'.</p>	<p>Minor administrative change for clarity</p>
<p>D21 Amend this condition as follows:</p> <p>D21. Vehicle access driveways</p> <p>All vehicular access driveways shall be constructed in accordance with Council's standard drawing and specifications. Driveways shall be located a minimum of 1.0m clear of any existing stormwater pits, lintels or poles and 2m clear of any trees within the road reserve,</p> <p>Driveways shall also be located a minimum of 0.5m clear of any utility service opening such as Telstra, Sydney Electricity, Sydney Water or Natural Gas Company.</p> <p>This work shall be carried out prior to the release of any Occupation Certificate <u>to the extent relevant to works to which the Construction Certificate applies.</u> for each relevant stage (1 or 2)</p>	
<p>General – replace with word 'applicant' wherever occurring with 'proponent'</p>	<p>This is for clarity as the proponent is a defined term.</p>

4. ENVIRONMENTAL ASSESSMENT

4.1 Relevant Environmental Planning Instruments, Policies and Guidelines

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

Consideration has been given to the consistency of the variations included in Mod 2 with the provisions of SEPP (Housing for Seniors) 2004.

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. The modifications do not alter the finding of the Environmental Assessment report accompanying Mod 1 to the Concept Plan Approval and Mod 1 to the Project Approval dated October 2012.

4.1.2 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 the 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 (**Appendix 4**). The project architect advises that the modifications to Buildings 2, 3 and 4 do not alter the findings of the Environmental Assessment in relation to compliance with the provisions of SEPP 65 and the Residential Flat Design Code.

4.1.3 State Environmental Planning Policy No.55 (SEPP55) – Remediation of 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 submitted with the Concept Plan application and Project application.

4.1.4 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (“Infrastructure SEPP”) commenced on the 1 January 2008. The proposed development as approved or as modified 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 RMS.

4.1.5 State Environmental Planning (Building Sustainability Index: BASIX) 2004

An assessment of the modifications to the apartment buildings has been undertaken by Arup with a view to determine if the modifications have a negative impact on the ABSA performance requiring a reissue of the certificates prior to construction. They found that the ABSA certificates do not need to be updated (**Appendix 5**). Revised BASIX certificates have been issued (**Appendix 6**).

4.1.6 Ashfield Local Environmental Plan (LEP) 1985

Local planning controls applicable to the site are contained in the Ashfield Local Environmental Plan (LEP) 1985.

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).

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 approved Concept Plan and the Project Approval on the heritage significance of the site has been assessed in the Heritage Impact Statement prepared by Graham Brooks and Associates contained in **Appendix 7**. These impacts are discussed below in Section 4.5.

4.1.7 Draft Ashfield Local Environmental Plan 2013

The Draft Ashfield LEP 2013 was publicly exhibited from 27 June to 21 August 2012. The Draft LEP proposes to zone the site R2 Low Density Residential.

“Seniors housing” is 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. The draft planning controls are inconsistent with the existing and approved development at the site. The approved Concept Plan and approved Project accommodate an FSR greater than 1.0:1 with heights up to five storeys.

The Chapel, Glentworth House and the stone and iron palisade boundary fencing are identified as heritage items. The project has been informed by Heritage Impact Statements, a Conservation Management Plan, and a Heritage Management Strategy.

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.

Consideration has been given to the methods for removing and storage of the entry gates off Victoria Street forming part of this modification as discussed in Section 4.5.

4.1.8 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:

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).

Access consultants, Cheung Access have reviewed the modifications (**Appendix 8**) and conclude that:

"I wish to confirm the proposed modifications has the capacity to comply with disability access provisions contained within the State Environmental Planning Policy – Housing for Seniors or People with a Disability (2004) and Part D3 of the BCA 2010. This will be achieved through compliance with:

- 1. Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings, SEPP (Housing for Seniors or People with a Disability) 2004*
- 2. The Deemed-to-Satisfy (DtS) provisions which meet the BCA Performance Requirements for Access for People with a Disability.*

We support this Section 75W Application as the design continues to meet requirements for accessible building elements as per Condition B11. Access

management plan for people with a disability contained in the original Project Approval."

4.1.9 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.

4.2 Built Form

The environmental assessment requirements for the project sought consideration of the height, bulk and scale of the development within the context of the locality. These have been considered in relation to the modifications now proposed.

The project architect advises that the modifications do not change the overall GFA of the development. The development maintains the consistency with the concept plan building envelopes. There is no change in unit numbers or parking numbers. There is a minor change in unit mix as a result in internal design changes.

The approved project as modified remains generally consistent with the built form controls and principles in the approved Concept Plan.

Relationship to the Streets

Because there are no significant changes to building footprints, all new buildings retain the garden set back to match the predominant street front conditions in the neighbouring streets. The proposed setbacks have not changed to any significant extent and remain generally 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 the façade modifications are minimal (although the plans shown greater detail resulting from the detailed design process since approval). New buildings present as vertically proportioned facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.

Care Precinct

There are no changes to the RACF or Building 1 as part of this application and consequently no change to the appearance of the development from Queen Street.

From Clissold Street the development continues to read 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.

Building 2 continues to provide well-articulated façades with balconies, sun shading and a variety of materials to 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.

The upper level remains setback from the Clissold Street building edge. Greater detail of roof plant and photovoltaic cells is provided and there have been a change in the shape of the roof to provide a minor pitch. Building 2 addresses Clissold Street with the revised plant room being located towards the southern end of the building away from the street. Similarly the roof mounted PV cells are set back from the edge of the building. Generally the roof plant is higher but remains within the plant area indicated on the approved plans.

Village Green Precinct

Similar minor façade changes are proposed to Building 4 in the Village Green Precinct. The parapet height remains below the eaves height of the Chapel with the upper level setback as approved.

Again greater detail of roof plant and photovoltaic cells is provided and there have been a change in the shape of the roof to provide a minor pitch. Two plant areas are proposed smaller in plan than the approved drawings but to an increased height with plant screened behind a lattice structure.

Relationship to Heritage Buildings

The relationship to heritage buildings remains largely unchanged with the parapet height and upper level setback remaining generally as approved (as can be seen from Drawing DA3110).

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 the roof edge at RL64.3m) being lower than the ridge height of the Chapel (RL65.10m).

The higher elements of the plant are setback from the eastern façade of the building

This continues to achieve 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.

Relationship to Existing Independent Living Unit Buildings

The relationship of Building 4 to existing ILU buildings including Building G to the south, Building J to the south east and Building K to the west remains unchanged.

Similarly the relationship of Buildings 2 and 3 to existing Building B, C and D remains unchanged.

4.3 Urban Design

The environmental assessment requirements for the project 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 have been considered in relation to the modifications now proposed.

The approved Concept Plan and approved Project as modified continue 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 modifications retain the legible structure to the movement system reinforced by the placement of buildings and associated structured landscaping.

The modifications to building have no significant impact on façade design or building articulation with building massing, setbacks, colours, materials and finishes remaining largely the same with minor variation.

4.4 Environmental and Residential Amenity

4.4.1 Solar Access

Project architects AJ+C have advised that the modifications to the Buildings 2, 3 and 4 have no additional adverse impact on overshadowing and 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.

AJ+C also confirm no additional overshadowing from modified Building 4 of units within existing Buildings J and K that will remain on site or from Buildings 2 and 3 of existing Buildings C and D.

4.4.2 Acoustic Privacy

The approved Project as modified has 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.

4.4.3 Visual Privacy

The modifications do not alter the location of balconies or separation between buildings and this has no significant impact on privacy. As is the case with the approved development, screening will be required for the west and south facing balconies of Building 4 in the Village Green Precinct.

4.4.4 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 results in the provision of new centrally based community facilities to meet the needs of the village as envisaged under the Concept Plan.

Further consideration has been given to the location of temporary facilities and services during construction resulting in the provision of temporary buildings to house administrative and community functions and the location of some services (hairdresser and doctors' consulting room) in the serviced apartment building. This will improve the availability of services to existing residents during the construction phase.

The RACF is proposed to be constructed with Buildings 2 and 3 with flexibility in the commencement of construction of the Village Green Precinct.

Stockland have been in discussion with residents in relation to staging of the development and timing of construction activities. The proposed deferral of construction of Building 1 is in response to the requirements of residents of the serviced apartment building who require a longer timeframe to vacate the building. As a consequence of this, Stockland has discussed with the residents the potential to move into construction of Stage 2 without a break of 12 months from the date of issue of the final occupation certificate for Stage 1. Stage 2 works will be subject to a subsequent approval under Part 4 of the EP&A Act. This modification seeks greater flexibility in the timing of construction of development to be approved under Stage 2 by the deletion of Modification 3 of Schedule 2 of the approved Concept Plan. This will result in a shorter overall construction program.

The residents have indicated support for this proposal (**Appendix 9**).

The construction program will require the relocation of residents of the nursing home and 24 apartments within Building E and F. Eventually remaining residents of the serviced apartment building will need to be relocated. Alternative housing will be provided in accordance with the Resident Relocation Plan contained in **Appendix 10**.

4.4.5 Unit Mix

The environmental assessment requirements for the project seek an assessment of housing choice including 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.

The modification application results in a change to unit mix in response to market feedback on needs of residents. The Concept Plan is expected to result in the following mix of accommodation (compared to the existing):

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	0	0	229
%	7%	59%	17%	17%	0%	0%	100%
Approved 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	0	20	0	59	48	14	141
Stage 2	0	3	4	27	63	2	99
TOTAL	8	60	42	118	111	16	355
%	2%	17%	12%	33%	31%	5%	100%
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	0	16	1	50	65	9	141
Stage 2	-	3	4	27	63	2	99
	2%	16%	12%	31%	36%	3%	100%
TOTAL	8	56	43	109	128	11	355

As noted in the approved Concept Plan, the mix may change as a consequence of resident demand and detailed design considerations. The mix has changed marginally from that shown in the approved Concept Plan. A range of accommodation types continues to be provided.

4.4.6 BCA Compliance

The modifications have been reviewed by BCA Logic Pty Ltd (Appendix 11) who concludes:

“It is considered that architectural design documentation as referred to in this review taking into consideration the current design of Buildings 1, 2, 3 and 4 and the RACF Building has been assessed against the applicable provisions of the Building Code of Australia 2010, (BCA2010) and it is considered that such documentation complies or is capable of complying (subject to ongoing design development to the Development Application and Construction Certificate Stage) with that Code.”

4.5 Heritage Impacts

As required by the environmental assessment requirements, a Heritage Impact Statement of the proposed modification has been prepared by Graham Brooks and Associates and is contained in **Appendix 7**.

The conclusions of this HIS are:

- *“The proposed design changes will have no adverse impact on the established heritage significance of Glenworth House or the Chapel.*
- *The proposed staging of the approved relocation of the gates and gate posts from the Gate 1 entrance is supported subject to the recommended mitigation measures.*
- *As the heritage items in the vicinity of the site are separated by the width of the street and are largely screened from the site by the existing and proposed vegetation, there will be no adverse impacts on these items.*
- *The adjacent conservation area and draft conservation areas illustrate the origins, subdivision, development and re-development of Ashfield. There will be no adverse impact on the identified significance of these areas as a result of the proposed modification.*
- *In terms of Clause 37 of Ashfield LEP 1985, there are no unacceptable or adverse heritage impacts on the heritage items, conservation areas and proposed conservation areas in the vicinity, arising from the proposed modification to the approved development.”*

The report includes the following recommended mitigation measures:

“It is recommended that the potential for heritage impact is mitigated by the inclusion of the following conditions of approval:

- *The relocation of the gates and gate posts is to be completed prior to the issue of an Occupation Certificate for Building 4*
- *Both stages of the relocation works are to be undertaken in accordance with the methodology prepared by Jasper Swann Pty Ltd, and by suitably qualified professionals with commensurate experience with those who prepared the methodology.”*

4.6 Transport and Accessibility Impacts

There have been no changes in apartment numbers or parking provision as a consequence of the modifications. Overall traffic generation levels will remain unchanged.

On-going discussions with NSW Fire Brigade has resulted in the need to accommodate a larger fire service vehicle on site necessitating the widening of the entrance to the site from Victoria Street and localised widening of the east west road for Stage 1 of the development. This will ensure that minimum road carriageway widths and minimum headroom requirements for fire appliance vehicles and ambulance vehicles can be provided.

Adequate facilities for service vehicles and ambulances have been provided. Waste collection points remain 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.

4.7 Environmental and Ecologically Sustainable Development

4.7.1 ESD Principles

The modification application incorporates minor changes to ESD principles for the development including the re-introduction of roof mounted photovoltaic cells on Buildings 2, 3 and 4. Similar provision is expected on other buildings. This is described in Section 3.2.7.

4.7.2 Acoustic Impacts

The acoustic impacts of the modifications do not differ from those assessed as part of the approved development.

4.7.3 Air Quality Impacts

The air quality impacts of the modifications do not differ from those assessed as part of the approved development.

4.7.4 Water Quality and Flow Impacts

No change is proposed to the overall site hydraulic strategy. There are some changes to the detail of the strategy as applied during stage 1 with consolidation of OSD tanks into one area and a similar consolidation of water harvesting storage.

4.7.5 Fauna Impacts

The modifications result in no additional fauna impacts.

Condition C4 of the approved Project requires a final survey of Long-nosed Bandicoot. It states:

C4. Survey of Long-nosed Bandicoot

Submission of a final survey report for the Long-nosed Bandicoot is to be prepared and submitted to the Department and Council. This report should provide evidence that the habitat requirements of the Long-nosed Bandicoot have been provided.

The flora and fauna report submitted with the EA is a final report. There is no need or benefit to be gained from a further report. The report shows that no bandicoots were observed on

the site although there may be habitat. The report recommended that future management of the landscape of the property could include the provision of artificial animal shelter habitat for the species. In view of the lack of impact on this species and the results of the survey showing no observations, this condition is unnecessary. It is requested that this condition be deleted.

4.7.6 Impact on Trees

The modifications do not necessitate the removal of any additional trees.

4.8 Stormwater Management

This modification application proposes changes to the details of the OSD and rainwater harvesting as shown on the amended hydraulic drawings. The capacity and performance of the system remains the same.

4.9 Staging and Construction Management

Detailed consideration has been given to the staging of development to ensure that impacts on residents and neighbours is minimised. Modifications to staging are described in Section 3.2 and are reflected in a modified Construction Management Plan contained in **Appendix 3**.

4.10 Modifications to the approved Statement of Commitments

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 amendments to the Statement of Commitments are contained in Section 3.1.

5. CONCLUSION

The modifications to the approved Concept Plan and approved Project have evolved from the process of detailed design of buildings and consultation with residents.

A comprehensive approach has been taken to develop an integrated design solution for the site that considers existing historic items, existing buildings to be retained and the surrounding urban context. The development as modified remains consistent with the overall urban design approach.

The modifications proposed do not change the findings of previous environmental assessments of the concept plan and project applications and of Mod 1 of the approved Concept Plan and approved Project.

Having regard to the environmental assessment requirements, it is considered that the impacts of the modifications are acceptable and warrant approval.



Appendix 1 - Jasper Swann Report



Appendix 2 - Civil Aerial Appliance Swept Path Plans



Appendix 3 - Construction Management Plan



Appendix 4 - AJ+C Project Architect Design Verification



Appendix 5 - ABSA Verification Statement



Appendix 6 - BASIX Certificates



Appendix 7 - Heritage Impact Statement



Appendix 8 - Access Consultant Design Statement



Appendix 9 - Consultation Outcomes



Appendix 10 - Resident Relocation Plan



Appendix 11 - BCA Consultant Design Statement