

6.0 Staging

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6.1 Illustrative Long-term Staging Strategy

Figures 6.1.1 to 6.1.3 show the progression of development as a long term strategy for the Cardinal Freeman Village site.

In Section 2.5 Site History and Elements, the history of development of the site was analysed. Currently, the site is in Stage 4 of its history. That of Renewal.

Section 6 will now go on to detail the proposed stages of development for the site at present and into the future.

Part 1 has been completed with the alterations and additions to Buildings A + B in the north-eastern corner of the site as shown in Figure 6.1.1.

This application seeks approval for Part 2 of *Stage 4 Renewal* as indicated in Figure 6.1.2.

All quadrants with the exception of the south-west quadrant containing 1990s villas are included in this application.

Part 3 of the staging process is indicated on Figure 6.1.3 as the third and final part of foreseeable development on the site.

Part 3 is included because the site has been considered as a whole in this application and with the completed Part 1.

In particular, issues of relevance for the current proposal that will carry over to Part 3 are:

- urban design considerations such as building type, height, massing, scale, public domain interface;
- heritage considerations in the overall approach to curtilage and setting provisions of Glentworth House and the Chapel;
- site organisation and distribution of density in particular with relation to Glentworth House and the Chapel;
- total FSR calculations;
- long-term provision of services throughout the site.



Figure 6.1.1 Part 1 of Stage 4. The renewal of the site has commenced with the up-grade and additions to buildings A and B addressing Clissold Street.

Part 1 2008 Upgrade and additions Buildings A and B

In 2008, an up-grade commenced on the existing buildings A and B in the south eastern corner of the site.

This saw the retention of existing buildings and addition of two storeys providing an address to Clissold Street.

2008 - CFV Stage 4 Buildings A + B upgraded and extended

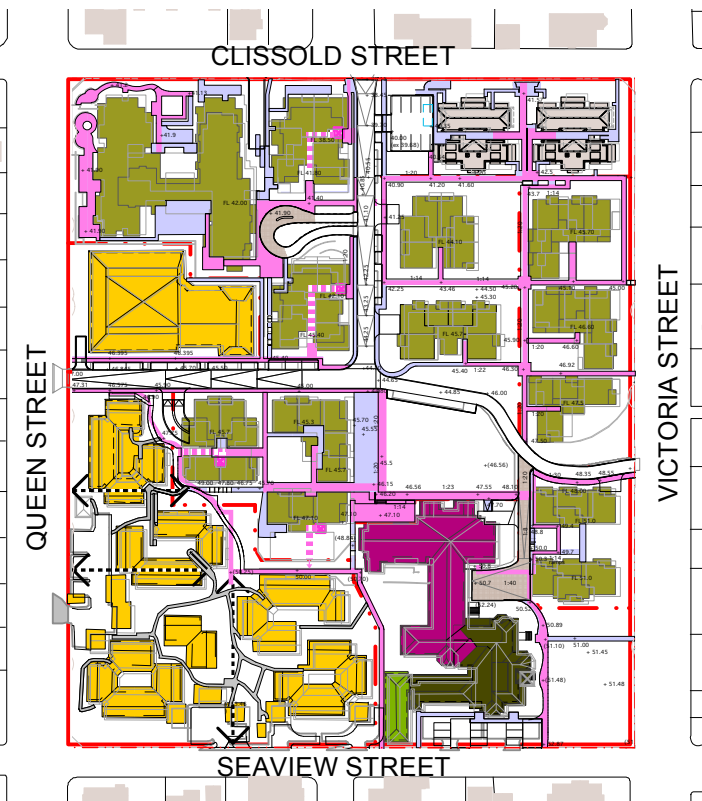


Figure 6.1.2 Part 2 of Stage 4. The renewal of the site continues with the demolition of villas addressing Victoria Street to provide a setting for Glentworth House and street address.

Part 2 2009 Current Proposal

This Application proposes the demolition of most existing buildings and construction of smaller footprint, taller types. The south west quadrant is not included but will be subject to a future Application.

This proposal seeks to re-instate garden settings of different character and function that will provide curtilage for Glentworth House with an actual relationship to Victoria Street.

The demolition of the villas to the north of the Chapel allows for a new common space that is central to the site. The proposal will engage the Chapel and Glentworth House as the physical and functional heart of the Village into the future and provide a curtilage for the Chapel.

2008 - CFV Stage 4 Buildings A + B upgraded and extended
2009 - CFV Stage 4 Proposed



Figure 6.1.3 Part 3 of Stage 4. The renewal process is completed with the redevelopment of the South West Quadrant.

Part 3 2009 to 2020 Re-integration of the site

By 2020 it is expected that all quadrants of the site will be reconstructed.

A network of spaces defined by the built form of Glentworth House and the Chapel and the proposed new buildings will integrate Glentworth House and the Chapel into the whole site both spatially and functionally.

It is proposed that Glentworth House and the Chapel will have a setting re-instated.

Although not part of this Application, the Design Principles for this future work are found in Chapter 3.

2008 - CFV Stage 4 Buildings A + B upgraded and extended
2009 - CFV Stage 4 Proposed
2020 - CFV Stage 5 Proposed not subject to this Application

- 1886 - Glentworth House + Bellevue
- 1935 - Reception rooms
- 1941 - New Chapel and Connector building
- 1980s - CFV Stage 1 Villas
- 1990s - CFV Stage 2 Villas

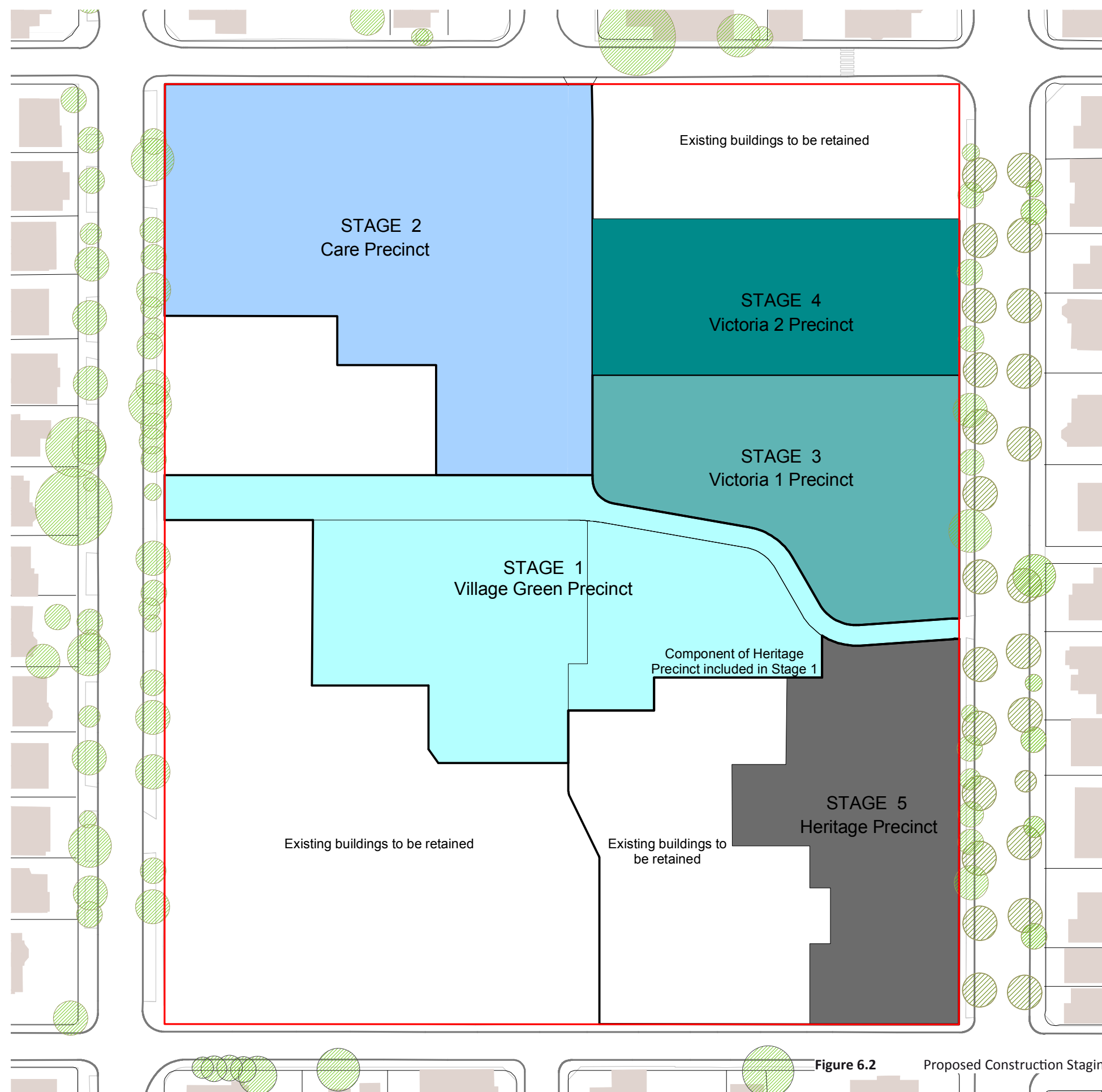


Figure 6.2

Proposed Construction Staging

6.2 Staging Strategy for this Application

The following construction staging strategy is proposed for this application.

- Stage 1 Village Green Precinct**
 This will see the proposed new community facilities including the central communal landscape space constructed as well as activating the lower level crypt space of the Chapel.
 This stage also begins to establish a curtilage for the Chapel.
 The existing east-west through-site roadway will be upgraded and realigned and named Victoria Lane.
- Stage 2 Care Precinct**
 A high-level assisted care facility (RACF) will be constructed with two ILU buildings which will address Clissold Lane.
 A new laneway connection - Clissold Lane - will be constructed to link Victoria Lane with Clissold Street.
- Stage 3 Victoria 1 Precinct**
 The existing hostel and ILU will be demolished and three new ILUs will be constructed. Two to address Victoria Street and one to address the new Clissold Lane and Village Green.
- Stage 4 Victoria 2 Precinct**
 The existing hostel and one ILU will be demolished and two new ILUs will be constructed. One to address Victoria Street providing an address that has been eroded with the 1980s construction and one to address the new Clissold Lane.
- Stage 5 Heritage Precinct**
 The existing villas in the south-east corner of the site will be demolished.
 Two new ILUs will be constructed to address Victoria Street.
 It will reveal a framed view of the Chapel's eastern rose window.
 The garden setting for Glentworth House will be re-established completing the curtilage for both Glentworth House and the Chapel and providing a second significant communal garden space.
- Stage 6 South West Quadrant**
 To future Applications. The existing villas will be demolished and a selection of housing types will be constructed in their place. By 2020 it is expected that all quadrants of the site will then have been reconstructed.
 A network of spaces defined by the built form of Glentworth House and the Chapel and the proposed new buildings will integrate Glentworth House and the Chapel fully into the whole site both spatially and functionally.
 The new buildings will provide the final spatial definition to the western curtilage of Glentworth House and the Chapel and reveal the western rose window of the Chapel.
 A new address will be given to Queen Street and Seaview Street.



0 5 10 20 40 metres

6.3 Construction Management Plan

The single most important consideration in planning the delivery of the Project has been to minimise the impact of construction activities on Village Residents. The Construction Management Plan (CMP) contained in Appendix J Volume 5 sets out the way in which construction of Stage 1 and Stage 2 of the Project will be managed in order to minimise the impact of construction on the environment, the Village Residents and the wider community.

Consultation & Communication

Aevum has consulted extensively with Village Residents in the course of preparing the Application and has engaged a consultant who specialises in community engagement and strategic communications to facilitate ongoing consultation and communication with Village Residents throughout the course of planning and executing each stage of the Project.

Some of the other initiatives adopted by Aevum to assist communication include monthly Resident Update Circulars, Project Webpage, Resident Meetings, 1800 Project Information Hotline and attending Village Resident Committee Meetings upon invitation.

Aevum will also establish a Complaints Management Process whereby members of the community and Village Residents can lodge complaints with Aevum, and so that Aevum can address and respond to issues during the course of construction.

Aevum will aim to address the source of each complaint within two hours of receiving the complaint, and to respond to the person raising a complaint within one business day of receiving the complaint. The CMP contains a Complaints Management Process and template Complaints Management Register.

Staging of Development

Aevum has planned the staging of the Project in order to maintain the continuity and current standard of services and facilities at all times. The five stages of the Project are:

- Stage 1 – Village Green Precinct
- Stage 2 – Care Precinct
- Stage 3 – Victoria 1 Precinct
- Stage 4 – Victoria 2 Precinct
- Stage 5 – Heritage Precinct

Refer to Section 4.3 of the CMP for the scope of each stage.

Hours of Work

Aevum is satisfied that the measures set out in the CMP including traffic control, noise control and dust control will enable construction activities associated with Stages 1 and 2 of the Project to be conducted during the following times with minimal impact on the environment, the Village Residents and neighbouring properties:

- Mondays to Fridays 7.00am – 5.00pm
- Saturdays 8.00am – 1.00pm
- Sundays & Public Holidays No Work

Program

The CMP includes an indicative programme for Stages 1 and 2 of the Project. The key target dates associated with Stage 1 are:

- Concept Plan Approval August 2010
- Commence Construction November 2010
- Complete Construction September 2012

The foregoing is based on working Saturdays and the duration of Stage 1 would be prolonged if this were not the case. The timing of Stage 2 will depend on when the old Nursing Home has been closed down, which is expected to take at least 2 and a half years.

This program is based on the assumption that work can occur on Saturdays. The commencement date of Stage 2 assumes that the old Nursing Home can be closed down over a period of two and a half years from the approval of the Concept Plan Application.

Temporary Works, Security, Traffic Management & Dust Control

Aevum will engage a Principal Contractor to undertake the construction of each stage of the Project. The Principal Contractor will install and maintain temporary fences and hoardings as is necessary to comply with his obligations under the Occupational Health & Safety Act and Regulations and to facilitate the objectives of Aevum to minimise the impact of construction on the Village Residents.

The extent of temporary fences, temporary accommodation for workmen, pedestrian ‘accessible’ walkways in the Village, hoardings, visitor and resident parking, access for emergency services vehicles, and access for construction vehicles and vehicles servicing the Village during each phase of Stage 1 and

Stage 2 of the Project is illustrated in great detail in the diagrams attached to the CMP.

The Principal Contractor will establish a single point of entry and egress to the Site for all workmen and construction traffic involved in the construction of the new buildings, which is shown in the diagrams attached to the CMP.

The Principal Contractor will manage all personnel involved in the Building Work as well as visitors to areas of the Site that are under his control in accordance with the specific provisions of his Occupational Health & Safety Plan.

The Principal Contractor will be required to engage a consultant having at least 15 years experience in transport or traffic planning or management to prepare a Construction Traffic Management Plan (CTMP). Aevum will consult with the Village Residents about the CTMP prior to the CTMP being submitted to the Principal Certifying Authority as a condition precedent to commencement of work on the Site.

The Principal Contractor will control airborne dust by wetting down of demolition and excavated areas. Concrete and brick rubble will be watered down during demolition as well as managed into small pieces and covered when loaded onto trucks and transported off the Building Site.

Management of Construction Noise

Aevum has commissioned Acoustic Logic Consultancy to prepare a Construction Noise and Vibration Management Plan (CNVMP) that forms Appendix Q of the Application. The Principal Contractor will be required to comply and regularly provide evidence to Aevum of compliance with the measures set out in the CNVMP.

In addition to the measures set out in the CNVMP, on Saturdays noise from constriction would be restricted to 10dB(A) above the ambient background noise level in accordance with the Department of Environment and Climate Change Interim Guideline for Construction Noise.

Only work that does not exceed this control would be permitted on Saturdays between 8:00am and 1:00pm. This benefit of this approach is that the overall duration of construction would be significantly reduced from that which would otherwise be the case if a complete restriction on work on Saturdays were to be imposed.