



1 April 2014

Our Reference: DB 12-148

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

Attention: Matthew Rosel

Dear Matthew,

Re: Request for Additional Information Modification 2 Application MP 08_0260 for Cardinal Freeman Village at 137 Victoria Street, 4-10 Clissold Street and 102-102A Queen St, Ashfield

Reference is made to your emailed request for additional information dated 20 March 2014. We comment as follows.

1. Suggested wording for conditions B17 and B18

On re-reading these conditions it is clear that they mean that contributions can be paid progressively and prior to the issue of a CC for each building. On this basis no change to the conditions is required.

2. Revised Building Perspective

A revised building perspective from the north-eastern edge is contained in Appendix 1.

3. Revised 4th Floor Plan

A revised 4th Floor Plan and Roof Plan are contained in Appendix 2.

4. Reference to Energy Australia

It is suggested that the words *Energy Australia* where ever occurring are replaced with *Supply Authority*. This is because Energy Australia may not be the supply authority.

5. Changes to Project Description

It is suggested that the project description is described as follows reflecting the current modification application.

MP08_0245 concept plan:

The comprehensive redevelopment of an existing retirement village over 2 stages including 7 residential buildings of 3 to 5 storeys in height and a residential aged care facility with associated landscaping, community facilities, internal road network and parking.

MP08_0260 Project Application:

- *Village Green Precinct:*
- *Demolition of existing Independent Living Unit (ILU) buildings and community buildings to allow for the construction of 1 x 5 storey buildings (Building 4) consisting of 40 independent living units (ILU's), community facilities and basement car parking*
- *New village green*
- *Partial upgrade and realignment of the existing east-west roadway*
- *Adaptive reuse of the chapel undercroft for community facility use*
- *Care Precinct:*
- *Demolition of existing 119 bed nursing home, ILU building, serviced apartment building, houses and associated structures*
- *Construction of a 4 storey, 133 bed Residential Aged Care Facility*
- *Construction of 2 x 5 storey and 1 x 4 storey buildings consisting of 101 ILU's*
- *Construction of a new north-south laneway in a temporary alignment; and*
- *Associated infrastructure works*

It is hoped that this meets your needs. Feel free to contact this office if further clarification is required.

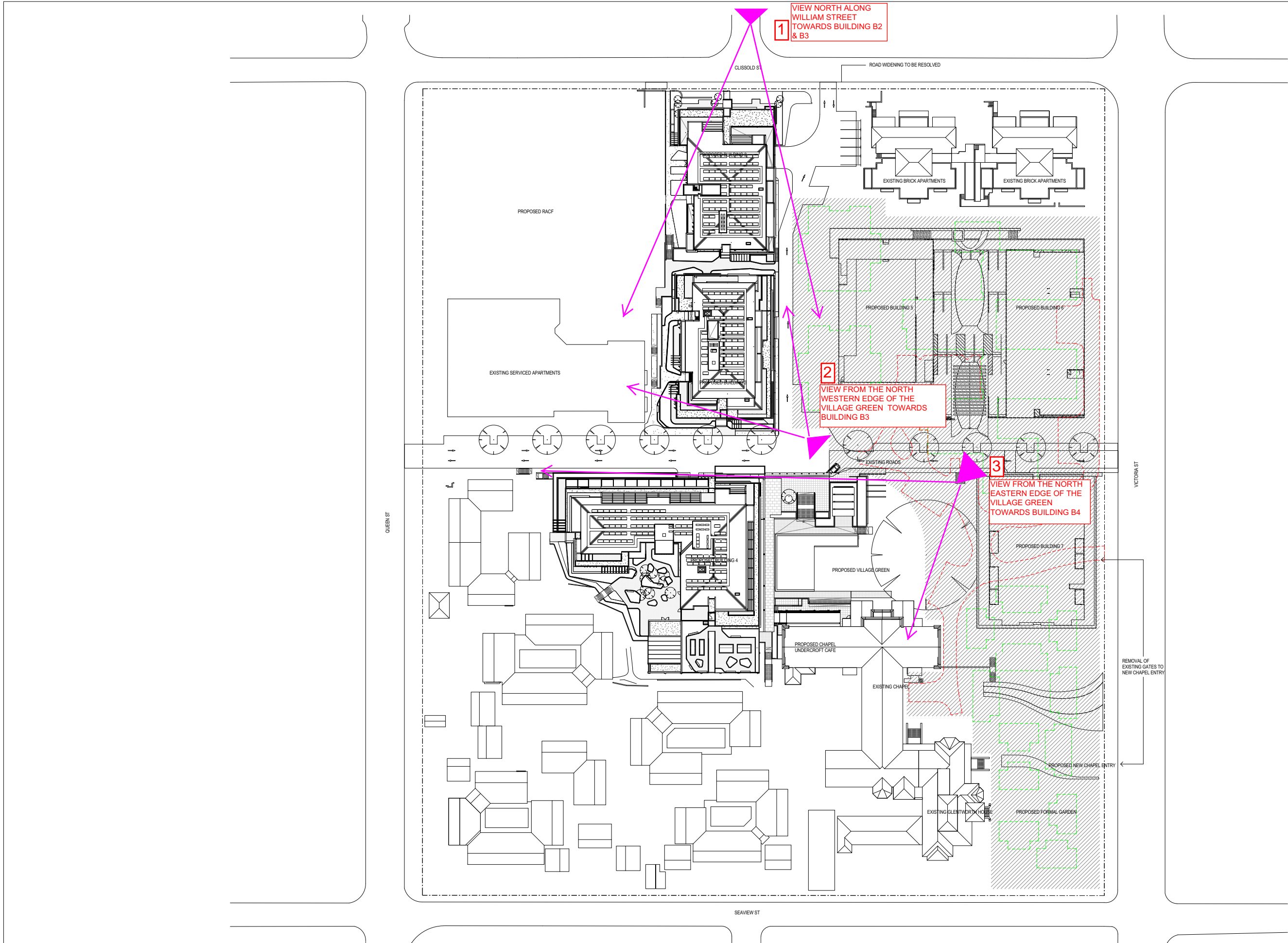
Yours sincerely
BBC Consulting Planners



Dan Brindle
Director

Email dan.brindle@bbcplanners.com.au

Appendix 1 - Photomontages



Revisions				
No.	Date	Description	Ver	App'd



Client
Stockland Development Division

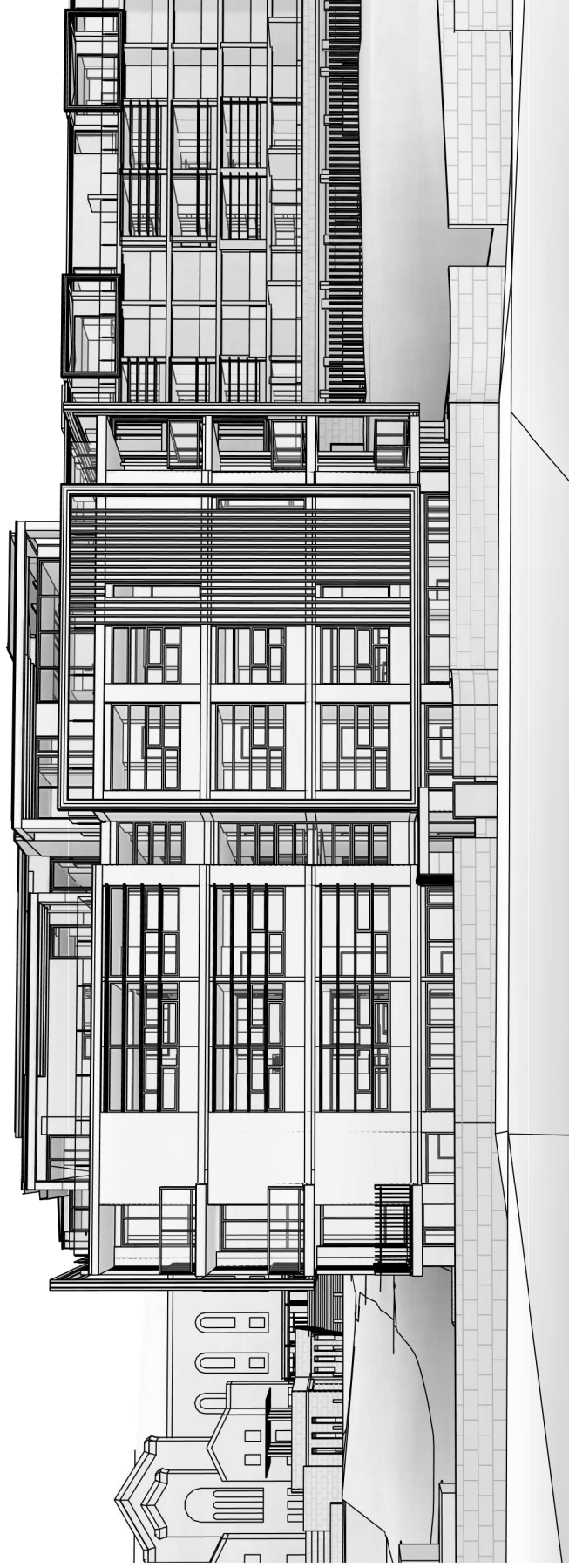
Architect
AJ+C
ALLEN JACK COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p1 +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 003 782 250

Project
Cardinal Freeman Village
137 Victoria Street
ASHFIELD NSW
Proj. No.
12018

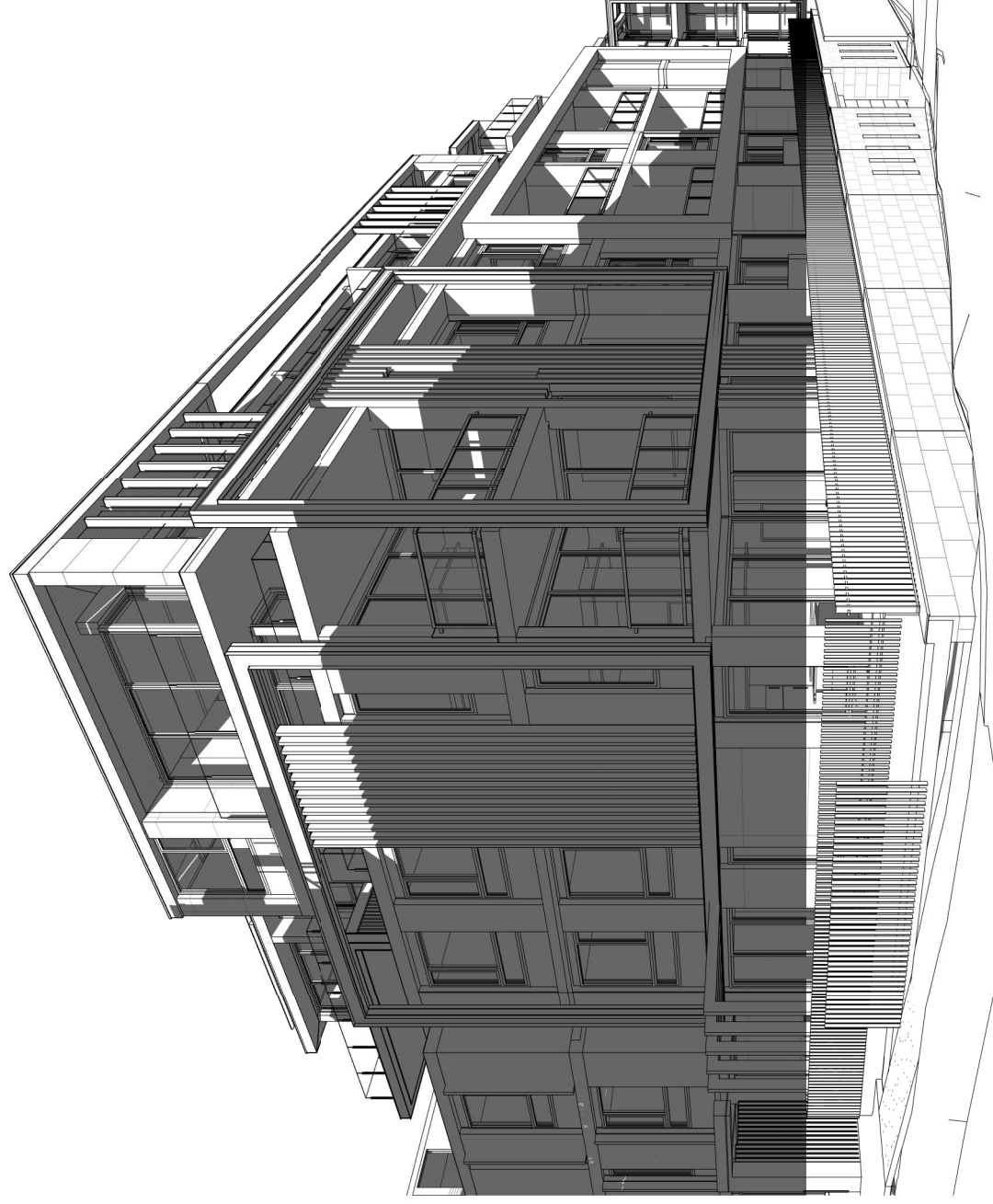
Drawing Title
SITE PLAN

Scale
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Drawing No.
Issue

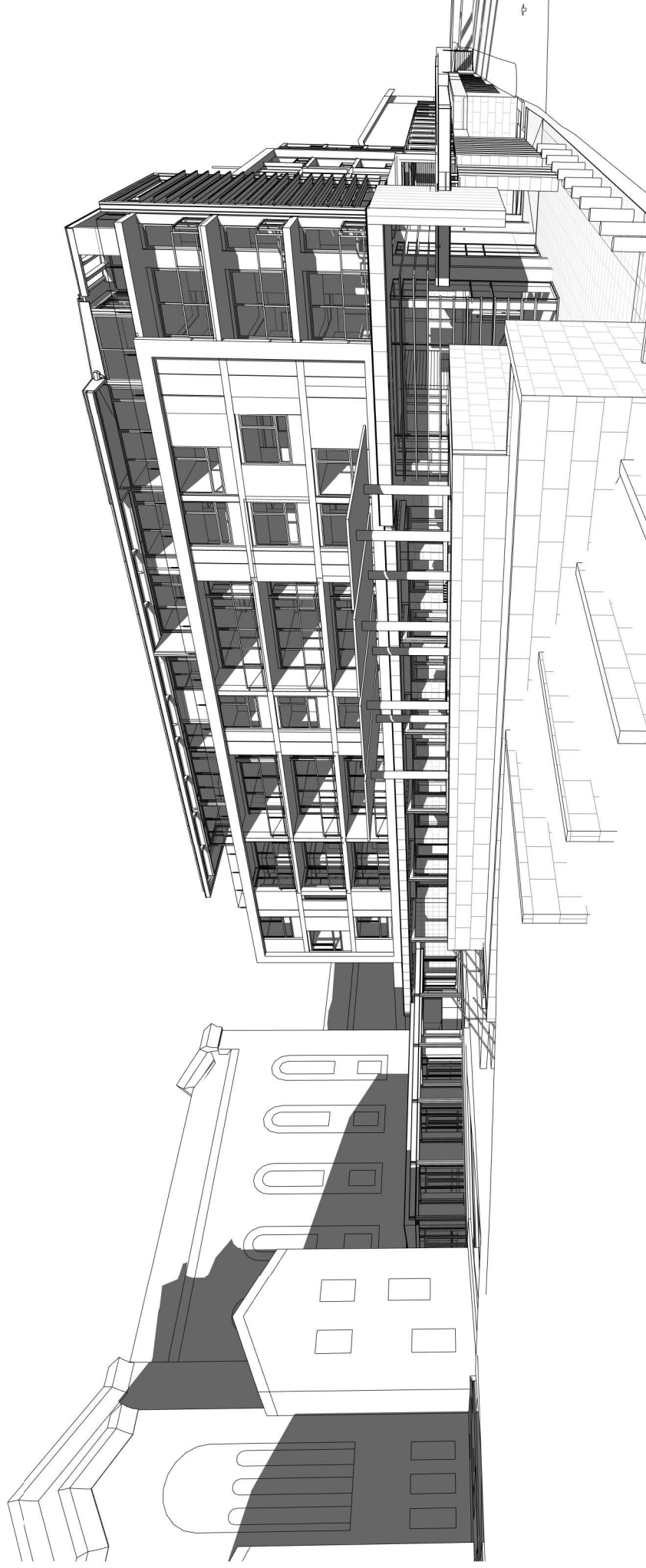
NOT FOR CONSTRUCTION



VIEW NO 1.
NORTH ALONG WILLIAM
STREET TOWARDS BUILDING
B2 & B3

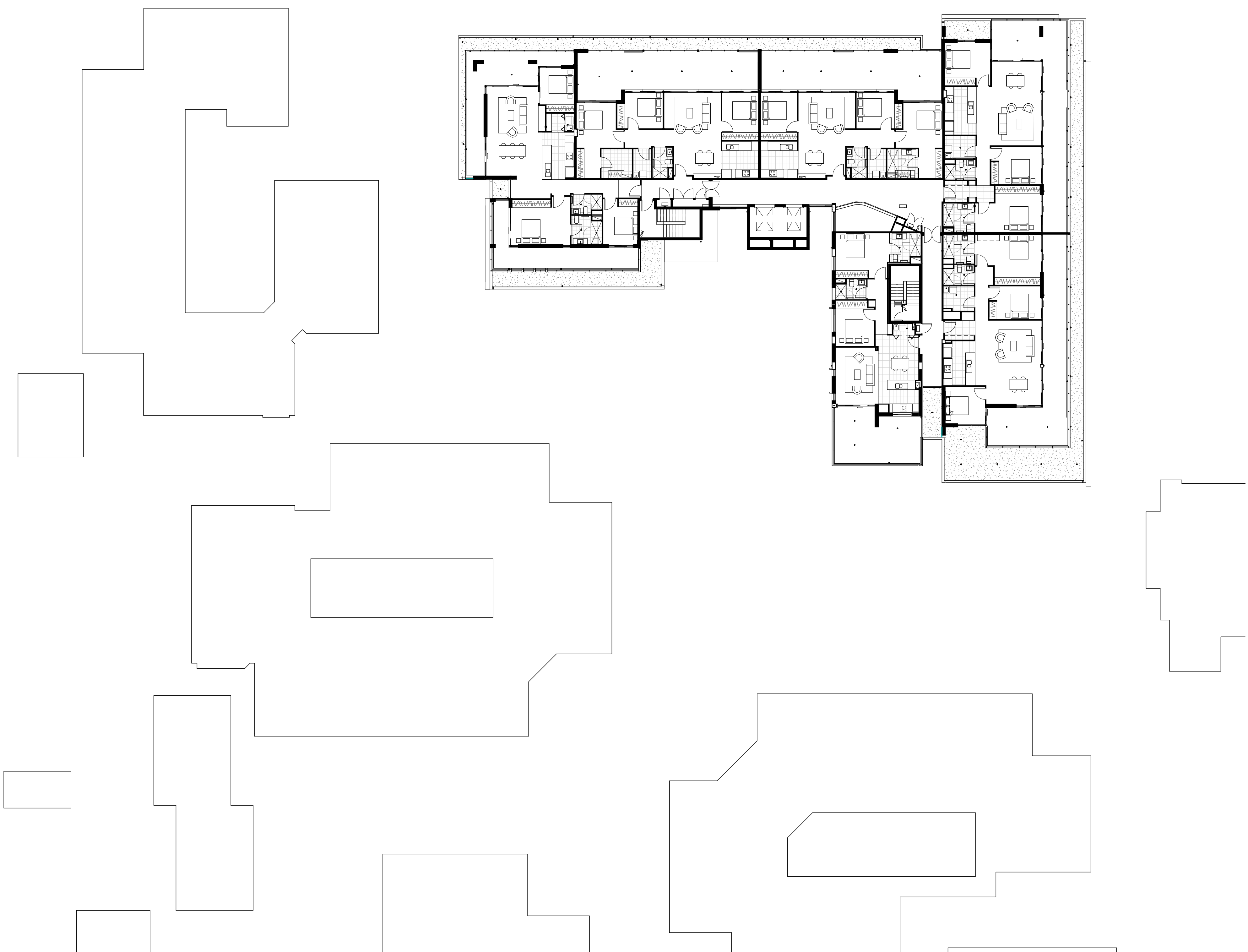


VIEW NO 2.
FROM THE NORTH
WESTERN EDGE OF THE
VILLAGE GREEN
TOWARDS BUILDING B3

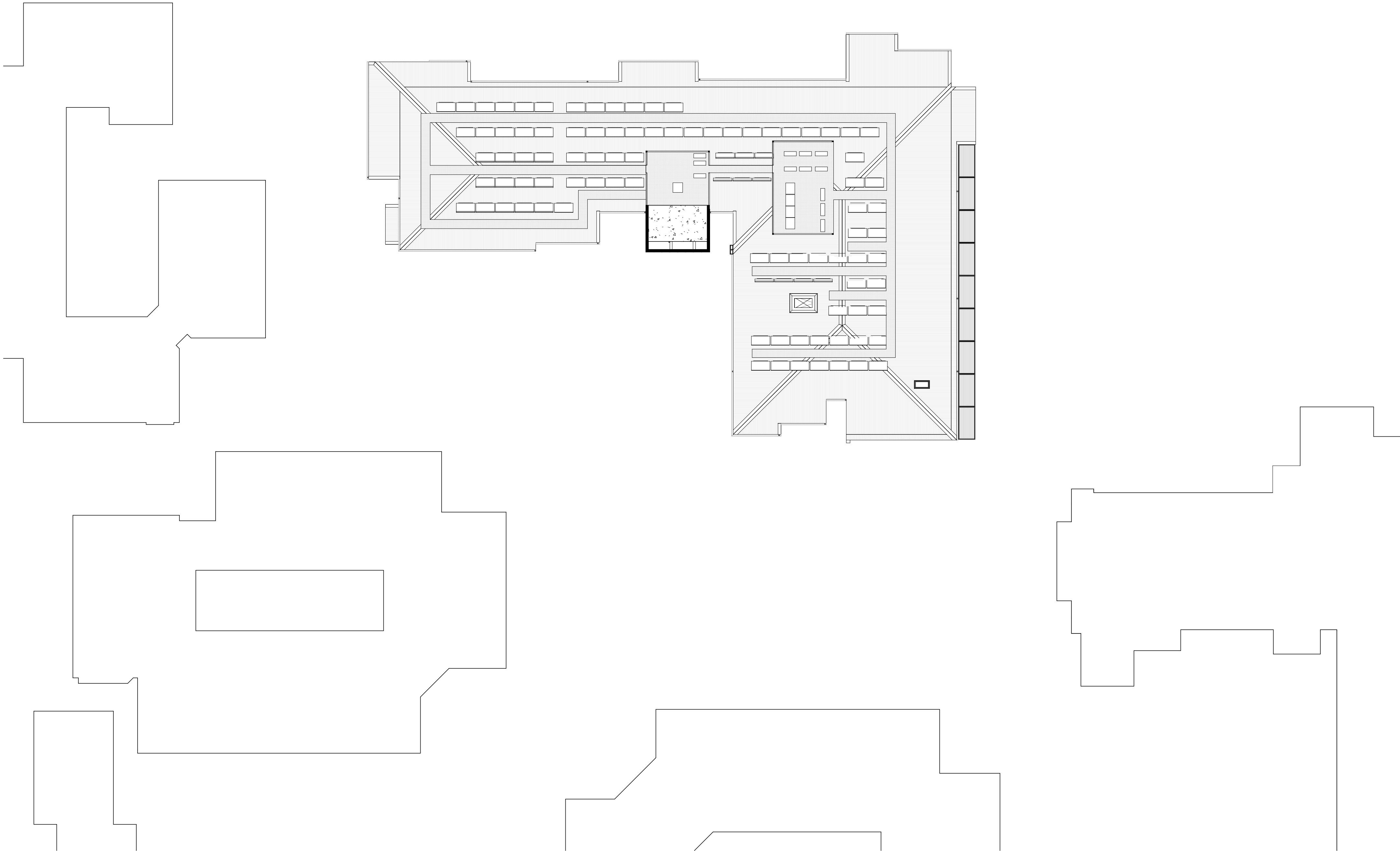


VIEW NO 3.
FROM NORTH EASTERN
EDGE OF THE VILLAGE
GREEN TOWARDS
BUILDING B4

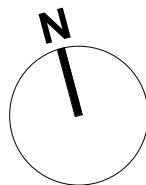
Appendix 2 – Modified Drawing Building 4, Level 4 and Roof



<div>Revisions</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td>A</td><td>26/01/12</td><td>WORK IN PROGRESS</td></tr><tr><td>B</td><td>15/10/12</td><td>WORK IN PROGRESS</td></tr><tr><td>C</td><td>11/01/12</td><td>WORK IN PROGRESS</td></tr><tr><td>D</td><td>15/10/12</td><td>DRAFT 75W REVIEW</td></tr><tr><td>E</td><td>18/10/12</td><td>75W ISSUE</td></tr><tr><td>F</td><td>26/02/13</td><td>75W AMMENDMENT</td></tr><tr><td>G</td><td>26/07/13</td><td>75W COMPARISON</td></tr><tr><td>H</td><td>01/04/14</td><td>ATTACHED AMENDED PLAN TO REFLECT ELEVATION CHANGES</td></tr></table>	No.	Date	Description	A	26/01/12	WORK IN PROGRESS	B	15/10/12	WORK IN PROGRESS	C	11/01/12	WORK IN PROGRESS	D	15/10/12	DRAFT 75W REVIEW	E	18/10/12	75W ISSUE	F	26/02/13	75W AMMENDMENT	G	26/07/13	75W COMPARISON	H	01/04/14	ATTACHED AMENDED PLAN TO REFLECT ELEVATION CHANGES	<div>Client</div> <div>Stockland Development Division</div>	<div>Architect</div> <div><div>AJ+C</div><div>ALLEN JACK+COTTER</div></div> <div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>	<div>Project</div> <div>Cardinal Freeman Village</div> <div>137 Victoria Street ASHFIELD NSW</div> <div>Proj. No. 12018</div>	<div>Drawing Title</div> <div>PRECINCT SW L4</div>	<table><tr><th>Scale</th><th>Drawing No.</th><th>Issue</th></tr><tr><td>1 : 200</td><td>DA2126</td><td>H</td></tr></table> <div>NOT FOR CONSTRUCTION</div>	Scale	Drawing No.	Issue	1 : 200	DA2126	H
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Key

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12018

Drawing Title
PRECINCT SW L5

Scale 1 : 200	Drawing No. DA2127	Issue G
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