

Proposed Amendments to Concept Plan Conditions of Consent

In order to implement the proposed changes to the concept plan it is proposed to make the changes to the conditions of consent as outlined in the table below. Deletions are shown in **~~bold strike through~~** and additions in ***bold italics***.

Condition Number	Tracked Changes	Reason for Change
Schedule 1		
A1 Table	<p>Proponent: Anglican Retirement Villages Anglicare</p> <p>On land comprising: Lot 1 DP 224431 Lot 2 DP 1176767 Lot 2 DP 224431 Lot 3 DP 1176767 Lot 2 DP 595478 Lot 235 DP 1048602 Lot 1 DP 1024490</p> <p>A Concept Plan involving:</p> <ul style="list-style-type: none"> A subdivision to create a combination of residential dwelling allotments and super lots for multi-unit housing; and A <i>residential and</i> retirement development including a Residential Aged Care Facility, independent living units, <i>residential dwellings</i>, communal facilities and services to support the village, access and carparking. 	To reflect the updated applicant and site legal description.
A2 Approval In Detail	<p>Subject to modifications in Schedule 2 which may reduce the yield of development, concept approval is only to the following development:</p> <p>(1) On Stockland lands...</p> <p>(2) On Anglicare ARV lands,</p> <p>(a) A residential aged care facility of up to 4 storeys containing up to 420 <i>80</i> beds;</p> <p>(b) A mix of apartment buildings of up to 3 storeys containing up to 250 <i>150</i> independent living units;</p> <p>(c) Community facilities and services to support residents of the retirement village;</p> <p><i>(d) Approximately 55 residential dwellings in the form of townhouses/terraces;</i></p> <p>(e) Access and car parking;</p>	To reflect the modified development.

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	<p>(f) Landscaping including rehabilitation of riparian corridors and forest; and</p> <p>(g) Stormwater management and utility services.</p>	
A3 Development in Accordance with Plans and Documentation	<p>(1) The following plans and documentation (including any appendices therein) are approved as part of the Concept Plan:</p> <p>(a) ..</p> <p>(b) ...</p> <p>(c) Volume 3: Environmental Assessment Report. Concept Plan Application: Cookson Plibrico Site prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Anglican Retirement Villages dated June 2006. As amended by the Section 75W modification Environmental Assessment Report prepared by Ethos Urban dated August 2018.</p> <p>(2) ...</p>	To refer to the amended application documents.
Part C Definitions	ARV Anglicare Land means the land parcels Lot 1 DP22431 and Lot 2 DP22431 Lots 2 and 3 in DP1176767 and listed in Part A of this Schedule	To reflect the updated legal site description.
Schedule 2		
A1 Development Footprint	<p>(1)...</p> <p>(b) a residential and retirement development including a Residential Aged Care Facility, independent living units, communal facilities and services to support the village, access, roads and car parking.</p> <p>(2) The following development may occur on land outside the development footprint shaded grey (including land hatched pink) on the map at (4):</p> <p>(a) On Stockland Lands, Associated works;</p> <p>(b) On ARV Anglicare lands,</p> <p>(i) Landscaping including rehabilitation of riparian corridors and forest; and</p> <p>(ii) Stormwater management and utility services; and</p> <p>(iii) pedestrian paths, roads and bridges.</p>	To enable the construction of the Geraghty Street extension over Tramway Creek and the construction of a pedestrian bridge over Cooksons Creek. It is noted that roads are permissible within the E2 Environmental Conservation Zone.
A3 Bushfire Protection Requirements	<p>(a) On ARV Land, to ensure consistency with the Planning for Bushfire Protection Guidelines, all APZs shall be located within the residential zones;</p> <p>(b) On Stockland Land, a corridor of defendable space is to be provided. Defendable space is to be provided to all riparian corridors and the Turpentine Forest.</p>	To reflect the revised bushfire management strategy.
A4 Built Form Controls	<p>(3) On ARV Anglicare lands:</p> <p>(a) The maximum FSR shall be 0.5:1 and the maximum height shall be 3 storeys; or</p>	To reflect the revised building typologies in the Ocean View Precincts.

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	<p>(b) Subject to demonstrating design excellence consistent with Modification B3 B4, Schedule 2 of this approval:</p> <p>(i) the maximum FSR shall be 0.7:1, and</p> <p>(ii) the maximum heights for the Residential Aged Care Facility shall be 3-4 storey; and</p> <p>(iii) the maximum height for the Independent Living Units and Community Facilities in the Central Precinct shall be 11.4 metres; and</p> <p>(iv) The maximum height for the Independent Living Units and Recreation Rooms in the Ocean View Precinct shall be 12.6 metres the maximum height of the dwellings within the Ocean View Precinct shall be 12.6 metres.</p>	
B1 Aboriginal Cultural Heritage	<p>(1) The ARV Statement of Commitments concerning cultural heritage are to be modified to include measures outlined below.</p> <p>(2) The Proponent shall:</p> <p>(a) Include an appropriately qualified and practising anthropologist as part of any investigations into the potential Aboriginal cultural heritage values of a "Women's Area", and</p> <p>(b) Submit the report by the appropriately qualified and practising anthropologist as part of any future application proposing to develop the ARV lands.</p>	<p>A report was prepared by Dr Janelle White of ACHM in satisfaction of this condition as part of Land and Environment Court Proceedings, refer to Appendix Y.</p>
B5 Response to Submissions revisions	<p>(2) The Proponents commit to providing a Heritage Interpretation Plan prepared in accordance with the relevant requirements of the Heritage Office and submitted to the Heritage Council for endorsement before the first application for development is approved.</p>	<p>This condition has previously been satisfied, and therefore can be deleted</p>
C7 BASIX	<p>Future applications at the detailed design staged lodged by the Proponent for development on the subject site shall be in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 to be formalised by the proponent and agreed by the Department, in consultation with Council where appropriate and implemented by the proponent to the satisfaction of the Department, in consultation with Council.</p>	<p>Proposed amendments to provide more certainty in complying with the condition, and the stage at which the condition is to be satisfied</p>