



# Section 4

The Project Application

4.0 The Project Application

4.1 Summary of Project

4.2 Stage 1 Village Green Precinct Development

- 4.2.1 Development Summary
- 4.2.2 Early Works for Access, Services and Community Facilities
- 4.2.3 Resident Relocation
- 4.2.4 Design Intent and Built Form
- 4.2.5 Material Selection
- 4.2.6 Works to Heritage Items
- 4.2.7 Demolition
- 4.2.8 Road and Civil Works
- 4.2.9 Landscaping
- 4.2.10 Access, Parking and Deliveries
- 4.2.11 Services
- 4.2.12 Stormwater Management
- 4.2.13 Environmental Sustainability
- 4.2.14 Waste Management
- 4.2.15 Construction Staging and Management Strategy
- 4.2.16 BCA Compliance and Fire Safety Strategy

4.3 Stage 2 Care Precinct Development

- 4.3.1 Development Summary
- 4.3.2 Early Works for Parking and Access
- 4.3.3 Residential Relocation
- 4.3.4 Description of Facilities
- 4.3.5 Design Intent and Built Form
- 4.3.6 Material Selection
- 4.3.7 Works to Heritage Items
- 4.3.8 Demolition
- 4.3.9 Road and Civil Works
- 4.3.10 Landscaping
- 4.3.11 Access, Parking and Deliveries
- 4.3.12 Services
- 4.3.13 Stormwater Management
- 4.3.14 Environmental Sustainability
- 4.3.15 Waste Management
- 4.3.16 Construction Staging and Management Strategy
- 4.3.17 BCA Compliance and Fire Safety Strategy

4.1 Summary of Project

The Minister’s approval is sought for the Concept Plan and for approval to carry out part of the project being development within the Village Green Precinct and the Care Precinct.

The redevelopment of these two precincts will occur sequentially starting with the Village Green Precinct (Stage 1) and then the Care Precinct (Stage 2).

Section 3.14 outlines the staging of the projects to which the application for approval of the Concept Plan relates. As part of the application for approval of the Concept Plan, application is made for approval of Stage 1 and Stage 2 of the project pursuant to Section 75M(3A) of the EP & A Act 1979.

## 4.2 Stage 1 - Village Green Precinct Development

### 4.2.1 Development Summary

Approval is sought for:

1. Provision of temporary administration and community facilities during construction;
2. Upgrading and realignment of the east west spine road (Victoria Lane) including expanding the visitor parking provision and utility services;
3. Demolition of existing activities centre building, cafe and decommissioned convent building, administration building and an existing residential building (Building E) containing 12 independent living units and associated structures;
4. Construction of a new building comprising 3 distinct building volumes over basement car parking containing community facilities and 58 Independent Living Units;
5. Refurbishment of the interior of the Chapel undercroft for community and services use including a Mens Shed;
6. Creation of a Village Green communal open space directly north of the Chapel to create an enhanced landscaped curtilage that integrates with the open space recreation network of the village;
7. Site landscaping including the removal of trees and a network of accessible footpaths.



Figure 29. Site after Village Green Precinct Development

### 4.2.2 Early Works for Access, Services and Community Facilities

Works will commence with the following new facilities:

- The widening and partial construction of Victoria Lane (west) and associated utility services as described in Section 4.2.8;
- Works to establish temporary administration services in Building F;
- The Chapel's undercroft will be adapted for use as a major communal space with a cafeteria provided in a temporary building adjacent to the undercroft (discussed in Section 4.2.3);
- The provision of a new substation south of the east west access road at the Queen Street frontage to ensure no disruption to service during the construction period; and
- Adjustments to pathways.

These works will be implemented before demolition and building construction commences and are intended to ensure the on-going provision of community facilities and access during the construction period. The early staging of these road works (prior to the demolition and construction of the proposed buildings) is intended to lessen construction related impacts on existing Village operations and traffic flows by improving vehicle circulation throughout the Village allowing two way vehicle traffic and access into the Village to remain relatively unhindered throughout the redevelopment.

### 4.2.3 Resident Relocation

Stage 1 requires the demolition of Building E comprising 12 Independent Living Units. Residents of these units will be relocated prior to construction commencing. Resident relocation commenced at the Village with the relocation of residents to enable the redevelopment of Buildings A and B, which are similar in design to Building E. This process has been improved with the benefit of experience from the earlier Building A and B redevelopments.

Resident relocation will be undertaken in accordance with the needs and preferences of individual residents.

Once planning approval is received and the Aevum Board have agreed to proceed with the project, Aevum will cease accepting new ILU and Serviced Apartment residents, to ensure sufficient unoccupied dwellings will be available for the existing residents of Building E to be relocated. Aevum will confirm the needs and preferences of all affected residents through one on one consultations. Aevum will then assess its existing dwelling vacancies and consider which vacancies match the resident's identified needs and preferences. Aevum will endeavour meet the needs and preferences of all residents.

Measures will be put in place to minimize financial hardship of residents in the following way:

- Aevum will not request further entry contributions from residents (this excludes residents requesting different levels of care or accommodation).
- Aevum will fund all aspects of each resident's relocation, including removalists, disconnection and reconnection of services, provision of additional support, temporary storage and the like.
- Aevum will fund any additional recurrent charges for residents (this excludes overall increases to the resident's operating budget).

This process is outlined in greater detail in the Resident Relocation Plan contained in Appendix B of Volume 5.

### 4.2.4 Design Intent and Built Form

The following description summarises the design intent provided by Architects Hill Thalys contained in Volume 3.

The Statement of Design Principles and Design Verification Statement proposed by the project architect are contained in Volume 3.

#### Built Form

The Village Green Precinct comprises a grouping of existing and new buildings that define a new central garden that benefits the entire Cardinal Freeman Village and reinforces the broader garden setting of the village. The proposed Village Green Precinct forms the heart of a comprehensive site strategy to improve the landscape, open spaces, circulation, orientation, heritage setting, parking, building form, communal and recreational facilities and accommodation across the Cardinal Freeman site.

The Village Green Precinct is located at the centre of the site, at the crossing point of the principal reconfigured site circulation routes, so plays a critically important part of the site's internal redesign.

The three new buildings frame a new residential courtyard and define the remade internal east-west street. The integrated urban design proposal creates a complementary scale relationship to the existing heritage items, streets and paths, and an appropriate new centrepiece for the site;

The new building facades respond to the orthogonal layout, scale of the wall height, and masonry character of the architecturally distinguished pair of Glentworth House and the Chapel, as a specific response to the curtilage of the historic pair.

Specifically, the wall height has been set by the level of the existing Chapel eaves, allowing the historic buildings' highly articulated silhouette of towers, parapets, hipped roofs and crosses to continue to dominate the site's skyline.

The buildings are fully integrated with the site landscape design, as they are space-defining rather than object buildings. The buildings define positive garden spaces, which are well integrated with the reconfigured access walkways, forming a legible circulation system. The buildings enjoy outlook to gardens on all sides, and comfortably sit in a leafy setting of new and retained trees. The presence of landscape in turn breaks up the building forms.

The consistent height and purposeful building alignments create clear address and integrated frontages appropriate to its position at the centre of this large site.

The proposal comprises distinct building volumes that are robustly articulated. The blocks clearly read as related but discrete volumes, as they are separated by gardens and breezeways, and have independent roofs. The main building elements are:

- Q1 is the westernmost of the proposed buildings. It addresses the east-west street, and is cut into the hill side to the south and west, thus reducing in height to provide a good transition interconnected by a path link to the existing buildings that will be retained nearby;
- Q2 matches the street alignment of Q1, and turns the corner to frame the new Village Green with its east facade. The L-shaped building also helps to form the central garden courtyard;
- Q3 sits to the south of Q2. Its straight north façade frames the central garden courtyard, while its east façade helps define the upper terrace that creates the setting for the Chapel and overlooks the Village Green.

To the rear of Q3 is a glazed single storey swimming pool and gymnasium structure, which has a green roof. This roof also provides accessible travel path from the top of site to Village Green Facilities.

The heights and alignments of the perimeter walls have been carefully considered. The section responds to the slope of the existing ground levels, and considers the privacy of neighbours to the west and south. The lift overruns are integrated with the massing, concealed from view from the public domain and expressed as small scale turrets.

Community Uses

The ground floor of the various buildings that define the central Village Green (including the Chapel undercroft) contains communal facilities that serve all residents, visitors and staff:

- The Chapel’s largely underused undercroft becomes a major communal space, with associated servery and toilets. This grand room will open to a new terrace that overlooks the Village Green. The garden storage at the eastern end will double as a men’s shed;
- At the same level as the Chapel’s undercroft, Building Q3 will house complementary smaller and more open meeting and activities rooms. More discretely located in sunken garden courts at its rear, a new pool and gymnasium offer opportunities for active recreation. A guest room at the lower level provides short term accommodation for staff, family or visitors;
- Building Q2 houses the site administration offices that prominently address the reconfigured east-west street, providing an accessible and convenient central point of contact for all. On the sunny east side of the building facing the Village Green is a generous new café and shop. At the rear is a consulting room for visiting doctors and the like, access off the main entry foyer.

The reconfigured east-west street runs from Victoria Street through to Queen Street. The east part of the street, starting at the historic gates, has a gently curving alignment, It has

generously scaled with footpaths, visitor parking bays, traffic control measures and tree planting, and provides clear and convenient address to all the buildings that front it;

In common with Buildings A and B (already approved and constructed on the corner of Victoria and Clissold Streets) the proposal transforms the dispersed common facilities and self-care aged housing, providing contemporary standards of accommodation in place of the tight existing units. All south facing units are eliminated, new generous balconies are created, lifts provide improved accessibility throughout, and common areas are transformed. The combination of the proposed changes brings this part of the site up to the standards set out in the SEPP (Housing for Seniors) and SEPP 65.

The sunny common gardens provide sheltered, landscaped setting for residents. The gardens provide separation between the accommodation blocks, and allow all dwellings to enjoy sunlight, air and a leafy outlook. The site planning and landscape design have been carefully considered so that future residents and neighbours retain privacy, minimise overlooking and overshadowing.

Independent Living Units

The grouping of buildings comprises a combination of 8 different dwelling types with variants, tailored to the particular site conditions and residential preferences. The size, aspect and internal arrangements of units differ to provide a spectrum of accommodation.

The proposal contains 1 non-residential studio unit (for staff visitors or family) plus 58 dwellings in a grouping of buildings around courtyards, gardens, and access walkways, which provide for contemporary needs and comply with current access standards. The following mix of residential accommodation is proposed:

- 19 x 1 bedroom apartments (1 with private garden)
- 8 x 1 bedroom + study apartments (2 with private garden)
- 4 x 1 bedroom + sunroom
- 9 x 2 bedroom apartments (1 with private garden)
- 5 x 2 bedroom / 1 toilet+1 bathroom apartments (1 with private garden)
- 6 x 2 bedroom / 2 bathrooms
- 3 x 2 bedroom + study
- 2 x 1 bed rooftop units with roof terrace
- 2 x 2 bedroom + study rooftop units with 2 roof terraces

In concert with the proposed community uses, the development provides a suitable mix of accommodation to support the needs of population into the future.

Basement Level

The buildings will be served by a new basement car park, accessed by individual lifts to each building above. The car park provides 45 vehicle spaces for residents and staff, while visitors can park in the new street. The basement also accommodates plant, services and some storage.

4.2.5 Material Selection

The scaled individual elements and palette of materials have been carefully considered -

- The group of three residential buildings that define the courtyard are cubic volumes in face brickwork, with a combination of different bonds;
- The communal areas are expressed as concrete, concrete block or rendered frames, planes or volumes, with larger areas of operable glazing;
- Lightweight steel canopies stand beside the masonry volumes of the buildings, providing shade and shelter for entries and outdoor seating areas;
- The balconies are generously scaled, in part projecting and in part recessed for privacy and utility. The balconies assist in sun control;
- The common circulation, balconies, hoods and corner windows are used in counterpoint to the solidity of the brick facades;
- The horizontals of the parapets, balustrades and slab edges provide a consistent treatment to the elevations.
- The eaves and roofs are treated simply in a contemporary manner.

4.2.6 Works to Heritage Items

Works include the refurbishment of the undercroft to the Chapel for community and service use including a Men’s Shed. This level of the Chapel building is currently configured in three sections: a reception and office area that contains the former Hibernian archives, a chaplain’s quarters and workrooms with machinery and equipment store.

The changes to the Chapel’s undercroft have been considered so as to retain the building’s heritage value, and have minimal intervention to the physical fabric. The principal external changes are 5 new steel framed doors and a new porch to give access and ventilation to the major new common room. The recent ceiling will be replaced to provide acoustic and fire separation to comply with the BCA, while the structural joints will be discretely strengthened to improve the buildings structural performance. The servery and toilets are inserted under the concrete beam structure under the crossing, retaining all the existing brick piers and exposing to view the concrete soffit. Interventions for services are kept to a minimum.



4.2.7 Demolition

The following buildings will be demolished as part of the project:

- Two storey brick and tile buildings containing the existing activity centre;
- The single storey brick administration building and office;
- A single storey brick and tile building currently containing the café and other admin and storage functions;
- A two storey former convent building;
- An existing ILU building containing 12 apartments each (Building E).

Demolition will take place in accordance with AS 2601—2001 The Demolition of Structures, published by Standards Australia on 13 September 2001.

Hazardous Building Material audits have been completed and are contained in Appendix U of Volume 5.

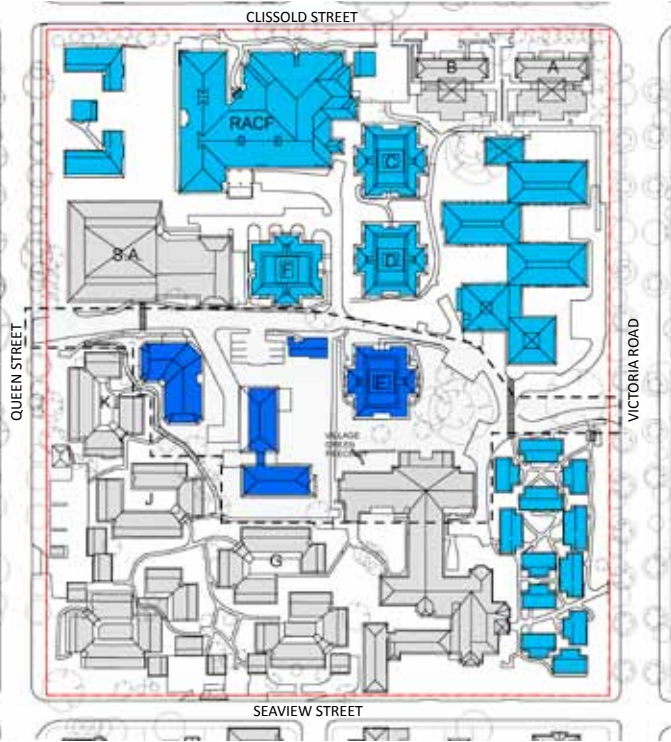


Figure 30. Demolition Plan - Village Green

4.2.8 Road and Civil Works

Civil Works are described in the Civil Infrastructure Report prepared by Robert Bird Group and contained in Appendix M of Volume 5 and in the drawings contained in Volume 4.

The element of the project includes the reconstruction of the main east west spine road from Victoria Street to Queen Street (Victoria Lane). It is proposed to alter the existing primary ONE WAY internal traffic flow within the CFV site from Victoria to Queen Streets to achieve a TWO WAY traffic condition from Queen Street to the central core of the site, whilst retaining the ONE WAY ENTRY from Victoria Street.

A general speed limit of 25km/h should apply to this internal road carriageway element and to the north south spine road forming part of the Care Precinct works.

The primary central spine road element should have the following characteristics:

- A minimum carriageway width of 6.5m for the TWO WAY component from Queen Street, except where widening is needed for other purposes such as at intersections and where parking is permitted;
- A minimum carriageway width of 4.0m for the ONE WAY component from Victoria Street, except where widening is needed for other purposes such as at intersections, where parking is permitted and at hydrant locations;
- A minimum 2.5m width for kerbside parallel parking.
- Parking for 17 vehicles is proposed along these driveways.
- New footpaths will be constructed on both sides of the east west spine road where possible connecting into existing site accessways and footpaths.

New works will connect to existing pathways and accessways.

This road will be constructed in stages to enable continuous access through the village. The last part of Victoria Lane (west) will be finalised as part of Stage 2 – the Care Precinct.

4.2.9 Landscaping

The Village Green Precinct landscape design is described in the report by Jane Irwin Landscape Architecture contained in Appendix AB of Volume 6. The following is a summary of the proposed landscaping.

The landscape design aims to enhance the landscape qualities of the larger site and immediate building surrounds, while creating a network of community and private outdoor spaces connected by generous accessible paths.

The major community space will be the Village Green, which creates a generous landscape curtilage for the chapel, and retains the Ficus in an enhanced landscape environment. This central green is supplemented by a series of spaces of varying scale and character, described below.

Village Green

This major community landscape space forms a visual and social focus for the whole site. The green flows from the terrace of the chapel, opening views to the Chapel and giving emphasis to this important heritage feature. The green contains a wide flat lawn area suitable for informal croquet or boules, with an upper viewing edge formed by gentle terraces in the grass, and surrounded by a simple landscape of groundcover planting and trees. A small child's play area is included on the upper edge, in the shade of existing trees. These activity areas are overlooked by the chapel and café terraces, promoting a sense of inclusion and liveliness.

Small Social Spaces

There are a series of courtyards and terraces associated with community buildings that allow for small gatherings and casual socialisation. The café and the chapel include paved terraces with views over village green, allowing outdoor dining and catering for casual socialisation or organised events. These spaces will be hard paved to accommodate constant use, and shaded with planted pergolas. The chapel terrace is part of a wider paved area that also serves the community activity rooms.

A courtyard to the south of the administration building provides a contained and sheltered communal space, which will accommodate small informal groups, and more intimate gatherings. It can be a place to meet or to retreat. In summer it will be a cool shady space away from the more active areas.

Structuring Landscape

Landscape treatments that define entries, pathways and major destinations to create a strong framework and enhance legible movement through the site. This category includes the internal street from Queen Street to Victoria Street, and the main accessible path to the chapel terrace. Other pathways are less defined to emphasise a hierarchy of movement through the site.

The existing pathway running between the south west precinct and the Village Green Precinct requires minor alteration to levels and layout to make it accessible.

Private Gardens

The design proposes small scale spaces attached to living units that provide opportunities for making gardens, and that articulate the site landscape to create a domestic scale. Where possible, ground floor units are provided with terraces and a small landscape space, sometimes large enough to define territory, but in most cases defining an area of garden and providing privacy.

Plantings

Overall, the design proposes a simple approach to planting. Mature trees which are a part of the larger landscape of the site have been retained to ensure continuity of the site framework. The next level of planting provides screening to terraces and individual units, as well as anchoring the buildings within the landscape.

Planting beds around the buildings will contain a detailed mix of species, intended to add colour, interest and fragrance.

Generally, a mixture of native and exotic planting has been proposed. The selection will include many of the species selected for the landscape strategy associated with the redevelopment of Buildings A and B, to ensure a consistency of landscape character through the site, and to continue elements of the existing gardens that may be familiar to residents, into the new landscape. Small gardens associated with particular units, or located close to buildings will provide opportunities for residents to create individual gardens.

Native and locally indigenous species will supplement the planting palette, for hardiness and biodiversity. These plants will be used particularly for broad areas of planting, where low maintenance and water use are primary considerations.

Signage

Signage will be tied to an overall site strategy, with wayfinding signage at the street intersection, and individual block signage at the entrances and car park. Signage at block entrances will identify units within each, supplemented with individual unit numbering at unit entrances.

Planting in public areas will be selected and located to as to not create potential hiding spaces or restrict passive surveillance.

4.2.10 Access, Parking and Deliveries

Access

The common basement area is accessed via a single combined entry and exit ramp from the new east west road.

A pull-in bay is provided at the Village Green on Victoria Lane which will serve for deliveries and a loading bay near Men’s Shed.

Car parking

Basement car parking is proposed for 45 cars.

Deliveries

Deliveries to the Village Green Precinct will take place from Victoria Lane with a loading area provided.

4.2.11 Services

Electrical

Electrical services works for the Village Green Precinct are described in the Electrical, communications, Fire Detention & Security Services Return Brief prepared by JHA Consulting Engineers contained in Appendix W of Volume 5. All services have been accommodated in the architectural drawings.

This includes a new substation and its associated main switchboard to service the power needs of the southern part of the Village.

Each ILU building shall have separate house metering for all common areas and each independent living unit will be separately metered.

New underground submains shall be reticulated from the northern sector main switchboard to the new RACF main distribution board.

All apartments shall be reticulated as single phase submains.

External Lighting

External roadway and pathway lighting shall be designed to comply with the detailed requirements of AS1158, Public Area Lighting and SEPP (Housing for Seniors). In order to provide a safe illumination level on the pedestrian pathways, which is also in keeping with the nature and scale of the development it is proposed that such external lighting will be kept at low level with a low glare luminaire selection (i.e. 70 watt metal halide post top or bollard lighting). Such lighting shall be consistent in appearance and performance to those recently implemented throughout external pathways for Buildings A & B.

The lighting strategy is set out in the report prepared by Jim Hatz and Associates Appendix X of Volume 5.

It should be noted that all pedestrian pathway lighting shall be to the new SEPP (Housing for Seniors) requirements of a minimum of 20 lux.

Roadways and external car parks will be lit utilising strategically positioned 150 watt metal halide luminaires mounted on 4 meter poles. Such lighting shall implement sharp cut off reflectors to avoid the issue of spill lighting and glare.

All external lighting shall be controlled via a combination of PE cell/time switches with a manual override switch.

Telecommunication Services

A major Campus Distributor will be established within Building Q2 from which all other buildings will be connected via backbone copper and fibre optic cabling.

Building Distributors will house the following critical head end equipment:

- Major telephone intermediate distribution frame (IDF);
- IT electronic active hardware;
- MATV system;
- Nurse Call system;
- Security and electronic access control equipment data gathering panels.

Fire Detection

A stand alone fire detection system will be provided throughout the common areas of each of the residential buildings in accordance with BCA and AS1670. Smoke detectors within apartments will be standalone and shall be powered from a local lighting circuit within apartments and provided with battery back-up. Under current BCA requirements detectors installed within apartments need not transmit alarm signals outside the apartment. Smoke detectors in lobbies and public corridors will be interconnected and will sound throughout to comply with the BCA and AS 1670.

All apartment and common area smoke detectors shall be fitted with integral alarm sounders.

Security System

For the ILUs it is proposed that electronic access control via a proximity card reader will be provided to each of the residential building basement car parks. This is subject to detailed design. Electronic access control will be provided to the main entrance to each residential building.

Water and Sewerage

The Village Precinct development will connect into the existing water and sewer services at the site in accordance with the servicing concept as described in the Hydraulics Services Report contained in Appendix L of Volume 5.

4.2.12 Stormwater Management

The stormwater management for the Village Green will integrate into the overall stormwater management system for the site and is described in the Civil Infrastructure Report prepared by Robert Bird Group and contained in Appendix M of Volume 5 and in the drawings contained in Volume 4.

New stormwater pits will be constructed to suit the new road alignment. These will be connected to the existing trunk drainage running under the current East-West access road. A section of the existing drainage line will be upgraded to accommodate flows from diverted stormwater pipes upstream. A new stormwater drainage system will be constructed within the Village Green Precinct.

Roof drainage will be directed into a rainwater re-use tank (RWT) while the surface drainage system will be directed into an OSD tank. Further details, particularly in relation to the stormwater re-use strategy, are provided in the Hydraulics Services Concept Plan Report prepared by Whipps-Wood Consulting and contained in Appendix L of Volume 5.

Overland flow paths shall be incorporated in the Village Green precinct’s design. Upstream overland flows shall generally be directed around the precinct and towards the new East-West Street. Freeboard from overland flows to habitable floor levels and the basement car park ramp has been set at 300mm and 150mm respectively.

An erosion and sediment control plan outlining controls during construction is included in the Civil Infrastructure Report.

4.2.13 Environmental Sustainability

The project will be constructed to incorporate the water sensitive design and other sustainable initiatives as outlined in the Environmental Sustainable Development Assessment report prepared by Cundall and contained in Appendix N of Volume 5. Commitments to this effect are contained in the Statement of Commitments.

4.2.14 Waste Management

A Waste Management Strategy for the operation of Cardinal Freeman Village has been prepared by Greengate Property Group and is contained in Appendix K of Volume 5. This 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 to be accommodated at the ground level of Building Q1 and is accessible from the other buildings 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.

4.2.15 Construction Staging and Management Strategy

As described in Section 3.14, the Village Precinct is the first stage of the redevelopment and the first stage of the development to which the project application relates.

A Construction Management Plan for the Village Green Precinct is described in the Construction Management Plan prepared by EMP contained in Appendix J of Volume 5. The key principle of construction management is to minimise impacts on residents.

A more detailed CMP is required to be prepared during the detailed design phase and prior to construction commencing. At this time it would only 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 includes:

- Resident relocation implications;
- Maintenance of vehicular access to the site including priority for emergency vehicles;
- Construction traffic management including construction 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 the impacts of construction dust;
- Control of construction hours.

Construction will commence with an early works package to be completed prior to the balance of the works commencing. The early works package includes the widening and upgrading of the east west spine road together with the extension and upgrading of under road services.

The early works package also includes the establishment of community facilities within the Chapel undercroft. This ensures the services can continue to be provided to residents during construction and improves access to the site which alleviates the potential congestion expected if the road network was not upgraded. The internal road access is critical for Village deliveries, emergency vehicles and will require careful planning with Village Management to stage reconstruction in such a manner as to minimise disruption to the Village access and safe pedestrian movement.

Early staging of these road works (prior to the demolition and construction of the proposed buildings) is intended to lessen construction related impacts on existing Village operations and traffic flows by improving vehicle circulation throughout the Village allowing two way vehicle traffic and access into the Village to remain relatively unhindered throughout the redevelopment.

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.

4.2.16 BCA Compliance and Fire Safety Strategy

BCA Logic Pty Ltd have carried out a detailed BCA assessment and review of the architectural design documentation for the Village Green Precinct assessed against the applicable provisions of the Building Code of Australia, 2009 (BCA). Their report is contained in Appendix AQ of Volume 6. 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.



4.3 Stage 2 - Care Precinct Development

4.3.1 Development Summary

Approval is sought for:

- 1. Provision of temporary car parking to replace parking area for buildings A & B and construction of a new north south road and entry to Clissold Street;
- 2. Demolition of existing buildings including two cottages at the corner of Clissold and Queen Streets, the existing nursing home, 3 existing building (Building F) containing 36 independent living units and associated structures;
- 3. Construction of a new Residential Aged Care Facility (RACF) and two buildings containing Independent Living Units (ILUs) serviced self-care housing (SSC) over a basement level containing parking and RACF support services;
- 4. Provision of services and access including Clissold Lane and the completion of Victoria Lane; and
- 5. Site landscaping including the removal of trees.

4.3.2 Early Works for Parking and Access

Works will commence with the following facilities:

- The construction of a temporary car park to replace the existing car parking area for Buildings A and B;
- Construction of the north south access road off Clissold Street.
- Adjustments to pathways.

These works will be implemented before demolition and construction commences and are intended to ensure the on-going provision access during the construction period.



Figure 31. Site after Care Precinct Development

4.3.3 Resident Relocation

Stage 2 requires the demolition of two dwelling houses at the corner of Clissold and Queen Streets which are currently not used for seniors housing, Building F comprising 12 Independent Living Units (not currently occupied) and the existing nursing home.

The construction of the RACF has been staged to allow sufficient time for the existing nursing home to close.

4.3.4 Description of Facilities

Residential Aged Care Facility

The service philosophy for the RACF will be the improvement in the quality of life of residents through the provision of appropriate levels of care and support in a domestic environment that will encourage appropriate use of residual skills and manage the impact of inappropriate behaviour.

The Residential Aged Care Facility will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly).

The RACF will include:

- Community facilities such as meeting rooms, library, medical consulting rooms, hair dressing facilities and the like;
- A central commercial kitchen which will provide meals to the RACF residents, and additional support to the remainder of the village as required;
- Central commercial laundry which will provide laundry to nursing home residents and additional support to the Independent Living Units as required; and
- Administration and visitor reception and staff facilities.

The RACF is planned to accommodate approximately 132 beds mostly in single rooms but with some in twin rooms to provide a more affordable accommodation option.

The facility will be designed and constructed to meet Commonwealth aged care accreditation standards and the Building Code of Australia. These beds will replace the existing 59 bed nursing home on the site and the hostel building containing 60 rooms.

The RACF building is divided into 5 ‘houses’, 132 beds in a mix of single and double bed rooms (108 rooms in total). Each room contains beds, sitting area, robe, television and a fully assisted ensuite bathroom. The bathroom design enables carers to assist residents who require support and is fully equipped with the necessary equipment including grab rails to enable resident’s independence where possible.

The residential areas of each ‘house’ are linked by communal living, dining and activity spaces situated to take advantage of the view and allow generous amounts natural light into these spaces to create a sense of well-being. The combination of private and communal spaces allows residents to maintain their privacy whilst enabling them the opportunity to socialize and interact with other residents in these common spaces.

Centrally located on each level are multipurpose rooms that allow group activities to be undertaken including a gymnasium and cinema. These facilities can also be shared with the residents from adjoining independent living units due to the central location.

Kitchen and laundry facilities have been designed to meet the future capacity and provision of these services to the rest of the Village as required or demanded by the community.

Other associated services that will be incorporated into the

RACF consist of clean utilities, dirty utilities, storage spaces, staff stations, administration offices, staff rooms, cafe, hair salon and consulting room.

The RACF will offer both low care and high care accommodation for residents who require more assistance as they progress into their later years. This facility offers the residents the extra security and support they need and enables the residents to obtain assistance from qualified nursing staff and carers within their own personal environment. Additional services such as hair care, medical consulting services, cinema, sitting rooms, activities spaces and café, together with the shared communal living & dining spaces, encourage interaction between the residents in order to facilitate socialisation.

A dementia specific unit will be located on the ground floor with access to a secure external courtyard along the Queen Street frontage.

Living Units

The two residential buildings will contain 46 apartments being a mix of one and two bedroom units in a range of sizes.

The northern most building addressing Clissold Street comprises 14 one bedroom units and 9 two bedroom units (23 in total) over 5 residential levels. Some of the units include studies. There is a maximum of 6 units per floor with access provided via a lift to ground and basement levels. The building is accessed from the internal access way to the RACF and from Clissold Street via an entry from the street.

The southern building comprises 17 one bedroom units and 6 two bedroom units, again with some of the units containing studies. This building has been characterised as comprising serviced self care housing designed for residents who require a greater level of assistance, although are capable of remaining in their own home.

Both buildings are in close proximity to the RACF with access at the basement level and at the ground level to facilitate delivery of meals, nursing services and other services as required from the RACF. This enables these units to function as serviced self care apartments.

4.3.5 Design Intent and Built Form

Residential Aged Care Facility

The project architects for the Care Precinct, Suters, have provided an architects Statement for the project contained in Volume 3 and summarised below.

The RACF entry addresses the new ‘Clissold Lane’ to the east from a large courtyard, flanked by the two independent living unit buildings. This entry courtyard provides a vehicle drop off point.

Sensitive landscaping ensures the courtyard is established as a pedestrian friendly area and a shared space where soft and hard landscaping ‘erode’ the potentially utilitarian drop off zone. The overlooking residential rooms and units ensure constant surveillance ensuring security is maintained. The pedestrian footpath through the courtyard establishes an ‘axis’ that runs through the building entrance.

The entry foyer becomes an active ‘street’, flanked by the café, hair salon and consulting room. This street terminates at the southern courtyard and lift lobby.

In planning the Care Precinct buildings, the importance of appropriate scale was paramount. By introducing a large north facing courtyard between the two ‘wings’ of the RACF building, narrow residential scale forms are presented to Clissold Street. This form allows the Clissold Street elevation to read as three residential scale buildings, with the majority of the RACF building setback from the street.

The RACF, ILU and SSC buildings are deliberately expressed as three components in the plan. The introduction of the continuous circulation lobby through the centre of the RACF building allows access to natural light and ventilation, whilst splitting the building into smaller components, allowing each component to read as a smaller mass. This is particularly apparent when viewed from the north east along Clissold Street. In addition, the top storeys of all buildings have considerable set-backs ensuring that the visible height is appropriate for the residential context.

The west elevation addresses Queen Street with the building forms stepping down to this façade ensuring that a maximum of three storeys is visible from the street. The site topography, existing external stone walls, and landscaping ensure that the development actually presents as less than three storey’s to Queen Street.

By introducing large set-backs, combined with clearly articulated building forms, the apparent visual scale of the building is substantially reduced. Residentially massed rendered volumes project forward of the main façade providing relief and interest.

The ‘H’ format planning allows the building to be sympathetically setback from the existing facility to reduce overshadowing, enhance the privacy for both the existing and proposed facility and maximizes landscape area.

The building’s external appearance is designed to work in harmony with the existing buildings and materials on the site. This consists of a predominately masonry building with

rendered residentially massed elements with the introduction of appropriate sun-shading screens. The shading devices also provide the residents with privacy whilst assisting in the reduction of heat gain during the summer months, without compromising the effect of daylight to the interior.

By facilitating the interaction between RACF, Independent Living Units and Existing Serviced Apartments the scheme is designed to promote a more vibrant social mix.

Living Units

Each unit will contain a fully accessible bathroom (designed in accordance with AS1428.1 and AS4299.1) laundry, kitchen and living and dining areas.

The units are designed in order to maximise natural lighting and ensure quality of residential amenity and achieve cross-flow ventilation via a centrally located clerestory. Most units have access to an external balcony.

Units are also designed to meet the requirements of SEPP 65 (Design Quality of Residential Flat Development), ensuring excellent access to natural light, ventilation, storage and all other requirements that ensure high quality residential accommodation is provided.

The units have dual access via the naturally ventilated entry foyer, addressing the RACF entry courtyard and ‘Clissold Lane’. The position of the lift ensures that through site accessible travel is maintained via the ground floor lobby of the ILU and SSC buildings. This access will be limited to site residents only via a security system. Generous corridor widths are combined with natural light and ventilation to ensure the circulation lobby’s are pleasant inviting areas.

4.3.6 Material Selection

A combination of contemporary materials of render and lightweight timber look cladding, is combined with contextually sensitive brickwork ensuring that the material layering of façade reflects the historical layering of the locality, expressing past and present, whilst avoiding faux facadism.

The following materials are proposed for the development:

Bowral charolais cream Face Brickwork (or similar)

East / West facing walls of the RACF are expressed as blade walls with light coloured brickwork as the backdrop. This light brickwork provides the frameworks for feature materials and allows the development to reference the existing building stock on site and in the surrounding locality. Brickwork provides a practical, low maintenance finish whilst providing appropriate material expression.

Bowral Gertrudis Brown Face Brickwork (or similar)

Bark Brown and Red brickwork is set up in horizontal bands. These bands reflect the predominant brickwork used in the surrounding residences, whilst establishing a ‘fenestration band’ where windows are placed. This bands provides a uniform facade treatment irrespective of functional window size requirements.

Bowral Blue Face Brickwork (or similar)

A dark, recessive ‘plinth’ is established at basement level, helping provide vertical relief. This brickwork grows to envelope the ILU and SSC building.

Prodema Prodex ‘Rustik’ (or similar)

Selected areas are clad with a lightweight panel system incorporating a real timber veneer face. The use of timber provides a warmth and familiarity. The use of an engineer panelised product ensure long term low maintenance.

Painted Fibre Cement Cladding

The use of a lightweight, dark material ensure the top storey’s are recessive. This lightweight cladding wraps down to the ground in area of the ILU / SSC building ensuring the buildings appears as a whole, rather than a series of stacked floor plate.

Cement render and Paint finish

Lightly textured cement render us used to express residential scaled volumes. This material gives a contemporary feel to the development and its use provides a welcomed changed in scale, ensuring the building mass is appropriate in the streetscape.

Aluminium mesh screening

The external stair adjacent to the building entry is enclosed with a vertical strip of aluminium mesh screening. This screening provides security to the external stair whilst allowing internal viewing. The material use create a vertical entry statement and a contemporary aesthetic.

Curtain Wall Glazing

Use of a glazed curtain wall system to the ground floor administration area, which wraps the full height of the building at the entry, ensures the entry is clearly legible and help articulate the functions of the building.

Powder Coated Aluminium Privacy Screens

The use of operable privacy screens provide sun shading and privacy to private residential balconies. Powder coated aluminium provides a low maintenance finish.

Hard Landscaping

Strips of textured concrete run through the RACF entry courtyard. This strips integrate the landscaping with the drop off area, ensuring the vehicle turning requirements do not dominate the courtyard.

4.3.7 Works to Heritage Items

There are no heritage items in the vicinity of the Care Precinct development.

4.3.8 Demolition

The following buildings will be demolished as part of the project:

- Two dwellings at the corner of Clissold and Queen Streets;
- The existing nursing home building;
- One existing former ILU building (Building F, not used for residential purposes).

Demolition will take place in accordance with Demolition work must be carried out in accordance with AS 2601—2001 The Demolition of Structures, published by Standards Australia on 13 September 2001.

Hazardous Building Material audits have been completed and are contained in Appendix U of Volume 5.

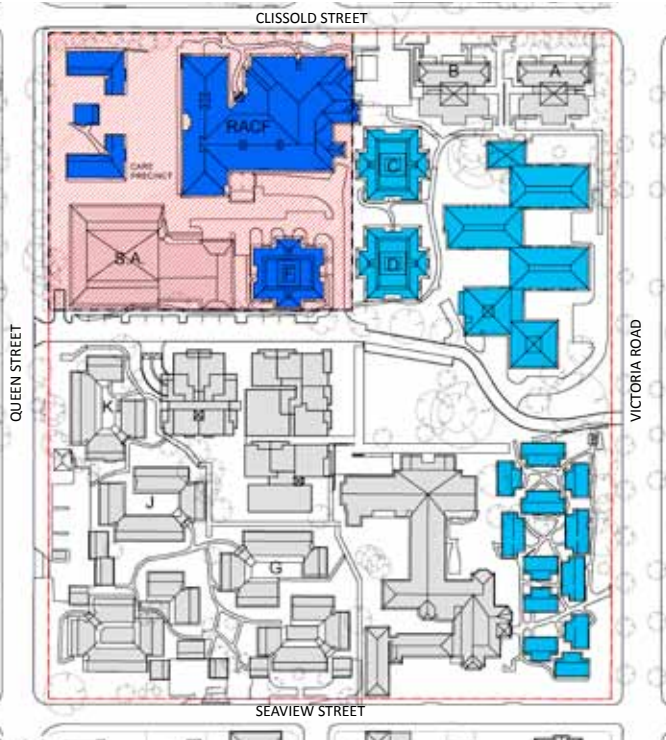


Figure 32. Demolition Plan - Care Precinct



4.3.9 Road and Civil Works

Civil Works are described in the Civil Infrastructure Report prepared by Robert Bird Group and contained in Appendix M of Volume 5 and in the drawings contained in Volume 4.

The existing north south access road will be reconstructed to a new road alignment and extended to connect to Clissold Street as part of this application. The secondary central spine road element (Clissold Lane) would have the following characteristics:

- A minimum carriageway width of 5.5m for the TWO WAY component from Clissold Street, except where widening is needed for other purposes such as at intersections and where parking is permitted.
- A minimum carriageway width of 6.0m at hydrant locations for a desirable distance of 15m or a minimum distance of 12m.
- A minimum 2.5m width for kerbside parallel parking.

New footpaths and road side parking will be constructed around the Care Precinct and along the new Clissold Lane. These will connect with existing village infrastructure including that completed as part of the Village Green Precinct. The final part of Victoria Lane (west) will be completed at this time.

Excavation will be required for basement construction. A single level basement is proposed. Because of the slope of the site, basement excavation will be partial towards Clissold Street and deeper moving south.

4.3.10 Landscaping

Terras Landscape Architects have prepared the landscape design for the care precinct as described in the landscape design statement contained in Appendix AV of Volume 7 and as shown on the application drawings contained in Volume 4. The landscape proposals are consistent with the Concept Plan landscaping principals and strategy. The intention for the Care Precinct landscape is to “maximise amenity and enjoyment for residents and visitors; make a positive contribution to quality of life without environmental or social cost, and (be) within the context of the existing landscape and urban structure.”

Importance has been placed on creating a cohesive relationship between the individual spaces, whilst at the same time allowing for each area to take on its own unique identity. In most cases this is achieved through the use of a well-defined palette of materials, textures, and plants, appropriately responding to the intended use of each area.

The need to reinforce the residential nature of this facility has been of particular importance when developing the landscape strategy. It is intended that the landscape convey a sense of ‘casual relaxedness’, typical of what you might find at someone’s home. The intent is to avoid a ‘large-scale commercial landscape’ and improve the sense of community. The landscape plan proposes a number of specific landscaped spaces as follows:

**Entry Courtyard**

The Entry Courtyard is the arrival point for all visitors to the Care Precinct. Accessed off the North-South Road from Clissold Street, the space facilitates an entry and drop-off zone for vehicles and thus requires a large portion of hard-paving. Avoiding the appearance of a typical ‘road’, the same exposed aggregate concrete is used for both the vehicle and pedestrian zones. Simple bollards separate the spaces, creating a forecourt to the main building. The paving pattern continues through the building, and helps to unify external and internal spaces.

Understorey planting filters out over the paving, and helps to soften the area. Where deep soil is available, these gardens are punctuated with the white vertical trunks of the *Corymbia maculata* (Spotted Gums). These trees provide dappled shade, and help to scale the courtyard to the buildings that surround it. Shrub planting and stone walls provide separation between the courtyard and surrounding ground floor rooms, whilst at the same time aiming not to enclose the occupants and ensure views out are maintained.

**Southern Courtyard**

The paving pattern that is established in the Entry Courtyard, extends through the foyer of the building and into the Southern Courtyard, strengthening the connection this space has to the architecture. As an extension to an internal seating area and kiosk, this space will provide a tranquil and relaxing environment in which to sit and enjoy a tea or coffee.

As a shaded south-facing space, bounded by some substantial retaining walls on the southern side, the courtyard has a ‘sunken’ feel, which will be accentuated by tall palms and lots of shade-loving plants.

A private, screened-off courtyard is also provided as a break-out space from the adjoining meeting room, once again marrying the building to the surrounding landscape. Corten steel feature screens, help to provide this separation and add interest to the area.

Addressing the neighbouring serviced apartments that will overlook the courtyard is also an important consideration. Significant hedge and screen planting will be provided at the top of the retaining walls, affording privacy to both neighbours. In addition, as the palms mature, these canopies will eventually be visible by the apartment residents, giving them a pleasant outlook.

**Main Courtyard**

This courtyard extends out from the main living/dining zone of the RACF on the ground floor, and has been designed as a connection to the internal space. It is located immediately adjacent to the dining room and includes a large area for additional tables and chairs is provided, maximising flexibility, and giving residents the option to dine outside. A pergola with flowering climbers provides dappled shade to the area while other surrounding plants will provide visual and textural interest for the residents.

Responding to the topography, the rest of the courtyard is sited at a lower level, nestling 700mm below the alfresco area. Accessed via stairs and a ramp, the area contains an open lawn surrounded by seating and deciduous feature trees. These trees maximise solar access in cooler months while providing sufficient areas of shade in summer.

Segments of the existing sandstone boundary wall are removed to provide views across the lawn and out to the street. This simple but important intervention, allows residents to visually connect to their surrounding neighbourhood.

The courtyard includes a meandering path, wrapping around the building and through trees and scented gardens, with ‘nooks’ in which to stop and rest. The path terminates at an open seating area, creating a ‘destination’ for the journey.

**Dementia courtyard**

Gardens help to provide the sensory stimuli helpful to patients with dementia. The dementia courtyard will therefore be an important component to the ongoing care of the aged residents at this facility. Key characteristics of the garden include:

- A clear, clutter free and unambiguous environment;
- Clear visual access;
- Continuity from inside to outside with clear separation from indoor to the courtyard;
- Screening from the Queen Street for privacy and security;
- Safety and security of the patients is a key consideration to the design of this space;
- Use of non-toxic plants;
- Paving is safe and continuous;

- Deciduous trees are set back from paths so that fallen leaves do not create slip hazards;
  - Fencing is unobtrusive and free of foot holds;
  - Avoiding the feel of ‘imprisonment’;- Safe and secure;
- Use of ‘simple’ consistent finishes to avoid confusion e.g. No intricate paving patterns;
- Edges and walls will contrast to paths to make for a clear and delineated path;
  - Any signage used will have simple, large print words as well as pictures to make the most of retained abilities;
  - Sensor activated night lighting will be installed for those who may wander in the dark and to alert any staff;
  - Simple path arrangements, figure of eight enables continual exercise with prompts and cues along the way to help direct patients;
  - Sheltered rest stops along the way are important and have also been integrated into the garden design. Other motivating elements such as a garden shed, tools and areas to garden are also included;
  - The garden makes use of raised garden beds and the paths are flat surfaces, universally accessible.

**Other adjoining areas**

The space between the RACF and ILU buildings provides an additional exterior area to enjoy the benefits of the outdoors. A path extending from the entry courtyard will be carried out into the space, leading visitors to a quiet area to sit. Tree planting will provide a partial screen between the two buildings and provide some dappled shade to the area.

**Exterior Fence**

The existing sandstone fence that wraps most of the perimeter to the site will have some sections removed in order to allow palisade fencing to be inserted. This simple intervention will help to break down the monotony of the wall and provide a better address to the street.

4.3.11 Access, Parking and Deliveries

Access

The main entry to the RACF is off the new Clissold Lane from Clissold Street to Victoria Lane. This point of arrival will act as a drop off point and ambulance access. Parking and service/delivery located in the basement will be accessed via a separate access from Clissold Street.

Pedestrian access to the northern ILU Building is from the basement car park, from the main entry courtyard to the RACF, and adjacent to the lift on the eastern side of the building. The latter entry provides access to the letterboxes and to Clissold Street, providing a sense of address to the street.

Pedestrian access to the southern ILU is also from the main entry courtyard to the RACF and, on the southern façade, from Victoria Street.

Car parking

Basement car parking is provided consisting of 38 spaces for the RACF and 35 spaces for the ILUs. An ambulance drop off/parking bay and two short term visitor spaces are provided at or near the porte cochere entry to the RACF. 5 spaces will be provided on the new north south link.

Deliveries

Most deliveries for the RACF will occur in the basement accessed from Clissold Street. This area will accommodate waste management for the RACF.

4.3.12 Services

Electrical

Electrical services works for the Care Precinct are described in the Electrical, communications, Fire Detention & Security Services Return Brief prepared by JHA Consulting Engineers contained in Appendix W of volume 5. All services have been accommodated in the architectural drawings.

The Aged Care Precinct will source its power from an existing kiosk substation and main switchboard which have recently been established at the northern end of the site. The substation and main switchboard are both rated for a maximum of 1,000KVA (1400 amps) and have been established to accommodate the electrical needs of the northern end of the site (of which the Aged Care Precinct is a part).

A main switch room will be required within the RACF and two sub switch rooms will be required for the ILU buildings.

Each ILU building shall have separate house metering for all common areas and each independent living unit will be separately metered.

New underground submains shall be reticulated from the northern sector main switchboard to the new RACF main distribution board.

All apartments shall be reticulated as single phase submains.

External Lighting

External roadway and pathway lighting shall be designed to comply with the detailed requirements of AS1158, Public Area Lighting and SEPP (Housing for Seniors). In order to provide a safe illumination level on the pedestrian pathways, which is also in keeping with the nature and scale of the development, it is proposed that such external lighting will be kept at low level with a low glare luminaire selection (i.e. 70 watt metal halide post top or bollard lighting). Such lighting shall be consistent in appearance and performance to those recently implemented throughout external pathways for Buildings A & B.

The lighting strategy is set out in the report prepared by Jim Hatz and Associates Appendix X of Volume 5

It should be noted that all pedestrian pathway lighting shall be to the new SEPP (Housing for seniors) requirements of a minimum of 20 lux.

Roadways and external car parks will be lit utilising strategically positioned 150 watt metal halide luminaires mounted on 4 meter poles. Such lighting shall implement sharp cut off reflectors to avoid the issue of spill lighting and glare.

All external lighting shall be controlled via a combination of PE cell/time switches with a manual override switch.

Telecommunication Services

A major Building Distributor will be established within the RACF building to service the needs of the Aged Care Precinct (i.e. RACF and adjacent ILUs). This Building Distributor will be linked to the Campus Distributer in Building Q2 via backbone copper and fibre optic cabling.

The Building Distributor will house the following critical head end equipment:

- Major telephone intermediate distribution frame (IDF)
- IT electronic active hardware
- MATV system
- Nurse Call system
- Security and electronic access control equipment data gathering panels

Fire Detection

It is proposed that an addressable fire detection system will be installed in the RACF complying with the requirements of AS1670 and the BCA and consisting of smoke detectors, thermal detectors, manual break glass alarms, fire bells and beacons will be distributed throughout the new facility. Concealed smoke detectors would also be incorporated within all the roof spaces with a height greater than 800mm to AS 1670.

The fire detection system will be connected to the nurse call system to utilise the nurse call annunciators as mimic panels as required by the BCA Class 9c status. It is proposed that the main Fire Indicator Panel will be positioned close to the main entrance.

A Building Occupant Warning System (BOWS) shall be introduced throughout the new facility and shall comply with the requirements of the BCA and AS1670.

For the ILUs a stand alone fire detection system will be provided throughout the common areas of each of the residential buildings in accordance with BCA and AS1670. Smoke detectors within apartments will be standalone and shall be powered from a local lighting circuit within apartments and provided with battery back-up. Under current BCA requirements detectors installed within apartments need not transmit alarm signals outside the apartment. Smoke detectors in lobbies and public corridors will be interconnected and will sound throughout to comply with the BCA and AS 1670.

All apartment and common area smoke detectors shall be fitted with integral alarm sounders.

Security System

The scope of the security / access control to the RACF is as follows:

- Closed Circuit TV cameras connected to high resolution multi zone split screen monitor with recording facility activated by movement to high needs external areas (i.e. entrance, car park etc).
- Audio and video intercom at the four entry doors into basement and one to the roller door at the entrance of the basement carpark with remote unlocking and monitor at the main reception desk.
- Audio intercom at main entry door linked to nurse call DECT phones.
- Select internal and external doors needing electronic recognition access via a valid card / fob. Such doors will typically exist on the perimeter of the building and to the dementia area and will include card readers and electric strikes.
- Reed switches to all external doors for monitoring of forced opening etc.
- All security alarms will be interfaced to the paging system.
- In car windscreen tags as well as proximity readers for the carpark roller doors.
- All electronic access control doors will be interfaced to the fire detection system for automatic release in the event of a fire alarm.
- It is proposed that the security system will be of a Concept 4000 type or equivalent.
- Fixed duress alarm pushbutton will be installed at each Staff station, NUM and reception. Confirmation is needed from the Client on whether mobile duress facilities should be included.

For the ILUs it is proposed that electronic access control via a proximity card reader will be provided to each of the residential building basement car parks. This is subject to detailed design. Electronic access control will be provided to the main entrance to each residential building.

Water and Sewerage

The Care Precinct development will connect into the existing water and sewer services at the site in accordance with the servicing concept as described in the Hydraulics Services Report contained in Appendix L of Volume 5.



4.3.13 Stormwater Management

The stormwater management for the Care Precinct will integrate into the overall stormwater management system for the site and is described in the Civil Infrastructure Report prepared by Robert Bird Group and contained in Appendix M of Volume 5 and in the drawings contained in Volume 4.

Roof water will be directed to two rainwater re-use tanks while surface drainage will be directed to an OSD tank. Further details are provided in the Hydraulics Services Concept Plan Report prepared by Whipps-Wood Consulting and contained in Appendix L of Volume 5.

An erosion and sediment control plan outlining controls during construction is included in the Civil Infrastructure Report.

4.3.14 Environmental Sustainability

The project will be constructed to incorporate the water sensitive design and other sustainable initiatives as outlined in the Environmental Sustainable Development Assessment report prepared by Cundall and contained in Appendix N of Volume 5. Commitments to this effect are contained in the Statement of Commitments.

4.3.15 Waste Management

A Waste Management Strategy for the operation of Cardinal Freeman Village has been prepared by Greengate Property Group and is contained in Appendix N of Volume 5. This 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 to be accommodated at the ground level of the ILU Buildings 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 RACF will be collected by Village staff and transferred to bulk commercial waste area adjacent to the driveway entry to the basement car park. Clinical wastes will be managed in accordance with guidelines and will be managed in the basement area.

4.3.16 Construction Staging and Management Strategy

As described in Section 3.14, the Care Precinct will commence construction following completion of the Village Green Precinct and thus is second stage of the development to which the application relates.

A Construction Management Plan for the Village Green Precinct is described in the Construction Management Plan prepared by EPM contained in Appendix J of Volume 5. 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 this 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 includes:

- 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.

4.3.17 BCA Compliance and Fire Safety Strategy

BCA Logic Pty Ltd have carried out a detailed BCA assessment and review of the architectural design documentation for the Care Precinct assessed against the applicable provisions of the Building Code of Australia, 2009 (BCA). Their report is contained in Appendix BK of Volume 7. 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.



5.0 Environmental Assessment

5.1 Relevant EPIs, Policies and Guidelines

- 5.1.1 Objects of the EP&A Act
- 5.1.2 NSW State Plan and Urban Transport Statement
- 5.1.3 Draft Inner West Sub-regional Strategy
- 5.1.4 State Environmental Planning Policy (Major Development) 2005
- 5.1.5 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- 5.1.6 State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development
- 5.1.7 State Environmental Planning Policy No.55 (SEPP55) – Remediation of Land
- 5.1.8 State Environmental Planning Policy No 53—Metropolitan Residential Development
- 5.1.9 State Environmental Planning Policy (Infrastructure) 2007
- 5.1.10 State Environmental Planning (Building Sustainability Index: Basix) 2004
- 5.1.11 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- 5.1.12 Draft State Environmental Planning Policy No 66 – Integration of Land Use and Transport
- 5.1.13 Draft Strategic Plan 2006 – 2010: Ashfield Towards 2010
- 5.1.14 Ashfield Local Environmental Plan (LEP) 1985
- 5.1.15 Ashfield Development Control Plan for Heritage Conservation
- 5.1.16 Ashfield Development Control Plan 2007
- 5.1.17 Nature and extent of compliance with relevant EPIs

5.2 Built Form

5.3 Urban Design

5.4 Environmental and Residential Amenities

- 5.4.1 Solar Access
- 5.4.2 Acoustic Privacy

- 5.4.3 Visual Privacy
- 5.4.4 View Analysis

5.5 Heritage

- 5.5.1 Heritage Management Strategy
- 5.5.2 Heritage Impact Statement

5.6 Public Domain and Safety

5.7 Transport and Accessibility Impacts

- 5.7.1 Transport Impacts
- 5.7.2 Implications for Non-car Travel Modes
- 5.7.3 Approach to Parking
- 5.7.4 Measures to Mitigate Potential Impacts for Pedestrians and Cyclists During Construction
- 5.7.5 Measures to Promote Sustainable Means of Transport
- 5.7.6 Service Vehicle Movements
- 5.7.7 Construction Traffic Management

5.8 Environmental and Ecologically Sustainable Development

- 5.8.1 ESD Principles incorporated into the Design, Construction and Operation
- 5.8.2 Acoustic Impacts
- 5.8.3 Air Quality Impacts
- 5.8.4 Water Quality and Flow Impacts
- 5.8.5 Fauna Impacts
- 5.8.6 Impact on Trees
- 5.8.7 Environmental Initiatives
- 5.8.8 Mitigation and Management Options

5.9 Stormwater Management

5.10 Staging and Construction Management

5.11 Contributions and Planning Agreements

5.12 Housing Affordability and Choice

5.13 Draft Statement of Commitments

- 5.13.1 Proposed mitigation and management of residual impacts
- 5.13.2 Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project

5.1 Relevant Environmental Planning Instruments, Policies and Guidelines

5.1.1 Objects of the EP&A Act

The table below provides an assessment of the proposed development against Clause 5 of the EP&A Act which provides the objects of the Act.

Object	Comment
<b>“(a) to encourage:</b>	
<i>(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,</i>	The development makes efficient use of an existing serviced site in a manner that enables the introduction of energy efficient buildings in an accessible location. The provision of additional accommodation for seniors promotes the social and economic welfare of the community consistent with State government policy.
<i>(ii) the promotion and co-ordination of the orderly and economic use and development of land,</i>	The Concept Plan Application provides a planned and integrated framework for the progressive redevelopment of the site which, given its location in the regional and local context, promotes the orderly and economic use of this accessible and serviced site.
<i>(i) the protection, provision and co-ordination of communication and utility services,</i>	The redevelopment of the site will provide for the co-ordinated upgrade and augmentation of communication, security and utility services. The upgrade of access and utility services is an important component of the Concept Plan.
<i>(ii) the provision of land for public purposes,</i>	The site is privately owned in an established urban area. Provision will be made on site for improved open spaces for passive recreational purposes. Land will be provided as required by utility authorities for public purposes.
<i>(iii) the provision and co-ordination of community services and facilities, and</i>	The development will provide a continuum of care for seniors ranging from independent living to residential aged care facilities and will include assisted living, services apartments and high care accommodation. It is proposed that all necessary services will be available on the site and provided or arranged for all residents on a fee for service basis. The development will provide accommodation for seniors in a safe and secure environment and is seen to respond to the growing need for seniors accommodation.
<i>(iv) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and</i>	There are no known threatened species, populations or ecological communities. Targeted studies of a potential threatened species have been undertaken.
<i>(v) ecologically sustainable development, and</i>	The development includes a range of ESD measures as outlined in this report.
<i>(vi) the provision and maintenance of affordable housing, and</i>	The redevelopment of the site will see an improvement to the range and quality of purpose built seniors housing. Consideration has been given to providing a range of unit sizes and the retention of a number of existing units on the site to provide a range of prices.
<b>(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and</b>	Not relevant
<b>(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.”</b>	The community has been consulted at a number of stages during the planning of the redevelopment of the site. Further consultation will be undertaken as part of the EA exhibition process.

5.1.2 NSW State Plan and Urban Transport Statement

The State Plan: A New Direction for NSW, released in November 2006, sets out the priorities for government action over the next 10 years. The Plan includes 34 priorities and 60 targets. The State Plan focuses on five areas of activity:

- **Rights, Respect and Responsibility** – the justice system and services that promote community involvement and citizenship.
- **Delivering Better Services** – key services to the whole population including health, education and transport.
- **Fairness and Opportunity** – services that promote social justice and reduce disadvantage.
- **Growing Prosperity Across NSW** – activities that promote productivity and economic growth, particularly in rural and regional NSW.
- **Environment for Living** – planning for housing and jobs, environmental protection, arts and recreation.

The Environment for Living category of activity includes Priority E6: Housing Affordability. The State Plan explains that the Priority is considered from two perspectives, from the perspective of the first home buyer and secondly from the perspective of the most vulnerable households (the frail aged, people with disabilities etc).

The Targets for Priority E6 include:-

“In Greater Sydney Metropolitan Region:

- 640,000 new dwellings over next 25 years to 2031 – of which 445,000 will be in existing urban areas and the remainder (195,000) in Greenfield locations.”

The proposed development which involves the construction of a residential aged care facility, and self-contained and assisted living dwellings in consistent with Priority E6. It will provide housing within the Greater Sydney Metropolitan Region for seniors, the frail aged and people with disabilities. It will provide a continuum of care enabling residents to age in place and to move to higher levels of care as appropriate.

The Urban Transport Statement was released in November 2006 to address the State Plan’s key priorities of easing traffic congestion and increasing public transport use. The Statement is an action plan to address Sydney’s present and future transport needs. The proposed development is consistent with the Statement as it is located in Ashfield which is well serviced by both rail and bus services.

5.1.3 Draft Inner West Sub-regional Strategy

The Inner West Draft Subregional Strategy (“Draft Subregional Strategy”) was placed on public exhibition from 3 July 2008 to 5 September 2008. When finalised, the Draft Subregional Strategy will guide land-use planning until 2031 in the Ashfield, Burwood, Canada Bay, Leichhardt and Strathfield local government areas.

Subregional strategies have been identified by the NSW State Government as the next step in translating planning objectives for the whole city into strategies for each grouping of local government areas and the many communities of Sydney. The subregional strategies are based on the Metropolitan Strategy and propose actions to be undertaken by State Government agencies and local government.

The key directions of the Draft Subregional Strategy are:-

- Improving access to a variety of housing choice in response to demographic trends;
- Strengthening the subregion’s Major Centre of Hornsby and enhancing local centres such as Epping and Gordon;
- Improving public transport access to, from and within the subregion;
- Managing rural and resource lands to protect them from inappropriate and incompatible uses; and
- Protecting the valuable environment and life of the subregion.
- The Metropolitan Strategy and each of the related subregional strategies consist of seven strategies.

The seven strategies are:-

- A. Economy and Employment
- B. Centres and Corridors
- C. Housing
- D. Transport
- E. Environment, Heritage and Resources
- F. Parks, Public Places and Culture
- G. Implementation and Governance

In relation to the economy and employment, the strategy seeks to build on existing concentrations and clusters of knowledge-based activities, such as universities and hospitals. Council’s are encouraged to consider opportunities for such clusters.

Strategy C2, on page 65 of the Inner West Draft Subregional Strategy is:-

“C2. Plan for a housing mix near jobs, transport and services”

The sub-strategy or action identified to achieve this strategy includes:-

“C2.2 Provide self care housing for seniors and people with a disability”



The sub-strategy further provides:-

*“The ageing population within Sydney, and in particular the Inner West Subregion, makes the provision for housing for both seniors and people with a disability very important.*

*There may be opportunities for vertical villages which combine assisted and self care accommodation, similar to that which has been developed in other locations such as James Milson Village at North Sydney, especially in areas with access to amenity and health services such as Concord Repatriation General Hospital.*

*At present the subregion is home to a high proportion of young working age residents, particularly in Leichhardt. However, like most areas of Sydney, the population is expected to age. By 2031 it is forecast that 18 per cent of Inner West residents will be aged over 65 years.”*

The proposed development is consistent with the Draft Subregional Strategy as it will provide additional seniors housing accommodation in a variety of forms and including a residential aged care facility.

**5.1.4 State Environmental Planning Policy (Major Development) 2005**

State Environmental Planning Policy (Major Development) 2005 is the main instrument for nominating projects which are of State or Regional environmental planning significance and are declared to be projects to be determined by the Minister under Part 3A.

The proposed development falls within Schedule 1, Clause 13 of the Major Development SEPP and is a Project to which Part 3A of the Act applies. The Minister has authorised a Concept Plan Application.

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

The SEPP (Housing for Seniors) aims to encourage the provision of housing (including residential care facilities that will:

- (a) increase the supply and diversity of housing that meets the needs of seniors or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and
- (c) be of good design.

The SEPP further identifies that aims of the policy will be achieved by:

- (d) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and
- (e) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
- (f) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

The SEPP (Housing for Seniors) is a policy response which recognises that there is currently an undersupply of seniors’ housing throughout NSW. Demand for seniors housing will further increase over the next 15 years, one in three people in NSW will be aged over 55 by 2021. Trends in the delivery of care and support services for seniors indicate that seniors’ housing will increasingly be delivered in village style developments, and that there needs to be an increased capacity for homes which allow “ageing in place”, a situation desired by most people. The objective of development of seniors housing in the SEPP is “to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frailer, and other people with a disability regardless of their age.”

In accordance with the key concepts in Chapter 2 of the SEPP (Housing for Seniors), the proposed development can be characterised as seniors housing comprising a residential care facility and self-contained dwellings in the form of serviced self-care housing. These terms are defined to be:

**residential care facility** is residential accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

not being a dwelling, hostel, hospital or psychiatric facility.

and

**self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

and

**serviced self-care housing** is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

In accordance with the provisions of Chapter 3 of this SEPP, the proposed development is permissible.

**Design of Residential Development**

Chapter 3 of SEPP (Housing for Seniors) contains provisions for seniors housing. Every effort has been made in the design of the concept plan application 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. A table detailing the Concept Plan compliance with the provisions of Chapter 3 is attached at Appendix AA of Volume 5. This appendix also includes additional compliance tables dealing with the project application.

5.1.6 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 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 project application (Volumes 3 and 4)

Design Principles

The policy sets out design quality principles that should guide the design of residential flat buildings and that should be taken into consideration in determining a development application. Clause 30(2)(b) of the SEPP requires the consent authority to evaluate the design quality of the proposed residential flat building in accordance with these design quality principles.

In accordance with these requirements, the architects for the scheme, Hill Thalís and Suters have prepared an assessment of compliance with the design principles in SEPP65. These are contained in Volume 3 and Volume 4 respectively. These principles have informed the design of the development. It is considered that the proposed development is consistent with the design principles of SEPP65.

Residential Flat Design Code

Clause 30(2)(c) of SEPP65 requires that the publication Residential Flat Design Code be taken into consideration when assessing applications for residential flat buildings. These principles have guided the development of the project application and concept plan application.

5.1.7 State Environmental Planning Policy No.55 (SEPP55) – Remediation of Land

SEPP55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

SEPP55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use on that 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. A copy of the report prepared by Hibbs and Associates Pty Ltd is contained in Appendix T of Volume 5.

5.1.8 State Environmental Planning Policy No 53—Metropolitan Residential Development

SEPP53 only applies to the Ku-ring-gai local government area and is therefore not a relevant consideration for the proposed development.

5.1.9 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (“Infrastructure SEPP”) commenced on the 1 January 2008. The proposed development 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 RTA.

5.1.10 State Environmental Planning (Building Sustainability Index: Basix) 2004

A BASIX Assessment of the apartment buildings has been undertaken by ABC Planning. Their reports are contained in Appendix AR of Volume 6 and Appendix BL of Volume 7.

5.1.11 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 was gazetted on 28 September 2005 and replaced Sydney Regional Environmental Plan No. 22- Parramatta River and Sydney Regional Plan No.23 – Sydney and Middle Harbours. The site falls within the map area shown edged heavy black and hence is affected by Sydney Harbour Catchment SREP (2005). Clause 13 of the SREP provides the following planning principles for land within the Sydney Harbour Catchment:-

- “(a)development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,*
- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,*
- (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,*
- (d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),*
- (e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),*
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,*
- (g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,*
- (h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,*
- (i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,*
- (j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,*



- (k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,
- (l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.”

The proposed development involves water quality control measures and erosion and sediment control measures are proposed during construction.

5.1.12 Draft State Environmental Planning Policy No 66 – Integration of Land Use and Transport

The Department of Planning issued a Planning Circular (PS 08-013) in November 2008 informing consent authorities that draft EPIs that were exhibited prior to 1 March 2006 and have not been gazetted should not be considered in relation to development applications in terms of section 79C(a)(ii) of the EP&A Act. The direction was effective from 1 March 2009. Draft SEPP66 was exhibited between 14 September 2001 and 14 December 2001 and as such in accordance with the direction is no longer a relevant consideration under Section 79C(a)(ii) of the Act.

5.1.13 Draft Strategic Plan 2006 – 2010: Ashfield Towards 2010

Ashfield Towards 2010, Ashfield’s Strategic Plan, outlines the goals and objectives for the LGA. The Plan recognises that Ashfield’s population is shifting, resulting in an increasing proportion of residents aged 65 and over.

The Strategic Plan 2006 - 2010 was prepared in consultation with Ashfield Councillors, senior staff members and residents. It sets out Ashfield Council’s visions and strategic objectives in relation to seven key areas, including Urban Housing and Urban Environment.

The Plan provides the following vision statement and strategic objectives and priorities in respect of Housing and the Urban Environment:

Vision

- A community with a wide choice of attractive affordable housing, within an urban environment, which is pleasant and well maintained and provides a high level of services, recreation facilities, employment and accessibility.
- A model for the sensitive conservation of its important built heritage and a high level of concern for urban design in both new developments and public works.
- An area with a mix of housing types for a wide variety of households.
- An area untroubled by aircraft noise and free of pollution.

Strategic Objectives and Priorities

- To manage the development of the municipality to achieve a balance between maintaining the urban character, sustainable urban form, and meeting the diverse housing needs of the community.
- To increase the attractiveness of Ashfield as a place to live, visit and invest.
- To maintain, protect and enhance the heritage character and qualities of Ashfield.

The proposed development is consistent the Draft Strategic Plan 2006 – 2010, it will provide additional seniors housing for the ageing population of Ashfield.

5.1.14 Ashfield Local Environmental Plan (LEP) 1985

Planning controls applicable to the site are contained in the Ashfield Local Environmental Plan (LEP) 1985. The aims of the plan are:

- “(a) to promote the orderly and economic development of the local government area of Ashfield in a manner consistent with the need to protect the environment, and
- (b) retain and enhance the identity of the Ashfield area derived from its role as an early residential suburb with local service industries and retail centres, and containing the first garden suburb of Haberfield (now listed as part of the National Estate).”

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). An extract from the LEP map is provided in Figure 33.

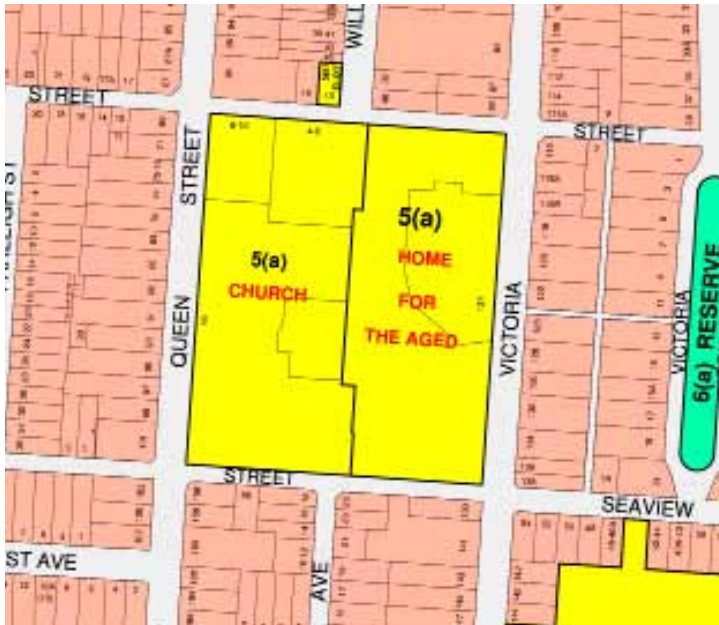


Figure 33. Zoning Map Extract Ashfield LEP 1985

Heritage

The LEP identifies the plan’s heritage aims as:

- “(a) to retain the identity of Ashfield by conserving its environmental heritage, which includes the first garden suburb of Haberfield now listed as part of the National Estate, and
- (b) to integrate heritage conservation into the planning and development control processes, and
- (c) to provide for public involvement in the conservation of Ashfield’s environmental heritage, and
- (d) to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings as well as landscapes and streetscapes and the distinctive character that they impact to the land to which this plan applies.”

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 (Appendix H of Volume 5) and Heritage Management Heritage Strategy (Appendix G of Volume 5). This impacts of the proposed development on the heritage significance of the site has been assessed in the Heritage Impact Statements contained in Appendix F of Volume 5 in relation to the Concept Plan, Appendix AE of Volume 6 for the project application (Village Green) and Appendix AY of Volume 7 for the Care Precinct. These impacts are discussed below in Section 5.5.

5.1.15 Ashfield Development Control Plan for Heritage Conservation

The objectives of the DCP are:

- “(i) to keep the qualities and fabric which contribute to the heritage significance and identity of the Ashfield local government area.
- (ii) to allow necessary change, but only where it will not remove or detract from those special qualities.
- (iii) to ensure that necessary change, such as alterations and extensions to individual heritage items will respect the heritage significance of those items and their contribution to the heritage and identity of Ashfield.
- (iv) to ensure that necessary change, such as alteration and extensions to buildings and other features in Conservation Area will respect the contribution of those buildings and features to the heritage significance of their particular Conservation Area and will have no ill effect on the heritage significance of the Area as a whole.
- (v) to ensure that in those Conservation Areas where new buildings can be constructed, they are carefully designed to fit in with the heritage significance and character of the particular Conservation Area.
- (vi) to encourage the removal and reversal of recent inappropriate alterations which detract from the integrity and heritage significance of the particular heritage item or Conservation Area.”

The DCP identifies Ashfield’s heritage significance as follows:

“Ashfield is of historic significance to Metropolitan Sydney because it clearly demonstrates in its suburban subdivisions, in its domestic architecture and in its business centres and local service industries, the nature and growth of suburban Sydney from the 1870s to the 1940s.

The individual heritage items demonstrate particular attributes of this suburban development in their styles of architecture, which reflect the fashions of their time, the way society operated, and the aspirations of their individual owners.

The Conservation Areas collectively demonstrate Ashfield’s suburban development and the ideals behind it, form the railway-orientated development of North Summer Hill; the ideals of the residential square and shared community space in Victoria Square; and the characteristics of the Garden Suburb model used in the many private subdivisions post 1902.

Ashfield’s suburban subdivisions post Haberfield (1902) illustrate the influential nature of the Garden Suburb ideal on the development pattern of Ashfield’s and Sydney’s suburbia – an influence which dominated residential development until the urban consolidation policies of the 1970s.”

The Cardinal Freeman site incorporates two heritage listed items, namely Glentworth House and the chapel.

5.1.16 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:

- “To improve access to and mobility within, all properties within Ashfield.
- To establish standards for Council’s assessment of the provision of access to all new buildings, services and places.
- To encourage upgrading of existing buildings to provide access for all people.
- To ensure that the range of housing opportunities available for people with disabilities or other special mobility needs is representative of the local market in terms of access, size, location, orientation and general amenity of accommodation.
- To inform the public, including building owners and developers, of their obligations under the Disability Discrimination Act and Anti-Discrimination Act and provide guidance on the type of work required to provide non-discriminatory access to premises.”

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). The relevant criteria are addressed in Section 4.1 and within the Accessibility Reports attached at Appendix E of Volume 5.

Access consultants, Accessibility Solutions, conclude that:

It is evident from this review that the Concept plan will provide greatly enhanced accessibility that will comply with contemporary standards for Housing for Seniors or People with a Disability Policy (Amdt 2007). In particular:

- Redeveloped on-site pedestrian pathways will be constructed to comply with AS1428 and to provide accessible and safe linkages from adjoining roadways and public transport to various independent living units, aged care facility, communal facilities and existing buildings to be retained in a manner that will comply with AS1428.1 to satisfy Schedule 3 of the Housing for Seniors or People with a Disability Policy (Amdt 2007).
- All new building and new building works to existing buildings shall be undertaken in accordance with AS1428 and other relevant Standards to comply with the Housing for Seniors or People with a Disability Policy (Amdt 2007).

5.1.17 Nature and extent of compliance with relevant EPIs

It is considered that the Concept Plan complies, and is consistent with all relevant environmental planning instruments applying to the site to the extent relevant.

5.2 Built Form

The environmental assessment requirements seek consideration of the height, bulk and scale of the proposed development within the context of the locality.

The locality is described in great detail in the Urban Design and Concept Plan report contained in Volume 2 of this EA and is summarised in Section 2 above. The locality includes the site itself as well as the surrounding streets and adjacent and nearby buildings.

The discussion of SEPP 65 principles contained in Volumes 3 and 4 describes in greater detail the built form of the project application buildings and their relationship to the immediate context.

Relationship to the Streets

Concept Plan

The Concept Plan proposes buildings fronting the adjoining streets with a balance of landscape and building fronts. The strong site edge formed by sandstone and rendered walls will be largely retained as will the high palisade fence in the south east quadrant.

All new buildings have a garden set back to match the predominant street front conditions in the neighbouring streets. The proposed setbacks are 5 metres for Victoria 5.5 metres to Clissold Streets and 7.5 metres to Queen Street related to the building façade design. These setbacks allow the retention and reinforcing of boundary plantings.

Generally new buildings present as slim facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.

Buildings along Victoria Street are no more than 4 storeys in height (above basement podium) and a 3-4 storey scale along Clissold and Queen Streets. This reflects the height and scale of the recently completed Buildings A and B in the north east of the site.

Higher buildings are located toward the centre of the site where the height limit is set by the bracketed eaves of Glentworth House and the Chapel. These buildings address new significant internal village open space.

The overall 4-5 storey maximum allows the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site’s three-dimensional character and image.

The height provides an appropriate relationship to the streets adjoining.

Buildings are spaced to allow vistas into the site, particularly to the heritage buildings and to allow landscaped courtyards between buildings.

Of major importance is the demolition of villa units in the south east quadrant to the east of Glentworth House and the restoration of garden areas to enable views from Victoria and Seaview Streets to be re-established.



The location and height of buildings reinforces the existing urban pattern, provides an articulated building form, preserves the heritage significance of Glentworth House and the Chapel and maximises views and topography by following the topography of the site.

This results in a rhythm of well articulated built form with landscape elements along all street elevations from street to street for the complete block. Long and unbroken wall faces are avoided in deference to the surrounding residential scale.

Village Green Precinct

The Village Green development is located well within the site and thus does not present an address to any public street. Although setback some 90 metres from the street, the buildings would be visible in the background beyond the Green and behind the line of the Chapel. The buildings as viewed from the streets are robustly articulated with the blocks reading as distinct volumes with related architectural themes.

The buildings will be perceived as framing the new Village Green and having an appropriate scale relationship with the dominant form of the chapel and in particular, a wall height set to the bracketed eaves of the Chapel so that the articulated roof form of the Chapel dominates to skyline.

The architectural expression of the buildings when viewed from the street and within the site is united by a common palette of materials with brick elements, appropriately scaled openings and generous outdoor areas.

Care Precinct

The topography of the Care Precinct allows the built form to step in height ranging from 5 storey (ILU and SSC building) to 3-4 Storey’s (RACF building). This variety of scale helps create visual interest and relief, whilst allowing the lower elements to address the boundary conditions, with the lowest scale development being at the corner of Clissold and Queen Street. In all buildings, a recessive top storey helps further reduce the perceived height.

From Clissold Street the development reads 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. Well articulated façades with balconies, sun shading and a variety of materials 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.

To Queen Street, particular attention has been paid to ensure façade treatment offers a bulk and scale appropriate to the residential setting. Large set-backs, short wall length and a deeply stepped façade are combined with landscape elements and a varied material palette to form a visually interesting yet legible façade with elements of a residential scale. Elements of rendered masonry with timber inlays, sit on brick planes, providing contemporary palette that references the traditional deep brown brickwork of Ashfield.

The ILU buildings are deliberately expressed as three

components in plan; the introduction of the continuous circulation lobby through the centre of the building allows access to natural light and ventilation, whilst splitting the building into smaller components, allowing each component to read as a smaller mass. This is particularly apparent when viewed from the north east along Clissold Street. In addition, the top storeys of all buildings have considerable set-backs ensuring that the visible height is appropriate for the residential context.

The west elevation addresses Queen Street. The building form steps down to the Queen Street façade ensuring that a maximum of three storeys is visible. However, the site topography, existing external stone walls, and landscaping ensures that the development actually presents as less than three storeys to Queen Street. In establishing a form and scale, detailed analysis of the Queen Street context was undertaken. By introducing large set-backs, combined with clearly articulated building forms, the apparent visual scale of the building is substantially reduced. Residentially massed rendered volumes project forward of the main façade providing relief and interest. A combination of contemporary materials of render and lightweight timber cladding is combined with contextually sensitive brickwork ensuring that the material expressing past and present, whilst avoiding faux facadism.

The ‘H’ format planning allows the building to be sympathetically set-back from the existing facility to reduce overshadowing and to enhance the privacy for both the existing and proposed facility and maximizes landscape area.

Relationship to Heritage Buildings

The Concept Plan proposes a redevelopment of the site that takes the opportunity to re-interpret the relationship of Glentworth House and the Chapel to the site and to the adjoining public domain by creating a setting for both buildings and by interpreting historic building alignments and vistas.

The design and siting of Glentworth House provided a primary orientation towards the south east corner of the site at Victoria Street and Seaview Street. Building programs by the Sisters of Good Shepherd included new buildings to the west and north of the house, preserving the eastern and south eastern outlook from the house.

The setting of the Glentworth House and the Chapel was severely compromised by the building campaigns of the 1980s. The buildings from that period obscured the architectural scale and spatial relationships that had previously existed.

The Concept Plan creates a new and appropriate setting for the historic buildings and proposes a form that respects the architectural scale and spatial arrangement of Glentworth House and the Chapel. Glentworth House and the Chapel are both re-presented to Victoria Street, framed by new buildings defining reinstated landscaped spaces.

The predominant height of new buildings in the vicinity of the house and Chapel reinforces this historically important eaves

height. This also maintains the prominence of this historic skyline.

The northern facades of the Chapel and Glentworth House’s tower set out new orthogonal pathways, internal streets and garden spaces. The Concept Plan opens the historic buildings and new generous garden spaces to public view by creating building alignments that allow site permeability and vistas.

Buildings are aligned to provide additional views to the heritage buildings from Clissold Street and from Victoria Street.

The T-shaped Chapel generates a series of new spaces, including the Village Green to the north and more defined linear spaces on the axis of each of its transepts to the east and west. These spaces are related in proportion to each of the facades.

Relationship to Existing Independent Living Unit Buildings

Village Green Precinct

The new buildings within the Village Green Precinct are located adjacent to existing ILU buildings including Building G to the south, Building J to the south east and Building K to the west.

Building Q1 is adjacent to existing Building K to the west. Building K rises two levels with the adjacent Building Q1 rising three levels with the fourth level set back behind the building line some 4 metres. Thus the proposed building will appear as one storey higher than the existing Building K.

The north and east facing units of existing Building J are adjacent to Building Q1 and Q3 respectively. The buildings are off set and separation is generous. A number of mature trees to the north and east of Building J provides a screen between the buildings at this point where the proposed buildings would appear as two storeys higher than the existing buildings.

Existing Building G is to the south of proposed Building Q3. There is a substantial building separation of approximately 15 metres. The change in the levels of the site are such that Building G is elevated above the ground level of Building Q3 such that when viewed from the south, Building Q3 would appear as one storey higher than Building G. The roof level of Building Q3 is at RL 61.6 metres while the roof ridge of Building G is at RL59.3 metres.

The design makes clever use of changing site levels and upper level setbacks to provide an appropriate scale relationship with the adjoining existing Buildings G, J and K.

Care Precinct

The RACF and ILU buildings in the Care Precinct are adjacent to the existing serviced apartment building located to the south, existing Building B and existing Buildings C and D. Under the Concept Plan, buildings C and D are to be demolished in Stages 3 and 4. The serviced self care building is also adjacent to Building Q1 in the Village Green Precinct.

The RACF building is to the north of the existing serviced apartment building. The “H” format planning of the RACF building allows a sympathetic setback from the existing serviced apartment building. The building separation is varies from 6 metres to 17 metres. The change in levels results in a built form rising approximately 2.5 levels adjacent to the 2 level serviced apartment building resulting in an appropriate scale and minimal overshadowing impacts. This can be seen in the cross sections on Drawings DA11 and DA12 in Volume 4.

The proposed serviced self care building is to the east of the serviced apartment building. This building has a height of 4 storeys above the east west access road with the upper level setback behind the building line. This results in a scale difference of one level between the two buildings. There is a 6 metre building separation as required by the Concept Plan controls drawings.

There is an 18 metre separation between the serviced self care building on the northern side of the new east west access street and Building Q1 in the Village Green Precinct to the south. This provides an appropriate separation between these buildings. The buildings align along the eastern facades providing a long vista from Clissold Street terminating at the Chapel façade.

This serviced self care building is also adjacent to existing Building D. These buildings are separated by the proposed north south access street. Building D is to be demolished and the site redeveloped under the Concept Plan in Stage 4.

Building C is adjacent to the main entry courtyard to the RACF and will maintain an attractive outlook until this building is redeveloped in Stage 3.



5.3 Urban Design

The environmental assessment requirements 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 elements of the concept plan are presented in detail in Section 3 and in the Urban Design and Concept Plan report contained in Volume 2 of this EA.

Volume 2 contains a detailed urban design study demonstrating how the proposed built form relate to the site and its context.

The Concept Plan presents 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 more legible structure to the movement system is reinforced by the placement of buildings and associated structured landscaping.

The total impervious and roofed areas on the site is currently 62%. This will not change as a consequence of the development resulting in the retention of significant areas of open space that is more effectively located and used.

The arrangement of new buildings results in two areas of significant open space requiring the demolition of a number of existing buildings. These provide a setting for the heritage items and a focal point for residents, visitors and staff.

The urban design approach of the Village Green precinct is discussed in the SEPP 65 architectural statement contained in Volume 3 and in Section 4.2. The urban design is sensitive to the location and appropriate in the context. It is consistent with the Concept Plan and achieves the urban design principles contained in Section 3.2 of this Environmental Assessment.

The Care Precinct development has been designed to integrate with the Queen and Clissold streetscapes and with the existing buildings on the site. As indicated in the SEPP 65 architectural statement contained in Volume 4 and in Section 4.3, the topography allows the built form to step with height ranging from 5 storey (ILU and SSC building) to 3-4 Storey's (RAF building). This variety of scale help create visual interest and relief, whilst allow the lower height element to address the boundary conditions, with the lowest scale development being at the corner of Clissold and Queen Street. In all buildings, a recessive top storey helps further reduce the perceived height.

From Clissold Street the development reads as three narrow fronted residential buildings punctuated by landscaped gardens adding relief and activity. Well articulated façades with balconies, sun shading and a variety of materials 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.

To Queen Street, particular attention has been paid to ensure façade treatment offers a bulk and scale appropriate to the residential setting. Large set-backs, short wall length and a deeply stepped façade combine with landscape elements and a varied material palette to form a visually interesting yet legible façade with elements of a residential scale. Elements of rendered masonry with timber inlays, sit on brick planes, providing a contemporary pallet that references the traditional deep brown brickwork of Ashfield.

5.4 Environmental and Residential Amenity

5.4.1 Solar Access

Shadow analysis of the Concept Plan has been undertaken using 3D modelling enabling the Concept Plan to be developed having regard to equitable solar access across the site at all times of the year.

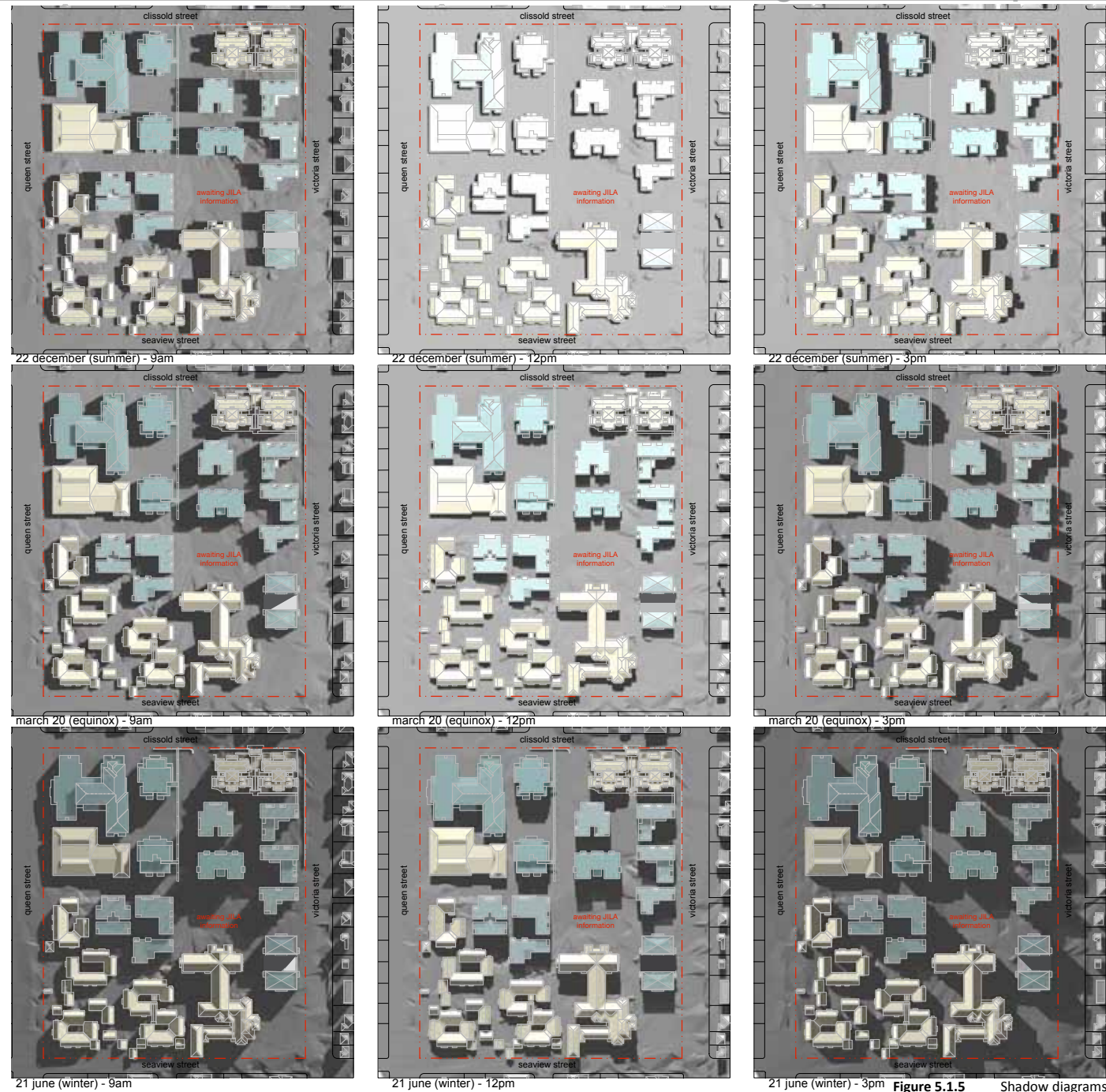


Figure 34. Shadow Diagrams

Figure 5.1.5 Shadow diagrams



Building height and separation have been determined to achieve adequate levels of solar access to each ILU. This will enable the following requirements to be met in the detailed design of ILU buildings:

- 90% of the principal area of private open space for each dwelling will receive a minimum of 3 hours sunlight during daylight hours on June 21;
- At least 70% of residential units will have one living room that has at least 3 hours of sunlight reaching glazing to that room during daylight hours on June 21;
- 20% of the area of the principal communal garden spaces would receive a minimum of 3 hours sunlight during daylight hours on June 21.

Shadow diagrams have been prepared for the Village Green Precinct contained in Volume 3. Hill Thalys advise that 54 out of 58 dwellings (93%) receive 3 hours mid-winter sun between 9am and 3pm. All dwellings receive some direct sun during winter and all 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.

Shadow diagrams for the Care Precinct are contained in Volume 4. The project architect advises that the ILUs have been designed such that in excess of 70% of 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.

As the site is contained by four streets, there will be no adverse shadow impacts off site.

The Village Green development will result in additional overshadowing of units within existing Buildings J and K that will remain on site. The two east facing units in Building K will receive additional shadow until approximately 10.30am in winter. North facing balconies on Building J nearest to the development will also receive additional overshadowing. It is noted that these balconies are currently overshadowed by the vegetation on the site which will remain. These units in Buildings J and K will retain some solar access between 9.00am and 3.00pm in mid winter, although at a reduced level.

The design of the Care Precinct development considered the implications on solar access to adjoining buildings, particularly the serviced apartments. The H shape of the RACF building enables some sharing of solar access during the day. The proposed development will result in additional overshadowing of the serviced apartment building, with the impacts greatest on the lower level. There are ten north facing units on each level of the serviced apartment building. Studies by the project architect indicate that all upper level units will continue to receive at least 3 hours of sunlight between 9.00am and 3.00pm in mid winter. Four units on the lower level will receive less than 3 hours of sunlight but will generally receive some sunlight through the mid-winter day. These lower level unit are currently partially overshadowed by fences and landscaping.

The ILU buildings in the Care Precinct will result in additional overshadowing of the west facing units of existing Buildings C and D in the afternoons although the separation between the buildings allows solar access. These buildings will be redeveloped under the Concept Plan.

**5.4.2 Acoustic Privacy**

The Concept Plan and Project Application 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 with further details being provided as part of the Project Applications.

**5.4.3 Visual Privacy**

Building height and separation have been determined to achieve adequate levels of privacy to dwellings on the site. This will enable the following requirements to be met in the detailed design of ILU buildings:

- Minimise direct overlooking of principal living rooms and private open spaces of other dwellings by appropriate planning of dwelling layouts and associated garden spaces;
- Where habitable rooms have a direct outlook onto neighbouring habitable rooms above ground level, and are not separated by a distance of at least 12m, the designer must:
  - offset windows to limit views, or
  - incorporate appropriate screening, or
  - specify sill heights of 1.6m above floor level, or
  - design angled bay windows to prevent direct views, or
- install obscure glazing to parts of an opening below 1.6m above finished floor level.
- Windows and balconies above ground level must be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below;
- The separation and privacy guidelines in the SEPP65 NSW Residential Flat Design Code have the force of minimum design standards for ILUs.

These features are proposed for the developments in the Care and Village Green Precincts. In relation to the Care Precinct, the separation between ILU buildings and existing Buildings C and D on the site is approximately 10 metres in some locations requiring the provision of appropriate screening to the balconies of east facing units in proximity to Buildings C and D.

Similar screening will be required for the west and south facing balconies of Building Q1 in the Village Green Precinct.

**5.4.4 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, the Village Green Precinct, results in the provision of new centrally based community facilities to meet the needs of the village as envisaged under the Concept Plan. The early provision of facilities is seen as important in creating a village focus during the remaining construction period and beyond.

The Village Green construction program has an early works component including the reconstruction of the east west access spine road, the establishment of temporary administration and community facilities in existing Building F and alterations to the Chapel undercroft to provide community facilities. This will take place prior to existing community facilities being demolished. Access to these facilities will be retained during construction.

The construction within the Village Green Precinct will require the relocation of the residents of 12 apartments within Building E which is to be demolished. The demolition of this building will not occur immediately and will follow the early works, the demolition of other existing buildings within the precinct and construction of new buildings. This will provided sufficient time for the implementation of the relocation plan as proposed by the proponent. Alternative housing will be provided in accordance with the Resident Relocation Plan contained in Appendix B of Volume 5.

The construction of the new Residential Aged Care Facility in the Care Precinct will require the closure of the existing nursing home. Construction of this project is not due to commence construction until after the Village Green Precinct is completed allowing adequate time for the closure of the nursing home.

**5.5 Heritage**

**5.5.1 Heritage Management Strategy**

As required by the Environmental Assessment Requirements, a Heritage Management Strategy has been prepared by Graham Brooks and Associates and is contained in Appendix G of Volume 5. This should be read with the Conservation Management Plan for the site (Appendix H of Volume 5).

This Heritage Management Strategy examines the historical and evolutionary development of the site and uses this information to formulate an established significance for the property. The findings arising from this study of its cultural heritage value have been used to shape recommendations governing the long term staged redevelopment of the site, with an emphasis on re-establishing the heritage items’ relationships with their immediate settings, and with the broader local vicinity. This will allow greater logic and clarity in the reorganisation of the site. It is intended that the demolition of villas east of Glentworth House will enable the reinstatement of a Victoria Street garden setting. The demolition of buildings to the north of the Chapel and establishment of open communal space will restore these buildings to a more appropriate presentation and curtilage within the overall site.

The HMS includes the following statement of significance:

*Cardinal Freeman Retirement Village encompasses two nineteenth century residential properties (Glentworth and the demolished Bellevue) which were reunited in the early twentieth century by the Sisters of the Good Shepherd and have since been developed and used for care, accommodation, and learning activities. The site incorporates aspects of Ashfield’s historical development, with its built fabric illustrating the evolving social trends of the district.*

*The 1880s Victorian residence Glentworth presents as an intact remnant of early subdivision and development, with integrity of form and building condition. Glentworth House (together with surviving perimeter fencing and associated elements) is demonstrative of boom-period Victorian residential villa architecture and family estate.*

*The site’s subsequent use by the Sisters of the Good Shepherd from the early twentieth century demonstrates its important community, religious and charitable roles, carried out until the 1970s. Their care, accommodation and educational practices are represented by the remnant Chapel, Parlours Annexe, convent wall, and Convent extensions.*

*For the remainder of the twentieth century, and extending into the twenty-first century, the site has been used for a retirement village and aged care facility. This latter use is an extension of the activities of the Good Shepherd’s practices of accommodation and care of important but vulnerable sectors of the community.*

*Glentworth, together with its extensions and the 1941 Chapel, are of historic, aesthetic, social and technical significance. The historic Glentworth House is a rare and*

*fine example of a late nineteenth century grand Italianate towered villa with numerous decorative features, in a meticulous and subtle combination. The additions have replicated key aspects this general form, quality and colouration. Its interior presentation is in a relatively high state of integrity.*

*The 1941 Chapel in its overall style is representative of high quality interwar Catholic architecture and is unusual for the geometry of its interior layout.*

*Surviving peripheral elements that enhance this significance include the property's entrance gates and pilasters, palisade and masonry fencing, and the established arboreal features. It is also appreciated that the heritage buildings are situated within a larger, self-contained property context, being the Cardinal Freeman Village and delineated by its four boundary streets.*

*The site has historical associations as incorporating the former estate of the prominent Frederick Clissold family. Cardinal Freeman Village also has strong associations through the Convent, the Offices and the Chapel for the Good Shepherd Sisters. They were an important focus in the religious life and social work of the Catholic Church as it undertook the institutional care for hundreds of girls and women considered at that time to be in irregular or poor social circumstances. The larger property context circumscribed the lives of many of these girls and women for some years.*

*This larger property context proceeded through evolutionary phases typical of such institutions, and its present use for residential aged care has now been established for almost 30 years. In its most recent phase of use, that of a retirement village complex, the property has associations with Cardinal James Freeman, sixth Roman Catholic Archbishop of Sydney from 1971 to 1983.*

*Through ad hoc development for residential housing from the late 1970s, the legibility of the former property layouts and settings have been eroded so that the Glentworth residence no longer has an established garden setting and has been obscured from the public realm, with loss of views, by unsympathetic building development on the site. This has effectively reinforced the 'inward looking' nature of the former convent, by eroding views across the site.*

*The Cardinal Freeman Retirement Village has significance at a local level across the whole site for its historical, social, cultural, and spiritual associations. Some individual elements demonstrate specific architectural and aesthetic values in addition to these attributes, but do not apply to the site generally (Glentworth, the Chapel).*

The HMS contains guidelines for the development of the site. These guidelines have been taken into consideration in the preparation of the Concept Plan and in assessing its heritage impacts.

5.5.2 Heritage Impact Statement

As required by the environmental assessment requirements, a Heritage Impact Statement has been prepared by Graham Brooks and Associates and is contained in Appendix F of Volume 5. Heritage Impact Assessments have also been undertaken for the Project Application (Appendix AE in Volume 6 and Appendix AY in Volume 7) . The conclusions of the report in Volume 5 are:

- The site contains two buildings identified as locally listed heritage items in Schedule 7 of the Ashfield LEP 1985, is in the vicinity of a number of individually listed properties, and is adjacent to a conservation area and four proposed conservation areas;
- The listed items within the site, Glentworth House and the Chapel, have been identified as having significant historic, aesthetic, social and technical heritage value;
- The proposed development is being undertaken in order to reverse the piecemeal site development of the 1970s and 1980s era and to restore clarity and logic to the operation of the site as an aged care facility;
- The design of the Concept Plan has considered these values, and those of the surrounding area, and the impact of the new development has been minimised by
  - redefining the setting of these heritage items with the creation of a communal garden space to their north;
  - maintaining the recently established building scale along Victoria Street;
  - limiting the predominant height of the new buildings to that of the eaves of Glentworth House and the Chapel, with only minor elements projecting above this height;
  - concentrating taller buildings in the centre of the site;
  - framing views of the Chapel's rosetta window between the two proposed new buildings in the Heritage Precinct.
- The majority of the proposed development within the Cardinal Freeman Village site is in the vicinity of Glentworth House and the Chapel, not directly affecting them. No changes are proposed to the heritage listed buildings themselves or to their associated gates and pilasters;
- In accordance with the Director-General's Requirements (DGR) for this project the villas east of Glentworth are to be demolished and the former garden space will be recaptured;
- The setting of these buildings will be enhanced with existing buildings being removed to create generous garden spaces. They will continue to be dominant elements in the local streetscape;
- By continuing the process of consolidation, and upgrading of the retirement centre as a whole, the project will

contribute to the long-term social, historical and symbolic significance of the heritage listed buildings as the flagships of the Cardinal Freeman Village;

- As the heritage items in the vicinity of the site are separated by the width of the street there will be no physical impacts on these items. They are largely screened from the site by the existing and proposed vegetation;
- The adjoining conservation area and proposed conservation areas illustrate the origins, subdivision, development and redevelopment of Ashfield. There will be no adverse impact on the identified significance of these areas as a result of the proposed development;
- This assessment concludes that the development proposed as part of this Concept Plan will have no adverse visual and spatial impacts on the significance of the listed items, Glentworth House and its associated Chapel;
- 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 development;
- Should any relics be located during site excavation, an excavation permit under Section 140 of the NSW Heritage Act 1977 will be required to be obtained from the NSW Heritage Council.

The HIS for the Village Green development concludes in part that

- The proposed modifications to the Chapel undercroft are limited to areas assessed as being of little heritage significance and will have no adverse impact on the established heritage significance of the Chapel;
- The Village Green Stage of the staged development is consistent with that of the Concept Plan. The likely heritage impacts of the proposed development have been analysed in the Cardinal Freeman Village Concept Plan Heritage Impact Statement (Graham Brooks and Associates, 2009). This assessment concluded that the Concept Plan development will have no adverse visual and spatial impacts on the significance of the listed items, Glentworth House and its associated Chapel, and that there will be no unacceptable or adverse heritage impacts on the heritage items, conservation areas and proposed conservation areas in the vicinity of the Cardinal Freeman Village site. There will be no additional heritage impacts resulting from Stage 1 (Village Green) of this development.

The HIS for the Care Precinct development concludes in part that

- The Care Precinct Stage of the staged development is consistent with that of the Concept Plan. The likely heritage impacts of the proposed development have been analysed in the Cardinal Freeman Village Concept Plan Heritage Impact Statement (Graham Brooks and Associates, 2009). This assessment concluded that the Concept Plan development will have no adverse visual

and spatial impacts on the listed items, Glentworth House and its associated Chapel and that there will be no unacceptable or adverse heritage impacts on the significance of the heritage items, conservation areas and proposed conservation areas in the vicinity of the Cardinal Freeman Village site. There will be no additional heritage impacts resulting from Stage 2 (Care Precinct) of this development.

Careful and detailed consideration has been given to the heritage values of the site which have influenced the urban design reflected in the Concept Plan and the individual buildings and works proposed.



5.6 Public Domain and Safety

A Crime Risk Assessment of the Concept Plan and project application has been prepared by BBC Consulting Planners and is contained in Appendix D of Volume 5. This report is based on a site inspection, review of the Concept Plan and accepted CPTED principles and performance criteria.

The CRA report identifies and considers the potential risk of criminal activities at this site, including:

- robbery or bag snatching from residents;
- theft of unattended vehicles or their contents; and
- burglary of homes.
- malicious damage (vandalism, graffiti, etc) of buildings or unattended vehicles; and
- anti-social behaviour within the landscaped open spaces, such as public drinking, particularly by young people.

The report provides principles to guide the project design process. Its aim is to ensure the basic design framework is sound, and establish principles with which to guide development of more detailed design in later stages.

The application has been designed in accordance with these principles so as to minimise the risk of crime occurring at the site. It is noted that the risk of crime cannot be eliminated, only minimised.

5.7 Transport and Accessibility Impacts

5.7.1 Transport Impacts

McLaren Traffic Engineering has prepared a Traffic Statement for the Concept Plan and Project Application (Appendix O in Volume 5) which addresses the transport, traffic and accessibility issues of the proposal during construction and operational phases.

The traffic report estimates that peak hour traffic generation for the site is 46 vehicle trips (23 in; 23 out). The forecast peak hourly vehicle trips for the proposed development is some 78 vehicle trips (39 in; 39 out) or 1.3 vehicles entering or leaving the site every minute (only applying during peak hour generation periods). The Traffic Statement found that this level of additional traffic is moderately low and will be readily absorbed by the planned internal road system with minimal impact in terms of traffic flow levels and residential amenity considerations.

The traffic report found that the key intersection of Queen Street and Clissold Street and the intersection of Victoria Street and Seaview Street currently operate at a good level of service. The traffic report found that there will be no adverse impacts as a result of the scale of the development in terms of traffic flow efficiency.

Vehicular and pedestrian access to the site is provided from all four streets fronting the site with the main vehicle entry from Victoria Street and main vehicle exit to Queen Street. It is proposed to convert this existing one way link to a two way access from Queen Street, whilst retaining the entry only condition from Victoria Street. Additionally, to assist in providing a reasonable level of site accessibility and disperse traffic generation, a new secondary vehicular entry and exit roadway is proposed off Clissold Street.

Access to service dock areas have been designed to satisfy the Small Rigid Vehicle (6.4m) swept path requirements. The majority of waste will be stored at perimeter locations to assist kerbside or limited on-site collection. Limited waste collection points may be provided within the core area of the site.

Additional on-site parking is to be provided for the increased accommodation by the RACF and the self-care units. The parking layout is designed in accordance with AS2890.1-2004.

A pedestrian dominant environment will be created through such measures as incorporating a low traffic speed environment with 10km/h “Shared Zone” areas and raised pedestrian crossings at footpath level. Pedestrian linkages to bus stops within and on the frontages to the site are to be maintained by the proposal.

5.7.2 Implications for Non-car Travel Modes

The proposed development will encourage reduced reliance on car based trips and seeks to encourage increased walk, cycle, and public transport travel modes for staff, residents and visitors. In this regard, the following points from the Traffic Statement are noteworthy:-

- Non-car travel modes will be encouraged through the provision of ample bicycle parking and some motor cycle spaces;
- The existing village minibus service will be extended and number of services increased in line with desired peak times for resident trip times;
- Pedestrian paths will be fully integrated within and external to the site as far as practicable; and
- Some bus operators/routes offer disabled access services;

5.7.3 Approach to Parking

Parking provision is proposed for the site in accordance with the minimal amount required by the SEPP (Housing for Seniors). This is based on the following characteristics of the site:-

- the site is located within a metropolitan regional centre which has a moderate to high level of public transport accessibility;
- the average age of the existing residents of the site is 84 and thus there is a low car ownership level;
- the site is constrained given the extent of the existing uses and well established landscaping coverage and heritage buildings; and
- the site has significant road frontages to both Queen Street and Victoria Street that provide an abundant supply of kerbside parking. This kerbside parking is not heavily utilised on the weekends when peak visitors to the site occur.
- Parking layout will be improved and will be more accessible. The application of the SEPP (Housing for Seniors) minimum requirements (which if met cannot be used as a ground for refusal to an application lodged under the SEPP) results in the need for approximately 303 spaces. The Concept Plan indicates 311 spaces located in a range of locations, predominantly in basements.

5.7.4 Measures to Mitigate Potential Impacts for Pedestrians and Cyclists During Construction

Detailed Construction Traffic Management Plans will be prepared for each stage of development. The plans will include management and mitigations measures for pedestrians and cyclists to ensure safe access through the site and access to bus stops is maintained.

5.7.5 Measures to Promote Sustainable Means of Transport

The site is located within an easy walking distance to nearby bus stops in Queen Street, Victoria Street and Clissold Streets. Regular bus services operate along these streets. It is noted that some bus operators/routes offer disabled access services. Additionally, the village minibus service will be extended and the number of services increased to reflect desired peak times of residents.

Travel by bike is also encouraged and parking spaces can be provided for bikes.

On-site parking has been minimised to reduce reliance on private vehicles and to maximise travel by other means of transport including bus and train, walking, bicycle, scooter, wheelchair and motorcycle transport options.

5.7.6 Service Vehicle Movements

Adequate facilities for service vehicles and ambulances has been provided. Kitchen and laundry areas will be serviced by on-site loading bays. The main office will make allowance for a courier bay in a convenient location.

Minimum road carriageway widths and minimum headroom requirements for fire appliance vehicles and ambulance vehicles is to be provided.

Waste collection points have been 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.

The need to provide for large removalist is not likely to be required as aged residents are not expected to require a large number of bulky household items to be moved to the site.

5.7.7 Construction Traffic Management

A detailed Construction Traffic Management Plan will be prepared for each precinct on a staged basis as each of these areas are approved. The plan will identify the construction period, daily volume of construction traffic generated, truck routes, site access for trucks and construction staff and construction staff parking zones/compound.

5.8 Environmental and Ecologically Sustainable Development

5.8.1 ESD Principles incorporated into the Design, Construction and Operation

Cundall have prepared a ESD Report (see Appendix N in Volume 5) which identifies the Environmental and ESD initiatives for the Concept Plan. The ESD Principles will be incorporated into the design, construction and operation of each stage of development and will include the following ESD Initiatives:-

- Development and adoption of an Environmental Management Plan and Waste Management Plan during construction and operation;
- Minimal natural resource consumption, waste pollution and toxicity during the construction and operation of the facility;
- Preservation of amenity including internal air quality, day lighting and comfort;
- Efficient air conditioning and ventilation;
- Maximise external views;
- Minimisation of Volatile Organic Compound Emissions;
- Reducing greenhouse gas emissions through energy efficiency of building services and building facades;
- Investigate the use of solar gas boosted hot water at each stage;
- Variable speed drives and CO control for car park ventilation;
- Energy monitoring via Building Management Systems;
- Good public transport links, provision of a transportation and travel guide and provision of cyclist facilities for staff and visitors;
- Conserving water and preserving natural waterways including rainwater storage and use of high efficiency fittings;
- Preference for environmentally responsible materials and low embodied energy and high recycled content;
- Dedicated waste recycling areas; and
- All refrigerants used in air conditioning equipment will have an Ozone Depletion potential of zero.

These principles have been incorporated into the application.

5.8.2 Acoustic Impacts

Acoustic Logic Consultancy have prepared a Noise Impact Assessment and BCA Acoustic Requirements (see Appendix Q of Volume 5) for the Concept Plan. The report notes that detailed plant selections are not available at this stage and thus it is not possible to carry out a detailed examination of the ameliorative measures that may be required in order to achieve the required noise levels. However, ameliorative measures may include selection of quietest plant practicable, or treating the plant with enclosures, barriers, duct lining and silencers.

The Noise Impact Assessment found that any increase traffic flow will have an indiscernible increase in noise levels.

The Noise Impact Assessment provides a construction noise and vibration management plan that will be followed in order to manage noise and vibration emissions during construction. Construction noise is to comply with AS 2436-1981 “Guide to Noise control on Construction” and construction vibration is to comply with AS 2187-1992:SAA Explosives Code, Part 2 –Use of Explosives and AS 2670.2 – 1990 “Evaluation of human exposure to whole body vibration, part 2: continuous and shock induced vibrations in buildings”. Adoption of the construction noise and vibration management plan will ensure that construction noise impacts on Village residents and adjoining residents are minimised.

5.8.3 Air Quality Impacts

As outlined in the Traffic Statement prepared by McLaren Traffic Engineering, the proposed development will result in a moderately low level of additional traffic. Therefore, any potential impact by the proposal on air quality is negligible.

Additionally, proposed onsite parking has been minimised to encourage other modes of transport and a significant portion of landscape has been retained. This will have a net positive impact on air quality of the surrounding area.

Indoor air quality of the buildings will be achieved by careful material selection, including low-VOC paints, adhesives and carpets as well as low formaldehyde composite wood products as well as effective ventilation by passive and active means.

The most significant impacts on air quality will occur during the construction period where there is the potential for disturbance from dust to existing residents. This is a matter to be addressed in the detailed construction management plan to be prepared for each construction stage. This is also discussed in the Construction Management Plan contained in Appendix J of Volume 5.

5.8.4 Water Quality and Flow Impacts

The Hydraulic Services Master Plan Report prepared by Whipps-Wood Consulting (see Appendix L of Volume 5) provides details of the measures to be employed on the site to address water quality and flow impacts. The stormwater management plan endeavours to reduce outflow from the site and discharge cleaner water into the downstream catchments. Whilst the proposed development will not result in an increase in impervious area, measures will be incorporated into the proposal to reduce outflow from the site, including OSD and the reuse of rainwater from roofs throughout the site for irrigation and sanitary flushing. Porous paving may also be provided in non-vehicular traffic areas.

Measures to improve water quality include the provision of gross pollutant traps and sediment controls to remove debris and hydrocarbons collected on the site before discharging to the Council’s infrastructure in Clissold Street.

Erosion and sediment controls will be put in place for construction and maintained throughout construction. Measures are outlined in the Civil Infrastructure Statement prepared by the Robert Bird Group contained in Appendix M of Volume 5.

5.8.5 Fauna Impacts

In accordance with the Director Generals Environmental Assessment Requirements a Long-nosed Bandicoot Survey was prepared by Cumberland Ecology (see Appendix I in Volume 5) to determine whether any representatives of the endangered population were present on the site.

To determine habitat suitability and the likely occurrence of the Long-nosed Bandicoot, Cumberland Ecology reviewed background literature and database records pertaining to the Long-nosed Bandicoot, especially the endangered population in inner western Sydney. Surveys were undertaken at the site and surrounds to determine the occurrence of the species. Methods employed during the survey were those prescribed by the NSW Department of Environment and Climate Change as well as additional targeted methods at the site.

Whilst suitable habitat for the population was found to occur at the site and in the surrounding locality there were no signs of the occurrence of the Long-nosed Bandicoot detected at or in the vicinity of the site during the survey period. Cumberland Ecology surmised that this may be a result of predation and harassment by domestic pets and feral predators, use of pesticides and herbicides and traffic collisions with individual Long-nosed bandicoots.

The proposed development involves the removal of some existing buildings which can form suitable habitat features for the Long-nosed bandicoot. However, Cumberland Ecology have concluded that the removal of existing buildings is unlikely to impact on the Long-nosed Bandicoot as no individuals or signs were detected on the site or in the surrounding area. Nonetheless, Cumberland Ecology have recommended that precautions be taken during demolition of these buildings to ensure that no individual Long-nosed Bandicoots are sheltering in the area.

The report concludes that the development has the potential to result in an increase in suitable forage habitat if future habitat is managed correctly. Future management of the site should include the provision of artificial shelter habitat and a restriction on the use of pesticides that are known to be toxic to the Long-nosed Bandicoot.

5.8.6 Impact on Trees

There is a relatively good cover of trees over the site, creating a leafy character with some very shaded areas. Some of the larger trees are visible for some distance outside the site - these contribute to the character and quality of the streetscape and mark the site within the locality. There are no remnant indigenous species. Two large Port Jackson Figs, a Small Leaf Fig, and a Cotton Palm are associated with the original landscape of Glentworth House and are a significant part of the heritage curtilage. Several other mature and significant trees in the vicinity of the heritage buildings were probably planted in the 1930s or 40s. The majority of the remaining significant and moderately significant trees appear to have been planted in the 1960s and 70s.

The Concept Plan shows removal of many trees from the site, for a variety of reasons, including the impact of proposed buildings. The site contains many trees that are self seeded, sometimes in inappropriate locations; considered to be weeds or environmental nuisance plants; or are plants past their safe useful life expectancy. There has never been management of site trees, and in some places trees have become overcrowded, with self seeded or inappropriately planted trees struggling to grow under the canopy of other trees.

An Arboricultural Assessment Report has been prepared by Earthscape Horticultural Services (see Appendix P in Volume 5) to review the overall tree structure of the site. A total of two-hundred and fifty-five (255) trees stand within the nominated area of the site.

The proposed development is likely to necessitate the removal of eighty-one (81) trees of low and very low retention value. None of these trees are considered significant or worthy of special measures to ensure their preservation. Twenty (20) of these trees are exempt from Council’s Tree Preservation Order. A further forty-three (43) trees of moderate retention value will be removed. These trees are not considered significant, but are in good health and condition and make a fair contribution to the amenity of the site and surrounding properties.

Tree 42 (a Small leaf Fig) is also proposed to be removed to accommodate the proposed works. This tree appears to be one of the earlier plantings on the site, but is currently in relatively poor health and condition with a short remaining lifespan. This tree is considered beyond remedial treatment and therefore its removal and replacement would achieve a better long term outcome than attempting to retain it.

The proposed development is also likely to necessitate the removal of a further two (2) trees of high retention value. These include Tree 117 (a Tallowwood) & Tree 91 (a Pin Oak). Both of these trees are in good health and condition and make a positive contribution to the amenity of the site.



The retention of these trees has been carefully considered but is not considered feasible in this instance due to their centralised position within the site and other site constraints. Neither tree has any known or suspected heritage or ecological significance.

Four mature trees on the Clissold Street frontage of the ILU building in the Care Precinct will be retained.

The removal of trees will occur gradually, as the development proposed in the Concept Plan will be staged. Each stage will plant new trees – with the structuring trees such as street side planting being planted at a relatively mature size. This will mitigate the impact of tree removal in the subsequent stage – and will enable trees to be established with each stage and removal restricted to a limited area associated with each stage.

The planting strategy aims to respect and enhance the character of the site, including the existing heritage values; to respond to the scale of proposed buildings and site by reinforcing the framework of larger trees; and include gardens of domestic scale to enhance the residential character. Landscape design for each stage will create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents; and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens. Tree planting will also recognise that the site makes a contribution to the quality and character of the streetscape and neighbourhood.

A total of one hundred new trees are illustrated on the Concept Plan. This number should be considered preliminary, as work at a more detailed scale will allow a careful assessment of available space for planting. The number to be planted is less than the number removed – this is not a product of reduced landscape space, but a deliberate design aim to promote long term plant health. Many existing trees are close planted, or have self sown under existing trees (probably the result of bird droppings) - in many places there are three or four canopies where one would be sufficient or expected. Trees well planted with enough room to grow will make considerably more amenity and visual delight.

More detailed arboricultural assessments have been undertaken of the project application (Appendix AN in Volume 6 and BH in Volume 7. These reports contain recommendations on tree protection measures to be employed during construction.

- 5.8.7

Environmental Initiatives
- As detailed in the ESD Report (see Appendix N in Volume 5), the Concept Plan has been developed to address actions in the NSW State Plan E3 (for cleaner air and progress on greenhouse gas reductions) and E4 (for better outcomes for native vegetation, biodiversity, land, rivers and coastal waterways). Environmental Initiatives to address the actions are detailed below.
- Cleaner Air

  - Creation of open village space and retention of significant portion of landscaping;
  - Minimisation of parking and traffic within site;
  - Reducing energy use and incorporation of renewable energy.
- Greenhouse Gas Reductions

  - The residential components of the proposal will be designed and constructed in accordance with BASIX requirements, with a separate BASIX assessment being carried out at each stage of development;
  - The non-residential component will be designed and constructed to meet the Building Code of Australia Section J energy efficiency requirements;
  - Careful planning at each stage of the development to ensure that the building orientation, massing and fabric construction are optimised to minimise the need for air conditioning and lighting. When air conditioning and artificial lighting are required the systems utilised will be high efficiency;
  - Implementation of central solar pre-heated hot water systems to larger unit blocks.
- Biodiversity

  - Employ low maintenance, hardy, indigenous species where appropriate to the visual and physical environment;
  - Retain existing features where possible, recycle or reuse materials.
- Water

  - Reuse water reticulation for landscape irrigation and direct runoff landscape areas to encourage infiltration and cleaning of stormwater;
  - Restrict irrigation to contained or rooftop landscapes and promote the use of sub-soil drip irrigations systems with automated timers and rainwater/soil moisture sensor control override in those areas.

- Community

The proposal will respond to community issues through an urban and social context:-

  - Urban context
    - Retain and reinforce the strong public domain interface of walls. Fences, gateways and boundary trees, which define the block of the village within the framework of streets;
    - Retain and where possible highlight the features (significant trees and buildings) that mark the village within its urban setting;
    - Ensure the gateways for vehicles and pedestrians are clearly defined to encourage physical interaction between the village and the surrounding areas;
    - Reinforce the relationship between Glentworth House and key surrounding heritage items down Victoria Street through landscape design.
  - Social Context
    - Encourage casual socialisation through site design and design activities for seniors and encourage use of outdoor areas;
    - Design for inclusion of children’s play areas within sight of community facilities;
    - Enhance privacy to units without compromising safety or views out;
    - Enhance the sense of entry and arrival at communal entrance areas.

- 5.8.8

Mitigation and Management Options
- Effective environmental and waste management will be implanted throughout the demolition, construction and operation stages of development. A Construction Management Plan (CMP) will be developed to regulate the environmental impacts during construction. The CMP will identify environmental impacts and strategies to mitigate these impacts as well as outlining methods for auditing and tracking the impacts and responsible parties.
- The CMP will include a Waste Management Plan specifying recycling targets for demolition and construction waste. A Waste Management Plan will be developed for each stage of the development. The ESD Report (see Appendix N of Volume 5) recommends that the construction and demolition contract stipulate a minimum target for diversion of waste for landfill and a purchasing policy should be developed to minimise waste from products and packaging and encourage products which have minimal environmental impact.
- A simple and concise building user’s guide will be developed to inform and educate building users, residents and tenants on how to capture and promote strong on-going environmental performance.

- 5.9

Stormwater Management
- The Hydraulic Services Master Plan Reports (see Appendices L & M in Volume 5) assess the proposed development against the requirements of Ashfield Council’s Stormwater Management Code. Council’s Code requires OSD storage where the site impervious area increases. The site has an existing impervious and roofed area of approximately 62%. The proposed development will not exceed the existing impervious area and may actually result in a decrease in impervious area. Notwithstanding, the proposed development seeks to reduce outflow from the site and in this regards OSD will be provided as will rainwater harvesting.
- Ashfield Council’s Stormwater Management Code also requires that surface flow paths be preserved or alternatives provided wherever they pass through or affect the development site. The site currently drains towards Clissold Street. It is anticipated that the development on the site will retain the intent of the existing overland flow corridors.



5.10 Staging and Construction Management

Detailed consideration has been given to the staging of development to ensure that impacts on residents and neighbours is minimised. This is described in Section 3.14

A key element of construction management and staging is to manage relocation of existing residents. This involves a number of elements including:

- Careful coordination of staging and development activity;
- Resident information systems and the provision of timely information;
- Processes for relocating residents and the provision of any necessary assistance and information.

The Residential Relocation Plan is contained in Appendix B of Volume 5.

A detailed Construction Management Plan is to be developed for individual stages of construction and will include the following requirements.

Amenity

- Sequencing of works to avoid prolonged direct exposure to construction works by current residents.
- Building measures to minimise acoustic, vibration and other related disruptive activities.
- Construction site containment and pedestrian thoroughfares reserved to ensure uninterrupted access across site.
- Provision of community facilities in early works package (in chapel undercroft space) to maintain service throughout construction term.

Communication

- Resident and community feedback channels direct to site team;
- Regular liaison to respond to queries / concerns;
- Construction updates at resident committee meetings;
- 24hr contact line for urgent issues;
- Communication protocol with standardised timing prior to interruptive works.

Site Planning and material programming

- Entry, materials handling, storage and construction amenities planned for maximum efficiency while respecting safety and client objectives to minimise impact on existing residents.

Safety

- Site security class A hoarding (semi - permanent structure) gated secure site;
- Strict vehicle access protocols and controls;
- Lighting and management;
- Well controlled and located staging and materials handling/storage plans;
- Construction OH&S protocols strictly adhered to.

Sediment Control

- Install measures as designed and advised by a qualified civil hydraulic engineer;
- Environmental management;
- Acoustic, materials, air, waste management in line with all relevant standards.

5.11 Contributions and Planning Agreements

Council has adopted two section 94 contributions plans potentially relevant to the proposed development. These are as follows.

S94 Contributions Plan for Open Space and Recreation Facilities

This plan was adopted in 1993 and amended (CPI adjustment) in 2002. It requires a contribution towards the cost of a schedule of works for facilities and services to a range of existing parks and recreation facilities such as the swimming pool and playing fields. The contribution applies to additional residential population from residential development. The rate for a flat or apartment is currently \$5,640 based on an occupancy rate of 2.1 persons per dwelling.

The works funded through the plan includes a park improvement program, plans of management and upgrade of the swimming pool. Park improvements include facilities for active sports and passive local parks.

- It is considered that development in accordance with the Concept Plan would not create a need for Council provided open space or recreation facilities to such an extent that would justify a contribution under the plan as reasonable for the following reasons:
- The average entry age of residents is 78 and their use of, and need for, recreation facilities is expected to be minimal;
  - The Concept Plan includes significant and large areas of open space capable of meeting the passive recreational needs of residents. This includes the new landscaped setting for Glentworth House and the Village Green;
  - The Concept Plan envisages the provision of recreation facilities including a pool for aqua aerobics, a gym and other activity areas.
- For these reasons a contribution to the provision of facilities required under Council’s existing plan is not considered reasonable. Thus it is submitted that any application approved consistent with the Concept Plan should not be the subject of a contribution for open space and recreation.

S94 Contributions Plan for Community Facilities

This plan was adopted in 1993 and amended (CPI adjustment) in 2002. It requires a contribution towards the cost of a schedule of works for community facilities. The contribution applies to additional residential population from residential development. The rate for a flat or apartment is currently \$745 based on an occupancy rate of 2.1 persons per dwelling.

The works funded through the plan includes additional library floorspace and materials, additional child care and multi-purpose community centres.

This contributions plan provides that Council will carry out an individual assessment of the social impacts arising from the development of special purpose accommodation (eg aged housing and retirement estates and impose conditions of consent requiring the provision of facilities on private property to meet the additional demand generated by the development.

- As outlined in Section 3.3, a comprehensive range of community facilities will be provided on the site to meet the needs of the development. There are a number of facilities and activities organised at the site to meet the needs of the residents and also residents of the surrounding area.
- Proposed facilities include:
- Convenience store for essential items for residents;
  - Café for residents and their visitors;
  - Children’s playground in the village green;
  - Fitness centre/gym and swimming pool;
  - Community dining hall including cinema space;
  - Meeting and activity rooms;
  - Consultation/therapy rooms;
  - Craft work shop;
  - Lounge/library/meeting rooms;
  - Work Shop;
  - Community bus;
  - Personal care, home maintenance care and meals on a fee for service basis.

It is considered that development in accordance with the Concept Plan would not create a need for Council provided community facilities to such an extent that would justify a contribution under the plan as reasonable because of the range of facilities and services provided to meet the specific needs of the seniors residents.

A contribution to the provision of facilities required under Council’s existing plan is not considered reasonable. Thus it is submitted that any application approved consistent with the Concept Plan should not be the subject of a contribution for community facilities.

Section 94A Development Contributions Plan 2009

Council has recently adopted a Development Contributions Plan under Section 94A of the EP&A Act requiring a contribution the equivalent of 1% of the development costs to be put towards a range of facilities and services. This plan would not apply to multiple dwellings. It applies to other forms of development.

Other Infrastructure

The proponent is in the process of discussions with a range of utility authorities to ensure that all utility services are available to meet the needs of the development.

It is not envisaged that there would be a need for any planning agreement for this development. The site is located in an established urban area with a range of infrastructure already provided. The accommodation provided by this development, including the residential aged care facility and the independent living units, are designed as an integrated community facility to meet the needs of residents as they age. Provision is made for a continuum of care implementing principles of ageing in place with the provision of facilities when and as required by residents. The facility is seen as providing an important community benefit.

5.12 Housing Affordability and Choice

- The environmental assessment requirements seek:
- details on the impact of the proposal on low to medium income elderly people, whether the proposal is likely to result in more expensive aged housing on site than existing and whether there will be a reduction in affordable aged housing in the Ashfield LGA as a result of the proposal; and
  - an assessment of housing choice; 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.

As stated in Section 3.6, the Concept Plan envisages a mix of unit sizes with a variety of one and two bedroom units to meet the needs of the expected resident base. Some units will have smaller separate studies. The average age of new resident is 78 years based on experience at the Village.

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
Proposed Apartments							
Serviced Apartments		49					49
South West Quadrant	-	14	34	8	-	-	56
Glentworth House	8	11	-	4	-	-	23
Buildings A and B		12	4	20	-	-	36
New Units	0	90	46	78	11		225
TOTAL	8	176	84	110	11	0	389

- This mix may change as a consequence of resident demand and detailed design considerations. The following mix of residential units is planned:
- Serviced self care units (including serviced apartments) – 72;
  - Self Care units – 317.
- Unit size will vary from 50 square metres to 90 square metres resulting in a number of units of modest size. Existing units range in size from 50 square metres to 80 square metres.
- The Village Green proposes 58 self care units in a range of configurations:
- 19 x 1 bedroom apartments (1 with private garden);
  - 8 x 1 bedroom + study apartments (2 with private garden);
  - 4 x 1 bedroom + sunroom;
  - 9 x 2 bedroom apartments (1 with private garden);
  - 5 x 2 bedroom / 1 toilet+1 bathroom apartments (1 with private garden);
  - 6 x 2 bedroom / 2 bathrooms;
  - 3 x 2 bedroom + study;
  - 2 x 1 bed rooftop units with roof terrace;
  - 2 x 2 bedroom + study rooftop units with 2 roof terraces
- The Care Precinct comprises 46 units:
- Independent Living Units:
- Total Units: 23;
  - Unit Area Range: 71m2 - 98m2;
  - Unit Mix:
  - Single Bedroom: 7 Units;
  - Single Bedroom + Study: 7 Units;
  - Two Bedroom (1 bath): 7 Units;
  - Twin Bedroom (2 bath): 2 Units.
- Serviced Self Care units:
- Total Units: 23;
  - Total NLA: 1610m2;
  - Unit Area Range: 59m2 - 91m2;
  - Unit Mix:
  - Single Bedroom: 17 Units;
  - Single Bedroom + Study: 4 Units;
  - Two Bedroom (1 bath): 1 Units;
  - Twin Bedroom (2 bath): 1 Units.

- The new units will be designed to meet the requirements of SEPP (Housing for Seniors) and will be suitable for ageing in place. Many existing units are deficient in this regard due to their age and construction.
- Units will not be privately owned. Residents will have security of occupation under a licence agreement.
- It is likely that new units designed to modern standards of aged care will be more expensive than older units of the same size. Notwithstanding this, it is expected that the Concept Plan will continue to provide affordable accommodation over a range of price groups for the following reasons:
- Approximately 163 (or 71%) of existing units will be retained and would continue to be available at current prices. This will provide a wide range of choice for residents.
  - The new units will be primarily smaller units with a majority (64%) having 1 bedroom or 1 bedroom with a study or den. This will result in units that are generally more affordable and specifically designed to cater for seniors. Notwithstanding this, a range of unit sizes and configurations is proposed to meet a broader cross section of need within the community, including more 2 bedroom units.
  - The units are located in a facility where the overall character is one of a care facility providing accommodation and support rather than a residential complex.
- It is expected that the development will not result in a reduction in affordable seniors housing in Ashfield. It will result in an increase in specific purpose designed housing of a size and configuration that encourages affordability and in an environment where there is a choice of accommodation for seniors ranging from the well aged to the frail aged, including those with dementia.

5.13 Draft Statement of Commitments

5.13.1 Proposed mitigation and management of residual impacts

The Proponent proposes to mitigate and manage residual impacts with a view to ensuring that any such impacts are minimised. Residual impacts are to be effectively managed and mitigated by:-

- Effectively managing the demolition and excavation process to limit amenity impacts on neighbours;
- Protecting the trees to be retained;
- Limiting erosion and sedimentation;
- Controlling and managing the construction process;
- Implementing comprehensive landscaping and rehabilitation/restoration of degraded landscape areas outside of the building footprint;
- Managing stormwater flows;
- Providing adequate car parking and promoting public transport use;
- Implementing noise amelioration measures to any external plant where required; and
- Operating the new RACF having regard to the sensitivities of neighbouring properties.

The commitments which the Proponent makes to achieve the above outcomes are set out in the following Statement of Commitments.

5.13.2 Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project

Introduction

Under Section 75F(6) of the EP&A Act, a Proponent may be required to include a Statement of Commitments within the Environmental Assessment, outlining the measures the Proponent is prepared to make in respect of environmental management and mitigation at the site. The Proponent’s draft Statement of Commitments for the project specifies how the project will be implemented and managed to minimise potential impacts both during construction and operation. These are as follows:

A. General

- A1. The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners, including accompanying volumes & appendices.
- A2. The development will be undertaken generally in accordance with the architectural, landscape, and civil services drawings and design principles, strategies and guidelines submitted with the Environmental Assessment report, while allowing for reasonable design development to occur.
- A3. The Proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979.

B. Further Approvals

- B1. The Proponent will obtain all necessary approvals and licences required by State and Commonwealth legislation in implementing and operating the project.
- B2. The Proponent will obtain Project Approvals prior to undertaking any development approved under the Concept Plan approval.

C. Commitment 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.

D. Demolition, Excavation and Construction Management

- D1. The Construction Management Plan in Appendix J of Volume 5 will be updated through consultation with the building contractor in order to comprehensively address the issues raised in Sections 3.4.2 and 5.10 of the Environmental Assessment report and the following.

- D2. The Proponent will put in place environmental controls to mitigate the effects of noise, dust, vibration and erosion during demolition, excavation and construction, including the implementation of:
  - Demolition and excavation in a manner that meets acoustic criteria for construction as identified in the Acoustic Impact Assessment;
  - Construction zones are to be enclosed and contained with semi-permanent solid hoarding to avoid prolonged direct exposure construction works by residents;
  - All building materials are to be stored within restricted, designated and properly secured areas;
  - Strict noise mitigation of construction activity and construction equipment;
  - Strict management of dust by use of screens and/or hose down having particular regard on the impacts on nearby residences; and
  - Implementation of erosion and sediment control devices as shown in the set of civil services plans submitted with the Environmental Assessment report.
- D3. The building contractor will establish a Safety Plan before work commences on-site detailing safe work methods and procedures to be followed on-site and to ensure compliance with OH&S and statutory requirements, such plan to address safety risks during demolition, excavation and construction activity, including:-
  - stability of adjacent structures;
  - excavation support;
  - falls from heights;
  - protection of pedestrians and the provision of safe paths of travel in the vicinity of construction zones;
  - provision of alternative access for pedestrians to community facilities and services on the site including external bus stops, letterboxes, garbage collection areas and temporary and permanent administration offices and community facilities,
  - traffic controls around the perimeter of the site and within the site.
- D4. Construction activities (including demolition and excavation) will only occur between 7.00am and 5.00pm, Monday to Friday, and between 8.00am and 1.00pm Saturdays, unless further acoustic analysis of specific noise-producing works has been carried out and endorsed by a qualified acoustic engineer.
- D5. The Proponent and contractor are to jointly prepare a consultation plan to be implemented on a regular basis during construction to include effective communication with the residents of the village on construction program and construction activities.

- D6. The building contractor will be required to arrange sorting and recycling of waste materials to ensure maximum recycling is achieved, in accordance with the Construction Management Plan.
- D7. The Proponent will ensure construction traffic and parking requirements during construction activities are as per the adopted Construction Management Plan:
- D8. The Proponent will carry out all construction activities in accordance with relevant environmental protection legislation.
- D9. The Proponent will instigate environmental management and mitigation measures during construction activities as per the CMP.
- D10. Prior to construction commencing, the Proponent is to implement the Relocation Strategy contained in the Environmental Assessment.
- D11. Pedestrian and vehicular access is to be maintained during construction to ensure that access is maintained to and within the site at all times.

E. Tree Protection

- E1. Specific tree protection measure and general tree protection measures (as appropriate) will be implemented for the trees identified as being retained in the Aboricultural Assessment Reports appended to the Environmental Assessment.

F. Biodiversity/Tree Loss

- F1. The proponent will implement the Landscape Plan forming part of the project application.

G. Acoustic considerations

- G1. Noise and vibration during demolition, excavation and construction will be mitigated in accordance with the recommendations and guidelines in the acoustic report submitted with the Environmental Assessment report.
- G2. Once plant and equipment has been selected for the new buildings, a separate acoustic assessment will be carried out to ensure that noise emissions are controlled, and compliance achieved with the criteria specified in the DECC Industrial Noise Policy guidelines.

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.