



**CARDINAL FREEMAN VILLAGE
137 Victoria Street, Ashfield**

**CONCEPT PLAN APPLICATION
MP 08_0245**

RESPONSE TO SUBMISSIONS REPORT

**Prepared for
Aevum Limited**

**By
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1. INTRODUCTION

1.1 The Project as exhibited

This Response to Submissions Report relates to an application to the Minister under Section 75M(3A) for:

- approval of a Concept Plan for the Project;
- approval to carry out a part of the Project being Stage 1 in the Village Green Precinct and Stage 2 in the Care Precinct.

The Project involves the renewal, refurbishment and expansion of the Village in a staged and controlled manner respecting the rights of existing residents to the quiet enjoyment of their environment and ensuring access to facilities and services is maintained.

The key elements of the Project are:

- A Concept Plan for the redesign of the Village layout including internal road re-alignment;
- Construction of a new aged care facility (132 beds) to replace the existing older nursing home (59 beds) and low care hostel (60 beds);
- Construction of approximately 225 new self care units to replace some existing units (65 units to be demolished) taking the total number of self care units from 180 to 340;
- Retention of 115 existing self care units and 49 serviced apartments which will be progressively refurbished;
- Provision of new underground and at grade parking to meet the requirements of SEPP (Housing for Seniors);
- Provision of 5,000m² of consolidated new open space;
- Provision of community facilities;
- Preservation of historic buildings and significantly expanded landscape surrounds; and
- Environmental design and sustainable development initiatives.

The Project is to be constructed in approximately 5 stages with the stages determined by issues such as market demand, maintaining amenity for residents, maintaining services and community facilities, construction related impacts and commerciality.

Approval is sought from the Minister for the Concept Plan and for approval to carry out part of the Project being development of the Village Green Precinct and the Care Precinct (MP 08_0245).

The Village Green Precinct development comprises independent living units, community facilities (including a community café), administration facilities, a centrally located community open space park and basement level parking.

The development in the Care Precinct comprises the construction of a new aged care facility to replace the existing older nursing home and low care hostel and 46 serviced self care units.

Subsequent applications will be submitted for the Minister's approval.

1.2 Submissions made during exhibition of the Project application

The Environmental Assessment was exhibited from 7 April 2010 to 7 May 2010. During that period, 11 submissions were received by the Department of Planning from the public including one submission from the Cardinal Freeman Village Residents' Committee supported by the signatures of 132 residents. A total of 5 submissions were received from agencies. These submissions are summarised in Appendix 1.

1.3 Amended Statement of Commitments

In response to the Department's key issues, the Proponent has made various modifications to the Statement of Commitments included in the Environmental Assessment Report. The modified Statement of Commitments is provided in Section 6 of this PPR (with modifications made since exhibition of the Environmental Assessment identified in bold type).

1.4 Structure of this Response to Submissions Report

This report:-

- provides the additional information requested by the Department of Planning to enable the Department to complete its assessment of the application (see Section 2);
- responds to the key issues raised by the Department of Planning (see Section 3);
- responds to the issues raised by residents of the Village where not discussed in Sections 2 and 3 (see Section 4);
- responds to the issues raised in submissions (see Section 5); and
- includes a revised Statement of Commitments (see Section 6).

Summaries of submissions received by the Department during the exhibition of the Environmental Assessment are provided in Appendix 1. In general terms, the main issues raised in the public submissions are reflected in the key issues raised by the Department of Planning.

2. ADDITIONAL INFORMATION REQUESTED BY THE DEPARTMENT OF PLANNING

The Department has requested additional information to enable it to complete its assessment of the application.

2.1 Emergency Vehicle Access

The Department has requested plans that illustrate how emergency vehicles may access the site in accordance with the NSW Fire Service Guidelines for Emergency Vehicle Access.

Fire service access to the site is provided around the perimeter of the site using existing public streets and via the internal east west access road.

It is noted that hydrant boosters for Stages 2 – 5 can be located adjacent to public streets. The booster for Stage 1 will be accessed from the two way section of the proposed east west access road within the site.

Access to the site by fire appliance vehicles as identified in the NSW Fire Service Guidelines for Emergency Vehicle Access would be from Queen Street and Victoria Street via the proposed east west access road. Turning paths have been tested as shown in the diagrams contained in Appendix 2.

Access for the 10m appliance can be accommodated within the current road geometry. There are some pinch points for the larger vehicle which can be addressed by restricting kerb height in these areas and by minor reversing movements. This is considered acceptable for the larger vehicle entering the site under controlled conditions.

Discussions would be held with NSW Fire Service during construction certificate stage of the Project.

2.2 Access in the Event of a Lift Failure

It is proposed that the risk of lift failure will be minimised by selecting lifts of modern design and of a high quality and by implementing a regular lift maintenance regime as recommended by lift manufacturer. Lift design has become sophisticated with reduced incidences of failure.

Lifts in Building A and B at the Village have not failed since operating. Village management have implemented service agreements containing regular full maintenance inspections and 24/7 emergency calls. Service agreements will be arranged for all lifts within the development.

Access in the event of lift failure would be by the stairs. However lift failure is considered likely to be a rare occurrence.

Lifts will be designed in accordance with SEPP Housing for Seniors requirements and will be accessible.

2.3 Emergency Evacuation Procedures in the event of Lift Failure

The Cardinal Freeman Village has a comprehensive Emergency Evacuation Procedure in place for every building within the village grounds. A similar procedure will be established for each proposed building in the Concept Plan.

It is envisaged that emergency evacuation procedures will be implemented in accordance with all regulatory requirements and industry best practice. This would include the preparation of building specific Evacuation Diagram and Procedure Plans, provision of assist buttons to telephones, evacuation escorts and the like and will have regard to the abilities of the residents of the independent living unit buildings. An example of an Evacuation Diagram and Procedure Plan (for Buildings A & B) is contained in Appendix 10.

2.4 Access by Waste Collection Vehicles

The Department has asked for plans that show how waste collection vehicles can access waste facilities efficiently without undue impact upon traffic movements throughout the site and along public streets.

The Waste Management Plan contained in Appendix K of Volume 5 of the EA outlines procedures for waste collection during operational phases. Drawings contained in the Civil Infrastructure Statement contained in Appendix M of Volume 5 show swept paths for the Small Rigid Vehicle (6.4m) which exceeds the length of the waste collection vehicle accessing the internal streets of the site. These swept paths show that the design vehicle can readily enter and leave the site via the two way section off Queen Street and the one way section off Victoria Street. Any vehicles entering and leaving via Queen Street can turn around within the site at Clissold Lane.

Further analysis of the swept paths for the garbage vehicle has been undertaken by McLaren Traffic Engineering and is contained in Appendix 3 together with advice from McLaren Traffic Engineering. These confirm the analysis of Robert Bird and Associated contained in the EA.

2.5 Revised Access to Staff Room

Consideration has been given to revising the access to the staff room and discussions have been held with the architects, Suturs, in this regard. Staff accessing the staff room via the lift will exit the lift and cross the internal driveway in the basement level. Access via stairs will require staff to walk along the driveway for a short distance. The driveway to be negotiated by staff provides access to the staff car park and is in an extremely low traffic environment generally at change of shifts. Staff will be familiar with the area and path of pedestrian travel to the staff room. Consequently it is expected that these movements can occur safely given the low volumes of traffic using the driveway and the low speed of travel.

2.6 Landscaping Details for Private Open Space Provisions for each ILU

The Department has requested further landscaping details with regard to private open space provisions for each ILU.

Private open space for each ILU is provided in the form of balconies. These balconies exceed the minimum dimension requirements stipulated under the Residential Design Flat Code. Dimensions are shown on the drawings for the Village Green ILUs. Balconies are oriented towards the north, east or west and have adequate solar access. Access to the balconies is from living rooms.

Generally ground floor units have more generous private outdoor areas as suggested in the Residential Design Flat Code with private areas delineated on the landscape drawings. Additional landscape drawings have been provided indicating alternative treatments for these areas and indicating the separation between private and public areas through the use of planting and screening. These are contained in Appendix 4.

A condition of approval is suggested to the effect that measures be included to improve the separation between public and private open spaces for ground floor units generally as shown in the drawings contained in Appendix 4.

3. RESPONSE TO KEY ISSUES RAISED BY DEPARTMENT OF PLANNING

3.1 Vehicle Access to the Site

The Department has requested that further consideration be given to the two new entry points of Clissold Street with a view to rationalising these to a single entry. This aspect of the application has been reviewed and an alternative arrangement developed.

The access to the site off Clissold Street has been removed. Drawing SK01 prepared by Suturs Architects dated 21/07/10 shows a revised access arrangement with the removal of the Clissold Lane access (Appendix 5). Access to the basement of the RACF is retained off Clissold Street and separate access to the small carparking area is provided which is currently the case. This will retain access to car parking for existing residents.

There is currently one vehicular access of Clissold Street to the site providing access to a car parking area and to the basement of the existing nursing home. Having reassessed vehicular access from Clissold Street, it is proposed that the existing car park be maintained as resident parking, therefore allowing separate access points to the small car park and the RACF basement. With the removal of the access to Clissold Lane from Clissold Street, more landscaped area is provided whilst retaining the potential for visual connections through the site from Clissold Street. Pedestrian access to Clissold Street is retained and accessibility is improved.

The concept plan can be modified to reflect the access arrangements shown in Drawing SK01 Issue F contained in Appendix 5 and a condition of approval to the project application to this effect is invited.

3.2 Impacts During Construction on Existing Residents

Aevum understands the concerns expressed by some residents about the impacts of construction. It is for this reason that Aevum has developed a very comprehensive plan for managing construction in order to minimise the impacts on residents. This is set out in detail in the Construction Management Plan at Appendix J of Volume 5 and the Construction Noise & Vibration Management Plan at Appendix Q of Volume 5 of the Environmental Assessment Report. The key measures to be adopted by Aevum in order to mitigate the impacts of constructions are:

- **Construction Noise & Vibration Control** – The Construction Noise & Vibration Management Plan shows how the proposed building work will enable compliance with Australian Standard 2436-1981 Guide to Noise Control on Construction, and in particular minimise noise and vibration impacts on Village Residents. This 'standard' will be strictly enforced by Aevum through its Project Manager and through rigorous administration of the contract with its Building Contractor which will include financial penalties should the contractor fail to comply with the prescribed standards. Noise and vibration monitoring equipment will enable the contractor to be immediately aware of the times when an activity exceeds the noise and vibration emission

standards and thereby enable him to adjust his techniques in order to comply with the standards. Noise barriers will also be installed around the construction site in accordance with the Construction Noise & Vibration Management Plan.

- **Construction Dust Control** – The Construction Management Plan details how airborne dust will be controlled from spreading across the village by wetting down the site. As with noise, Aevum will strictly enforce this through the contract with its building contractor. Aevum has also committed to increasing expenditure on maintenance of the Village during construction, and part of this increase will include periodically cleaning external surfaces (and where requested internal window coverings) of Resident Apartment Buildings.
- **Construction Traffic Control** – The Construction Management Plan provides that the building contractor will be required to engage a consultant having at least 15 years experience in transport or traffic planning or management to prepare a Construction Traffic Management Plan (CTMP), and Aevum will consult with the Village Residents about the CTMP prior to the CTMP being submitted to the Principal Certifying Authority as a condition precedent to commencement of work on the Site. As with the control of noise and dust, Aevum will strictly enforce the CTMP through the building contract.

Aevum has also committed to the following initiatives aimed at consulting and keeping Village Residents informed and minimising the impacts of construction on them (which are discussed in detail in the Construction Management Plan):

- **Project Liaison Officer** – The role of the Project Liaison Officer is discussed in detail on the Construction Management Plan.
- **Monthly Resident Update Circulars** – A copy of a recent circular is attached as an example of the information that is and will continue being provided to Village Residents.
- **Project Webpage** – This has been established at www.aevum.com.au at the bottom of the page and will be a continuing medium for keeping residents informed.
- **Resident Meetings** – The most recent meeting was conducted on 21 April 2010 at which Aevum explained the status of Concept Plan Application and answered resident queries.
- **1800 Project Information Hotline** – 1800 854 220 which is answered by Aevum during normal business hours and on which a message can be left outside normal business hours.
- **Complaints Management Plan** – Refer to the Construction Management Plan that sets out the way in which complaints from Village Residents and the public can be lodged with Aevum and the way in which complaints will be addressed.
- **Relocation of Residents**– Aevum has committed to relocating to a comparable apartment in the Village any resident that is impacted by construction and wishes to move either before or during construction, at Aevum's cost.

The Construction Management Plan contained in Appendix J of Volume 5 contains considerable detail on the first stage of construction of the Village Green Precinct including

detailed construction phasing diagrams showing how access will be maintained during construction and how construction will be managed.

Aevum is highly confident that these initiatives will minimise the impact of construction on Village Residents while at the same time enabling Aevum to upgrade the Village to a standard that makes it viable well into the future and addresses the desires of the residents.

Notwithstanding these measures, Aevum is aware of the submissions from residents and their concerns over the construction process. The submissions from residents request:

- A break between construction of each stage of 12 months;
- Restricted construction activity on Saturdays.

Aevum is prepared to meet these requests.

3.2.1 Breaks Between Stages

The residents' submission request a period of time, for example 12 months without any construction between each stage of the development for the following reasons:

- To give residents a period of peace for at least one year;
- To give new residents of the Village Green precinct (59 units in Stage 1) the opportunity to integrate with existing residents;
- To ensure that defects are identified and rectified before moving onto the next stage.

Aevum propose to provide a break of at least 12 months between the construction of the subsequent stages of the development after the completion of Stages 1 and 2 for which approval is sought as part of this application. That is, there will be a break of at least 12 months between the construction of each of Stages 2, 3, 4 and 5.

In relation to Stages 1 and 2, the indicative staging program contained in Appendix J allows for a break of 2 months between the completion of construction for Stage 1 and the commencement of construction of Stage 2 – the Care Precinct. This reflects the fact that Aevum view the completion of these two stages as the one development to be constructed sequentially to minimise impacts on residents.

It is considered important that these developments, to be approved as part of this application, are completed quickly so that the benefits to the residents can be realised.

3.2.2 Construction Activity on Saturdays

Aevum proposes restricted construction activity on Saturdays in a manner that will protect the amenity of residents. This is in recognition of the benefits that some construction on Saturdays will have to the reduction in the overall construction program.

It is proposed that only quiet construction related activities will be undertaken on Saturdays. This would include external works such as surveying or landscaping (not involving

machinery) and internal works such as services installation, painting tiling, plasterboard ceilings with all work contained within the building.

It is expected that there will be work of this nature on no more than 50% of the Saturdays during the construction period, with the remaining 50% of Saturdays having no work at all. No work is proposed on Saturdays of long weekends.

Thus hours of construction are proposed to be:

- Mondays to Fridays – 7.00am to 5.00pm;
- Saturdays – 8.00am to 1.00pm (subject to strict controls as outlined above);
- No work on Sundays or Public Holidays.

It is expected that suitable conditions to give effect to this commitment will be drafted by the Department of Planning.

3.3 Staging of the New Residential Aged Care Facility

Approval has been sought under Section 75M(3A) for approval of a Concept Plan for the Project and approval to carry out a part of the Project being Stage 1 in the Village Green Precinct and Stage 2 in the Care Precinct. The application was structured in this way to indicate the commitment of Aevum to construct both these stages. Aevum is giving priority and support to both the Village Green and the Care Precinct developments by seeking approval to proceed with these stages as part of this application with the subsequent stages to be subject to separate applications. In effect these two precincts represent the first real stage of the development that will be implemented on two parts.

The planned staging program is described in Section 3.14 of Volume 1 of the EA and in Appendix J in Volume 5 of the EA.

The option of developing the Care Precinct first followed by the Village Green Precinct was considered in detail in the preparation of the EA. Indeed the very early concept planning for the site had the Care Precinct proceeding first.

Aevum wishes to replace the existing nursing home as soon as possible and it is for this reason that the new Residential Aged Care Facility forms part of the Project for which Aevum has sought the approval of the Minister to construct pursuant to S75M(3A) of the Act. It is expected that it could take up to 2 years before the Nursing Home would be vacant in order to enable it to be demolished. In the intervening period, Aevum will construct the new Village Green Precinct including the new Community Facilities and Village Green. Consultation with residents indicated a desire to minimise the relocation of residents from the nursing home as this would be too disruptive to the frail aged residents of the nursing home. Consequently it is proposed to put a program in place for the gradual closure of the nursing home over a period of 2 years thus ensuring that no existing nursing home residents would need to be relocated to another facility.

Consideration has been given to relocating residents of the existing nursing home to other facilities, proposed new facilities by Aevum at Northmead. This option was not favoured by

residents and their families. Consequently a more considered approach to the closure of the existing nursing home is required involving a longer term construction program. The RACF will be built at the earliest opportunity.

The existing Low Care Hostel (60 beds) will remain operational until such time that the new RACF is completed in order to meet the needs of residents requiring low care, and Aevum will endeavour to provide alternate high care accommodation at one of its other Villages for residents that require high care.

The early provision of centralised community facilities and open space within the Village Green Precinct will provide a central point for resident interaction and support and will be in place for the remainder of the construction program. This will provide a location for new and existing residents to interact and integrate as noted by the Residents' Committee as being important.

3.4 Section 94 Contributions

The Department has requested further justification on why the Proponent does not consider it necessary for the Project to be subject to contributions under Ashfield Council's S94 Contributions Plan.

Council has stated that the waiving of S94 contributions is not considered appropriate for the independent living units on the grounds that residents will make some use of community facilities and services of the type provided under the current S94 contributions plans.

Council has two relevant Section 94 Contributions Plans that apply to multiple dwellings.

3.4.1 S94 Contributions Plan for Open Space and Recreation Facilities

This plan was adopted in 1993 and amended for CPI adjustment since. 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 the additional residential population from residential development. The rate for a flat or apartment is currently \$6,390.90 based on an occupancy rate of 2.1 persons per dwelling. It is noted that the average occupancy rate for units at the village is 1.3 persons per unit.

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 highly unlikely that residents of the village would make use of active sports fields funded under the plan.

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 and significantly less than would be the case for the general population;
- 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.

This contributions plan is outdated and based on false assumptions. It does not meet current legislative requirements or guidelines. It contains funding for facilities and services that would not be used by residents of the development. This includes, in particular, playground equipment and sports facilities and sports grounds.

For these reasons a contribution to the provision of facilities to the full amount 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 to the extent required under the plan.

3.4.2 S94 Contributions Plan for Community Facilities

This plan was adopted in 1993 and amended for CPI adjustment since. 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 \$844.20 based on an occupancy rate of 2.1 persons per dwelling. It is noted that the average occupancy rate for units at the village is 1.3 persons per unit.

The works funded through the plan includes additional library floor space 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.

Community facilities will be provided on the site to meet the needs of the development. Council has not carried out such an assessment. 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;
- 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.

This contributions plan is outdated and based on false assumptions. It does not meet current legislative requirements or guidelines. It contains funding for facilities and services that would not be used by residents of the development. This includes, in particular, child care centres and multi-purpose centres.

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 senior 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 to the extent required under the plan.

3.4.3 Proposed Contribution

A contribution determined in accordance with Council's current S94 Contributions Plans would result in a contribution of \$332,814 for the Village Green and \$245,993 for the Care Precinct ILUs.

Residents of the additional ILUs will generate demand for some additional community facilities such as passive open space and libraries, notwithstanding the facilities provided on the site. However a contribution determined in accordance with Council's current S94 Contributions Plans is not considered reasonable. It is considered reasonable for the following adjustments to be made:

- An adjustment to recognize the lower occupancy rates in the CFV of 1.3 persons per dwelling compared to the 2.1 persons per dwelling on which the Contribution Plans are based;
- An adjustment to take into account the fact that residents of the development will not create a demand for all the facilities and services required under the plans. As each item is not costed with any clarity, it is not possible to clearly separate works for which residents will create no demand (child care, playgrounds and sportsfields and the like). In this regard an allowance of 60% has been made. That is the residents will only create a demand for 60% of the cost of works included in the plan.

This results in a reasonable contribution of \$123,616 for the Village Green and \$91,368 for the Care Precinct ILUs. This is considered a reasonable contribution based on the current plans.

3.5 Amenity of Community Facilities

The Department has requested further information relating to the amenity levels of the proposed activities centre (dining room and AV room) located within the lower ground floor of the chapel.

The lower ground floor of the chapel is located in the heart of the village with a large north facing terrace overlooking the new Village Green. A revised drawing has been prepared showing a more effective and function layout of this space providing approximately 300 square metres of high quality activity space for community events alongside a resident workshop space of 80 square metres (Drawing SK03 Issue E contained in Appendix 6).

The main activity space is dual aspect with both north and south facing windows providing opportunities for natural light, solar access and natural cross ventilation. The enlarged north facing windows will provide views to the outdoor seating terrace and Village Green beyond. The area has a generous floor to ceiling height of approximately 3.45 metres creating a sense of space and assisting in light penetration and ventilation.

Discussions have been held with the project architect, Suters, and the heritage consultant, Graham Brooks and Associates to identify opportunities to increase the size of the windows in a manner that respects the heritage significance of the building. The result of these investigations has been an increase in the size of windows on the northern and southern facades of the lower ground floor of the chapel. The size of the window openings relates to the width of the main windows to the chapel. This solution has been found to be acceptable on heritage terms with the heritage advice also contained in Appendix 6.

During the construction of the Stage 1, the activity space will also accommodate the temporary village cafe. Upon completion of Stage 1 construction the cafe will be relocated to the ground floor of building Q2, and will be a purpose designed facility with a full commercial kitchen and adjoining shop with generous internal cafe space complemented by a large external terrace overlooking the Village Green. This new cafe and shop will form part of a new community hub centred around the Village Green.

The refurbishment of the chapel space forms part of the reinvigoration of community facilities which will focus around the Village Green and include spaces in the ground floor of Buildings Q2 and Q3 as seen on Drawing A2.13 Rev O in Volume 3 of the EA. Upon completion, the village's community facilities will comprise:

- New purpose built cafe and shop with large external terrace overlooking the Village Green (Q2);
- New administration area with a marketing space that can also be used for additional community meetings and activities (Q2);
- Consulting room (Q2);

- Outdoor courtyard and guest studio (between Q2 and Q3);
- Multi-purpose activity spaces (Q3);
- New swimming pool and gymnasium facilities (Q3);
- Large multi-purpose space in the lower ground floor of the chapel;
- Residents' workshop.

In addition to the facilities listed above the following existing community facilities will continue to be available for resident use:

- Glentworth House Ballroom – this is a spacious ballroom with high ceilings and is currently being refurbished. The location of this room is also well removed from the centre of the proposed construction activities and could easily facilitate a large resident gathering or function.
- Glentworth House Library – this quiet reading space with a considerable volume of publications available for resident use.
- Chapel – the chapel itself is a huge space which could accommodate all of the residents in the Village if required for annual meetings or the like.

In subsequent stages, it is proposed to provide new community facilities within buildings V1 and V4. Residents of the independent living units will also have access to the facilities and services located on the ground floor of the Residential Aged Care Facility within the care precinct.

The proposed facilities represent a significant improvement on current facilities and will benefit both existing and new residents.

4. RESPONSE TO ISSUES RAISED BY RESIDENTS AT MEETING WITH DEPARTMENT

4.1 Construction Management Issues

These are discussed above in Section 3.2. The submission from the residents raises concern over continuous construction and hours of work on site. Aevum agrees to the suggestions by the residents and proposes:

- A break of 12 months between stages after the completion of the Residential Care Facility. The Residential Care Facility will be constructed as soon as possible. Consequently there will be a shorter break between the construction of the Village Green and the Care Precinct of 2 months;
- Restricted construction activity on Saturdays.

The Construction Management Plan indicates the detailed and considered attention to be given to the amenity of residents during the construction process including continuous liaison with residents including:

- Appointing a Project Liaison Officer;
- Preparing monthly Resident Update Circulars;
- Establishing a Project Webpage
- Holding resident meetings
- Establishing a 1800 Project Information Hotline – 1800 854 220
- Establishing a Complaints Management Plan
- Facilitating Buy Back Apartments – Aevum has committed to relocating to a comparable apartment in the Village any resident that wishes to move either before or during construction, at Aevum's cost. In the event that a comparable apartment is not available, Aevum would buy back the apartment from the resident based on a valuation of the apartment in 'pre construction' condition of the Village if the residents so wished.

4.2 Amenity of the Dining Room and Activities Area in the Lower Level of the Chapel

Discussed in Section 3.5 above.

4.3 Impacts on Pedestrian Safety

One of the key features of the concept plan is the improvement in pedestrian circulation and accessibility within the site. The site currently has a fragmented access and parking arrangement with many dead-end branches and haphazard associated footpaths making

access and wayfinding difficult. The driveways are frequently in conflict with the pedestrian path system, interrupting obvious paths of travel and causing awkward level changes. The path system seems to have grown as separate parts related to the various building campaigns. There appears to have been no overall structure or clear movement pattern. Paths are not well integrated into the building system. Some internal roads function as shareways and the path system is limited in terms of universal access.

The design of an integrated accessible pathway system has been an important element of the urban design as discussed and described in the EA (see for example Vol 1 S3.2.6 and 3.9.2 and Appendix A in Vol 5. The pedestrian pathway system is extended and improved, providing footpaths separate from the internal roads and offers a continuous and accessible means of moving around the site.

Seniors housing developments are low traffic generators. Speed restrictions are proposed (25km/hr) and pedestrian crossings are at logical locations and will be clearly marked. These will also be lower 10km/hr shared zone limits at locations where pedestrian crossing within the site is dominant.

It is considered that the proposed pedestrian system will be a considerable improvement on the existing system and much safer.

An assessment from McLaren Traffic Engineering is contained in Appendix 7.

4.4 Compliance with SEPP 65 Guidelines (overlooking and solar access)

Volumes 3 and 4 of the EA contain design verification statements and statements of compliance with the design principles of SEPP 65. The consideration of the SEPP 65 design principles by the project architects includes a discussion on amenity and built form implications of the development.

Further to this, architects for the Village Green, Hill Thalys, and for the Care Precinct, Suturs, have provided assessments of compliance with the Residential Flat Design Code which are contained in Appendix 8. In relation to solar access it is noted that:

- 93% of apartments in the Village Green Precinct receive 3 hours mid-winter sun between 9am and 3pm with all dwellings receiving some direct sun during winter;
- 74% of apartments in the Care Precinct receive 3 hours mid-winter between 9am and 3pm.

The concept plan gives specific consideration to the appropriate building design, balcony orientation and building separation to ensure the development achieves an adequate level of privacy and solar access. A site wide solution has been developed with buildings aligned and spaced to ensure appropriate levels of solar access and privacy.

The Village Green buildings have been designed as a group with the built form defining the village green and central court yard. Detailed consideration has been given to the relationship of new buildings in the Village Green Precinct to the existing two storey buildings

in the vicinity. A series of drawings were prepared as the basis for discussions with residents of nearby buildings. These are contained in Appendix 9. These diagrams indicate the measures in place to ensure an acceptable amenity impact on existing dwellings in relation to solar access, views and outlook, privacy and bulk and scale relationships.

The analysis in Appendices 8 and 9 indicated that the impacts of the Village Green development on existing adjoining buildings has been considered in great detail. Similarly the construction phasing diagrams in the Construction Management Plan contained in Appendix J of Volume 5 of the EA indicate in considerable detail how construction will be managed, particularly in relation to pedestrian circulation.

Solutions have been proposed and are available which will result in an acceptable residential amenity for new and existing dwellings in a well thought out and resolved design.

4.5 Change in Character of the Site

Aevum and the design team are aware that the current form of the Cardinal Freeman Village is both familiar and loved by its residents. It is also acknowledged that the village needs to provide its residents with services in buildings that are designed for their intended use, can continue to provide high quality service for the next 20 years, can accommodate technology changes, can exceed statutory requirements where possible and most importantly remain 'home' for each individual resident.

Much consideration has been given to the village character. Interestingly, Cardinal Freeman Village has changed markedly over its history. There have been substantial demolitions, additions and rebuilding stages. The Sisters of the Good Shepherd in particular were adventurous and pragmatic with their work resulting in often bold changes to the site where they perceived it necessary.

The Chapel is an exemplar of how to directly adjoin what was at the time a 'modern' building of monumental scale to an existing gracious residential home. This was a hugely significant 'change' to the character of Glentworth House at the time. A change that is publicly recognised for its skill and continues to be greatly admired today by the community.

Some other interventions, however, were not as successful but do reflect the prevailing approach to development at particular given times. There are positives and negatives to be found in each.

The unique character of the Village today is the result of these often disparate building types and styles coming together on the one site layered over time. A character that is loved by the residents and wider community.

The concept plan design seeks to build upon those exemplars of change and redress some of the less successful.

Therefore, the form of the Village Green is proposed to be different to the existing four buildings it replaces - just as the current village is markedly different to the two original

gracious homes Glentworth House and Bellevue, the girls home, College, and Chapel before it.

At the heart, however, Cardinal Freeman will still be a village. That will not change.

What will change is an up-to-date component offering a different retirement model to the buildings it will replace. These will become the homes of new residents just as the villas, serviced apartments, hostel and nursing home are home to those residents today.

Village character and social interaction go hand in hand. This has been considered in such things as:

- using design elements of Glentworth House and the Chapel that emphasise their importance to the setting and enable them to re-engage with the Village (eg using as the eaves as a continued height datum, opening the undercroft to a northern park);
- providing centrally located, generous and well laid out communal facilities that are more easily accessible to all residents and provide new areas to gather;
- providing new large courtyards;
- providing new wider and accessible paths with areas to stop and chat;
- improving landscaping to a high quality residential environment that is provided whether at home or moving throughout the Village; and
- providing generous lobbies on each level that allow space for some seating and room to park a mobility scooter.

These considerations provide many opportunities that encourage social interaction between residents on the same floor, within a building, and/or between new and existing residents throughout CFV building-to-building.

It is within the residents' control and choosing as to whether they develop any of these social networks and/or retain the (often long-standing) ones they have already established.

The design team recognises existing residents will have continuing relationships within their own buildings, with CFV as a whole and a new relationship to the proposed Village Green.

4.6 Impacts on Heritage Items

The heritage impacts of the proposed development have been considered in detail in the reports prepared by Graham Brooks and Associates contained in Appendices G and H in Volume 5, Appendix AE in Volume 6 and AY in Volume 7. The residents' submission raises concerns on the condition of Glentworth House and the repairs required.

Residents have raised concerns about maintenance works at Glentworth House. In this regard a Conservation Management Plan for Glentworth House (Cardinal Freeman Village Heritage Precinct) has been prepared and submitted as part of the EA (Appendix H in Volume 5). This includes an Ongoing Maintenance Schedule (Chapter 7 pages 141 -145).



The Concept Plan envisages the continued use of Glentworth House and Chapel for uses associated with housing for seniors including accommodation, administration and community facilities.

The Concept Plan provides that any works to the heritage items on the site would be undertaken in accordance with the:

- Cardinal Freeman Village Conservation Management Plan prepared by Graham Brooks and Associated dated May 2009 contained in Appendix H of Volume 5;
- Cardinal Freeman Village Heritage Management Strategy prepared by Graham Brooks and Associated dated May 2009 contained in Appendix G of Volume 5;

Future works and use of these buildings will be consistent with the recommendations of these reports. This includes maintenance works.

Aevum is committed to the on-going maintenance of the heritage items on the site including Glentworth House and will work with residents to implement the maintenance recommended in the CMP.

4.7 Staging

Residents' suggestions on staging are discussed in Section 3.3

4.8 Children's Playground

The landscape plan for the Village Green includes a children's playground. Residents have requested that this be removed. Aevum agree to this and invite a condition of approval deleting this playground from the Village Green project.

5. ISSUES RAISED IN SUBMISSIONS

The Environmental Assessment was exhibited from 7 April 2010 to 7 May 2010. During that period, 11 submissions were received by the Department of Planning from the public including one submission from the Cardinal Freeman Village Residents' Committee supported by the signatures of 132 residents. A total of 5 submissions was received from agencies. These submissions are summarised in Appendix 1.

The table contained in Appendix 1 provides a response to the key issues raised in the submissions.

6. REVISED STATEMENT OF COMMITMENTS

6.1 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 Environmental Assessment, in Section 4.4, included a draft Statement of Commitments for the Project which specified how the Project would be managed to minimise potential impacts both during construction and operation.

Following receipt of submissions and identification of key issues by the Department of Planning during the exhibition of the Environmental Assessment, the draft Statement of Commitments has been reviewed and various minor revisions made. Inserted text is identified in **bold** type and deleted text is identified by ~~strike through~~ (thus).

6.2 Revised Draft Statement of Commitments

6.2.1 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.

6.2.2 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 **and the Response to Submissions Report prepared by BBC Consulting Planners.**

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 **and the Response to Submissions Report prepared by BBC Consulting Planners.**

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. **Construction on Saturdays will be limited to 50% of the Saturdays during the construction period, will be between the hours of 8.00am and 1.00pm and will involve activities that will not generate noise.** ~~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.



APPENDICES



APPENDIX 1

Summary of Submissions

Cardinal Freeman Village
Concept Plan Application
Response to Public Agency Submissions

05 August 2010 Rev P

| Issue Number | Key issue | Date | Raised By | Issue | Response |
|--------------|-----------------|-----------|-------------------|---|--|
| 1 | Development | 7/05/2010 | Catherine Roberts | I believe that there should be more accommodation in the Village, but I believe that it should be in the form of aged care beds, not independent living accommodation. During my many visits to the Village, it was very apparent that the Village has a glut of independent living units, and it is the aged care facility that has a waiting list. | Aevum also wishes to replace the existing Nursing Home as soon as possible and it is for this reason that the new Nursing Home forms part of the Project for which Aevum has sought the approval of the Minister to construct pursuant to S75M(3A) of the Act. However, Aevum will not commence to wind down the old Nursing Home until the Minister approves the Concept Plan Application and gives approval to Aevum to construct the new Nursing Home after which Aevum expects that it could take up to 2 years before the Nursing Home would be vacant in order to enable it to be demolished. In the intervening period, Aevum will construct the new Village Green Precinct including the new Community Facilities and Village Green |
| 2 | Development | 7/05/2010 | Catherine Roberts | The ratio of age care beds to independent living units does not address the needs of the Village and appears to be revenue driven | There is no standard ratio for the provision of aged care beds to ILU however we believe the number of beds and proposed mix of care services in the new facility will meet the future needs of the village. It is commonly understood that the revenue from the provision of ILU's supplements the running costs of aged care facilities and without the increased number of ILU's we would not be able to redevelop the existing aged care facilities. |
| 3 | Development | 7/05/2010 | John Stott PSM | Last year, Ashfield Council.....advised Aevum that building heights should be limited to 3 storey's at the centre of the site and 2 storey's at the perimeter, but this was ignored. | The height of buildings are fully described and justified in the EA and elsewhere in the response to submissions. There are no specific height controls for the site and the height of buildings has been determined having regard to the characteristics of the site and its surrounds. The existing village contains a variety of medium and large scale buildings, in particular the Chapel. The issue of the proposal's potential impact on the surrounding residential area has been examined in the EA and the outcome is not considered negative in heritage, amenity or urban design terms. There are no five storey buildings directly addressing any street frontage. There is only one point where a fifth storey is setback approx 11.5m from the Clissold Street boundary with 4 storeys addressing the street following the slope of the land stepping up the site. A maximum of 3 and 4 storeys are proposed and visible as a street address to Victoria, Queen and Clissold Streets. |
| 4 | Development | 7/05/2010 | John Stott PSM | There are concerns that Aevum may have future plans to "build out" Glentworth House and adjoining chapel, which may lead to their eventual demolition and subsequent proposals to build more high rise buildings on the Clissold St frontage. | As stated in the Environmental Assessment issued as Volume 1 of the Concept Plan Application, the proposed design moves to preserve the historic buildings on site and significantly expand the landscaped surrounds to re-instate the prominence of the Chapel and Glentworth House. This is achieved by including a generous new forecourt re-presenting Glentworth House to the street, and careful consideration of building heights to ensure the historic skyline formed by Glentworth House and the Chapel is preserved. |
| 5 | Town Planning | 5/05/2010 | Angela Griffith | 1. Density: This proposal would see the resident population increase from the present 400 to 623 residents. Of this increase of 223, only 13 are extra aged care beds. There is a need for high care and low care beds in NSW, but this is not where the money is to be made, hence Aevum proposes to put the bulk of the infrastructure into independent living units at a density that is too great for this site. | As per response to item 2 above |
| 6 | Planning/Design | 6/05/2010 | Ashfield Council | The Concept Plan and Stages 1 & 2 fail to enable assessment against key planning framework (SEPP HSPD, RFDC). | The EA contains all information required for an assessment against relevant planning instruments. In relation to SEPP (Housing for Seniors), compliance is assessed in Section 5.1.5 of Volume 1, the compliance tables in Appendix AA of Volume 5, and the Access and Disability report contained in Appendix E of Volume 5. The principles of the RFDC have guided the development design as outlined in Volumes 2, 3 and 4 of the EA. |
| 7 | Planning/Design | 6/05/2010 | Ashfield Council | The waiving of S94 contributions is not considered appropriate. | This matter is addressed in the body of the Response to Submissions document. |

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| Issue Number | Key issue | Date | Raised By | Issue | Response |
|--------------|-----------------------|------------|---|--|--|
| 8 | Planning/Design | 6/05/2010 | Ashfield Council | The proposal fails to provide a Concept Plan for the 'whole' of the site. | The proposal provides a solution for the whole site. It provides a long term development concept for the site for all development envisaged. The concept plan incorporates replacement of a number of buildings and retention of some buildings. The application relates to the whole site. |
| 9 | Planning/Design | 6/05/2010 | Ashfield Council | The proposed staging provides uncertainty as to the likely impacts on the Heritage Items and residential amenity on the site. | It is considered that the EA fully addresses the DGs EARS. |
| 10 | Planning/Design | 6/05/2010 | Ashfield Council | The information is generally inadequate to undertake a full and proper assessment of the application. | The development contains 3 to 5 storey elements that are sited having regard to the characteristics of the site and its context. The existing village contains a variety of medium and large scale buildings, in particular the Chapel. Generally the upper level of new buildings is set back from the building facades to reduce impacts. The site and its context are fully described and assessed in the EA (Volume 2) with full justification for the height of the buildings and their relationship to adjoining streets and existing buildings on the site. |
| 11 | Height | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 2.4: We draw your attention to the "Metropolitan Strategy", an initiative of Planning NSW, which, we have been informed, recommended classifications for certain areas. For example, for Large Urban Villages (like Kogarah) up to six storey's, for Urban Villages (like Petersham) up to four storey's for town houses and flats. We content that our Village comes under the latter recommendation of up to four storey's. | The site and its context are fully described and assessed in the EA (Volume 2). The locality has many examples of medium and large scale buildings such as Glentworth house and Chapel and the street block occupied by the site and its special use zoning provides the opportunity for a different form of development that is compatible with the character of the surrounding area. |
| 12 | Town Planning | 7/05/2010 | John Stott PSM | "Cardinal Freeman Village is nowhere near either a major arterial road or a rail corridor; it is bounded on two sides by very narrow residential streets (Seaview and Clissold), on another by a street closed to through traffic (Victoria) and on the other by a two lane residential road (Queen). This is not a location for a high-rise development which will compare in scale to some of the worst excesses that can be seen alongside our major traffic arteries." | The site is unique in that it occupies a full urban block with a history of development in providing support and care and a special use zoning. This separates the site from surrounding land which has been subdivided for residential purposes. The application is to be assessed on its merits and any precedent effect is not a matter for consideration. |
| 13 | Town Planning | 7/05/2010 | John Stott PSM | Approval of this application may give rise for other developers to consolidate and redevelop sites in the area which may give rise to a culture of "anything goes" in Ashfield where "many good" residences were destroyed and replaced by poorly designed, "cheaply built units that are now slums." | The proposal has been developed having regard to all relevant environmental planning instruments and controls applying to the site. |
| 14 | Planning | 7/05/2010 | Michael Patterson | I don't agree with the overriding of Ashfield Council's planning powers on this decision. Councils' powers are traditional, democratic and have been established and valued by NSW communities. They seem to have been, of late, completely disregarded, and along with many other civil rights, slowly being eroded by the State Government. Councils are elected by the people to represent the people and should be respected and not be overridden by areas of Government which have little or no local knowledge. | The site does not share a boundary with any other sites. The submitters property is opposite buildings that will be retained. Heritage buildings on the site will be retained and the relationship with heritage buildings improved. |
| 15 | Planning | 7/05/2010 | Michael Patterson | I have a heritage building with all the heritage restrictions and implications of development (and is a heritage asset to the community) and with this proposal could have buildings of overwhelming size placed on my boundaries. | The site does not share a boundary with any other sites. The submitters property is opposite buildings that will be retained. Heritage buildings on the site will be retained and the relationship with heritage buildings improved. |
| 16 | Authorities | 5/05/2010 | Peter Stankiewicz Margaret Fulford | The last thing tiny Seaview Street needs is more signs. Cardinal Freeman recently installed large signs that do not meet Ashfield Council sign requirements. Is Cardinal Freeman going to comply with Ashfield Council rules? | No signs are proposed as part of this application. It is envisaged that wayfinding signage will be provided within the site. |
| 17 | Health/Sustainability | 6/05/2010 | Ashfield Council | The Long-nosed Bandicoot Survey submitted in support of the application is not the final version of the report. Some figures and maps are not included in this draft version of the document. Assessment of the application on the basis of an incomplete report is not considered appropriate. | The Cumberland Ecology report clearly sets out the results of the survey for Long-nosed Bandicoots and provides appropriate recommendations, based upon the findings. No Bandicoots were found on site and no signs of Bandicoots such as scratchings. The survey was conducted using appropriate methods and in appropriate times of the year. Results and findings are clearly set out and explained. No further elaboration is needed. |

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| Issue Number | Key issue | Date | Raised By | Issue | Response |
|--------------|------------------------|-----------|------------------------------------|--|--|
| 18 | Community | 6/05/2010 | Ashfield Council | There is no information as to the planned internal or external function of the nominated 'courtesy bus' including any associated costs. | The current courtesy bus is funded by the village and uses the services of an external (outsourced) driver. Aevum is in the process of arranging a licence for a member of staff to operate the courtesy bus. |
| 19 | Works & Infrastructure | 6/05/2010 | Ashfield Council | The proposal needs to satisfy the Waste Avoidance Act 2001 which involves a 66% reduction of domestic waste to landfill. Additional bins are to be provided for separate recovery of food and organics wastes equal to 1 x 240 litres per 2 units. | The Waste Management Plan envisaged moving towards greater separation of waste streams and a reduction in waste to landfill. The proponent will comply with Council initiatives in this regard. |
| 20 | Parking | 5/05/2010 | Peter Stankiewicz Margaret Fulford | It is unrealistic to expect substantial numbers of visitors and staff to Cardinal Freeman to utilize the unreliable nearby bus services and use a train station that takes a fit person to walk to in nearly 15 minutes (downhill). Buses on a Sunday run every hour. | It is impossible for Aevum to guarantee the percentage of visitors to the Village that will use public transport, however, the current practices of Aged Care Staff (which constitute the greatest proportion of staff working at Cardinal Freeman Village) indicates that approximately 90% use public transport to and from work. |
| 22 | Landscape | 6/05/2010 | Ashfield Council | The long-term health of the trees to be retained and planted are questionable due to: - *the proximity of the new buildings and roadways to the trees; *the amount of pruning that will be required to existing trees; *the construction work around the trees; *the ground level changes; *overshadowing from buildings. | The concept plan report does not provide any detail on the reasons for removal of trees, it simply shows those trees to be removed and those to be retained and indicates trees to be removed and retained on the plan. That is because the design was conceptual. The Village Green Precinct and Care Precinct Reports have much more detail on the specific impacts on individual trees and the measures required to mitigate that impact and/or protect the trees. The matters raised are adequately detailed in the two precinct reports. |
| 23 | Landscape | 6/05/2010 | Ashfield Council | The Tree Protection Measures identified in Appendix 2 regarding tree damage during construction are not considered acceptable. | The Tree Protection Measures in Appendix 2 are generic, as you would expect for a Concept Plan report. They are more specific in the Precinct reports. It is considered that the measures are acceptable |
| 24 | Quiet Enjoyment | - | - | General Comment: There is a general concern for the loss of amenity during construction. | Issue 24 – Aevum has staged the Project to ensure continuity of the amenities to Village Residents. The staging of the Project set out in the Construction Management Plan in Appendix J of Volume 5 demonstrates that all of the existing Village Services including the Activities Centre, Café and Dining will be relocated to the Chapel once it has been remodelled and refurbished. The internal layout of Level 1 of Building F will be modified to accommodate the Village Administration. Upon the completion of Building Q2 the Village Administration will be relocated to its final new location. This process ensures that there will not be any loss of amenity to the Village Residents, and in fact the new facilities will surpass the extent and quality of existing facilities. |
| 25 | Community | 6/05/2010 | Ashfield Council | The Affordable Housing Strategy does not fully consider an affordable housing provision. | The implications of the project on housing affordability and choice are discussed in Section 5.12 of Volume 1 of the EA. This shows that the project will continue to provide affordable accommodation over a range of price groups. It will provide additional accommodation specifically designed for seniors across a range of accommodation types which will be available under license agreement. The development also provides improve residential aged care facilities. |
| 26 | Community | 6/05/2010 | Ashfield Council | A letter box central on the site that is fully accessible should be considered. | Noted |
| 27 | Health/Sustainability | 6/05/2010 | Ashfield Council | The Plan fails to identify whether these enclosures will be able to accommodate the required amount of bins. The presentation of the bins has also not been considered as to whether this will affect pedestrian or traffic movements and parking. | Enclosures will be sized to accommodate the appropriate number of bins and that they will be screened from view in such a location as to avoid conflicts with circulation paths (both vehicular and pedestrian) |
| 28 | Health/Sustainability | 6/05/2010 | Ashfield Council | An ongoing Waste Management Plan has not been submitted. | Appendix K of Volume 5 contains the Waste Management Strategy for the operation of the site. Additional information is provided in the Response to Submissions Report. |
| 29 | Proposal | 6/05/2010 | Ashfield Council | The applications are not well thought through and appear to be somewhat premature | The application has been prepared following detailed consideration of the site and its context. The suggestion that it is premature is rejected. Council has requested a site master plan to form the basis for subsequent applications and this is achieved with this application. |

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| Issue Number | Key issue | Date | Raised By | Issue | Response |
|--------------|-----------------------|------------|---|---|---|
| 30 | Community | 6/05/2010 | Ashfield Council | <p>The Resident Relocation Plan fails to fully consider the impacts on affected residents. This includes: -</p> <ul style="list-style-type: none"> *Impact of change – leading to loss of identity, loss of familiar environment, loss of routine (there are health and safety issues arising including risk of depression and risk of falls related injury) *Increased noise *Increased dust and air pollution *Loss of financial investment if property/accommodation has been recently purchased | <p>The part of the Project that Aevum is seeking approval to undertake under Major Project Application 08_0245 involves two Stages. Stage 1 Village Green Precinct requires the demolition of Apartment Building E involving the relocation of 10 residents, while Stage 2 Care Precinct requires the demolition of Apartment Building F involving the relocation of 3 residents. The demolition of Apartment Building E is something that has been publicly supported by the Village Residents (Village Residents Committee presentation to 27 April 2010 ordinary meeting of Ashfield Council) while also supporting the upgrading of existing apartments (letter dated 15 April 2010 from Village Residents Committee to the Department of Planning). The Statement of Commitments at Section 5 of the Consultation Outcomes Report at Appendix C of Volume 5 of the application includes the following commitments by Aevum (among others):</p> <ul style="list-style-type: none"> o Aevum will endeavour to relocate residents in units that are similar to the existing (like-for-like). o Aevum will cover all costs associated with relocation including removal fees, service connections etc. o Aevum commits to no resident being financially disadvantaged as a result of the redevelopment proposal <p>The change arising out of the relocation of residents from Building E and F goes hand-in-hand with achieving the other desires of the residents i.e. to replace the ageing apartments. The commitments by Aevum will ensure that the impacts of the changes arising out of relocating are minimised in the short term. Residents will not be forced to relocate earlier than they wish, but given every opportunity to do so if they so choose prior to the commencement of construction work associated with the respective first two stages. This in itself will minimise construction impacts on the residents.</p> |
| 31 | Health/Sustainability | 6/05/2010 | Ashfield Council | The Waste Management Plan has not provided any estimates to the increased volumes of waste produced on the site through the proposed increase in resident population. | The Waste Management Plan indicates the number of bins for existing residents and encourages greater efficiencies in waste management and collection points on the perimeter of the site. |
| 32 | Health/Sustainability | 6/05/2010 | Ashfield Council | There is no identification of how the waste from the Demolition and Construction phases will be disposed of, or recycled. | The Construction Management Plan contained in Appendix J of Volume 5 outlines the process for minimizing the amount of construction waste to landfill (Section 9). |
| 33 | Construction | 6/05/2010 | Ashfield Council | Lack of understanding of the complexities of the site and the relationship with existing village residents in both the planning and ongoing management of the future redevelopment of the subject land | The Urban Design Study in Volume 2 of the application runs into some 81 pages alone and clearly demonstrates the complexities of the site while at the same time demonstrating a proposal that responds to the challenges. Similarly, the Consultation Outcomes Report at Appendix C of Volume 5 of the application and the Construction Management Plan at Appendix J of Volume 5 demonstrate the extent to which Aevum has consulted and considered the issues raised by the Village Residents and the ways in which construction activities will be managed to minimise the impacts on the Village Residents. |
| 34 | Staging | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 1: Residents of the Village unanimously agree that the Aged Care Facility, currently Stage 2, should take priority over Stage 1. Our Nursing Home, low income section, has 57 patients. There are four patients in each of seven rooms, three patients in other rooms and there is only one en suite which two patients share. Fifty five patients use commodes or they are wheeled to the toilets. We recommend that this undignified situation be rectified as quickly as possible. | Aevum also wishes to replace the existing Nursing Home as soon as possible and it is for this reason that the new Nursing Home forms part of the Project for which Aevum has sought the approval of the Minister to construct pursuant to S75M(3A) of the Act. However, Aevum will not commence to wind down the old Nursing Home until the Minister approves the Concept Plan Application and gives approval to Aevum to construct the new Nursing Home after which Aevum expects that it could take up to 2 years before the Nursing Home would be vacant in order to enable it to be demolished. In the intervening period, Aevum will construct the new Village Green Precinct including the new Community Facilities and Village Green |

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| 35 | Fire | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 2.3: I doubt that our proposed new residents will all be agile and capable of walking down five flights of stairs easily during the half yearly fire drills. We are of the opinion that five storey buildings are detrimental to casual and social interaction which is so necessary in any retirement village. | Residents are not required to walk down the fire stairs in a fire drill or an emergency evacuation if they are unable to do so for any reason. Procedures for evacuating people that are physically impaired and unable to use the Fire Stairs are set out in the Emergency Evacuation Plan for a building and routinely practiced. Aevum also disagrees that five storey buildings are "detrimental to casual and social interaction" as is evidenced by the fact that the construction of Buildings A and B (which are of a similar rise in storeys to those proposed in Major Project Application 08_0245) was supported by 191 residents of 192 that responded to a poll by the Residents Committee in September 2006 in support of the Development Application to Ashfield Council. Furthermore, the existing Village Residents are not required to relocate into the proposed new apartments and Aevum is confident about its market research and that the new apartments will be in demand. |
| 36 | Construction | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 3.1: We tried at several meetings with Aevum to negotiate period of time, e.g. twelve months, without any construction between each Stage of the development. The request was over ruled. The reason for our objections to continuous construction are: a) to give residents a period of peace for at least one year b) to give new residents in the proposed 59 units (stage 1) an opportunity to integrate with the existing residents, so we do not have a "them" and "us" situation, and c) to ensure that defects are identified in the new units and rectified before Aevum Limited move to the next stage. | Aevum acknowledges that Residents are seeking a break between stages of construction. However on the other hand, the Residents have objected to work on Saturdays which would have the effect of reducing the lag between the completion of the Village Green Precinct and the Commencement of the new Nursing Home, and at the same time requested that the new Nursing Home be constructed as soon as possible. These constraints are at odds with the desire of the Residents for a break between stages. For this reason among others, Aevum cannot make a commitment about the extent of the break that might exist between the completion of the Village Green Precinct and the commencement of the Care Precinct (Nursing Home) |
| 37 | Construction | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 4.2: At a meeting with Aevum representatives on the 8th December 2009 it was agreed and recorded in the Minutes which were taken by Aevum representative, and given to us, that the working hours would be from 8am to 5pm Monday to Friday. We were, therefore, surprised to note that, in the Supplementary Documents, the working hours are shown as 8am to 5pm Monday to Friday and 8am to 1pm on Saturdays. We object strongly to this change. This is our home and the general consensus is that we wish to have our weekends free of construction and resultant noise, dust, etc. so we can invite friends and family to visit us. also we would like to wake up to peace and quiet for two days each week. Considering the long term prospect of five stages of construction over ten or more years we consider this change, without our consent, to be untenable. | <p>Aevum acknowledges that its position on this matter changed from December 2009 to March 2010 when it finalised and submitted the Concept Plan Application. Aevum discussed the reasons for this change with members of the Resident's Committee prior to submitting the application. This change arose because Aevum became aware of the following factors:</p> <ol style="list-style-type: none"> 1. Not allowing work of any kind on Saturdays would increase the duration of a Stage by approximately 10%. In the case of the Village Green Precinct, this would add in the order of 3 months to the duration of this stage. 2. The prolongation of construction work by not allowing any work on Saturdays is at odds with the desire of the Residents that the new Nursing Home be constructed as soon as possible while at the same time seeking a break between the completion of the Village Green Precinct and the commencement of the new Nursing Home. 3. Prolongation of construction work by not allowing any work on Saturdays simply means that a construction site would "exist" amidst the Village for up to three months longer than would be the case if work were allowed to be conducted on Saturdays. (continued below) |

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| 37 | Construction (continued) | as above | as above | as above | <p>In other words, while the site might be completely silent on a Saturday if Aevum were prevented from working, nevertheless the visual impact of the construction site would exist on Saturdays.</p> <p>4. Aevum has included in the Concept Plan Application an initiative whereby noise from construction on Saturdays would be required to comply with the stringent provisions of the Department of Environment and Climate Change Interim Guideline for Construction Noise. This would have the effect of limiting the type of work that could be undertaken on a Saturday and hence limit noise, while at the same time allowing certain work to progress thereby reducing the duration of construction work leading to earlier completion of construction.</p> <p>5. Aevum has been advised that the cost premium for not working Saturdays would be in the order of \$330,000 in the case of Stage 1 alone that could otherwise be invested in upgrading the Village.</p> <p>For the reasons set out above, Aevum considers that the request by Residents that Aevum be restricted from undertaking work of any kind on Saturday is not in the interests of the residents”.</p> |
| 38 | Construction | 7/05/2010 | Catherine Roberts | Building is very upsetting and unsettling for residents as they wish peace and quiet | Aevum acknowledged that potential impacts of construction on Village Residents. It is for this reason that Aevum has carefully considered the impacts and how they can be mitigated which are set out in detail in the Consultation Outcomes Report at Appendix C of Volume 5 and the Construction Management Plan at Appendix J of Volume 5 |
| 39 | Construction | 19/04/2010 | Mei-E Cai | It is clear that this building programme will invariably disrupt our lifestyles due to the construction process proposed. It is obvious that there will undoubtedly be extreme noise pollution and dust which will compromise the health of young children, the elderly, those with reparatory complications and others to a significant extent. | Aevum acknowledges that Mei-E Cai lives in the apartment building on the north east corner of the intersection of Clissold Street and Queen Street, opposite the proposed site for the new Nursing Home. Aevum is confident that the impacts of noise and dust on the residents of the apartment building can be managed in a way that does not create any inconvenience by adopting the methods and strategies set out in the Construction Management Plan at Appendix J of Volume 5. Aevum notes that Blackett Maguire + Goldsmith (Principal Certifying Authority for the construction of Buildings A and B) has advised “I have reviewed the project file for Buildings A & B and can confirm that no formal complaints were received by our office during the construction of Buildings A & B at Cardinal Freeman Village” (email dated 29 June 2010 from A Dunford of Blackett Maguire + Goldsmith to E Yi of EPM Projects). Aevum does not consider that the works proposed under Major Project Application 08_0245 will give rise to any more complaints that was the case in the construction of Buildings A and B. |
| 40 | Parking | 19/04/2010 | Mei-E Cai | Safety and parking complications are imminent if the plan does proceed. Parking is already sparse and the procession of heavy trucks delivering building materials call into question the safety of the neighborhood especially in consideration of small children. | Construction Traffic Management Plans (CTMP's) are usually prepared in response to a condition of approval. They would be specific to the successful construction tender construction sequence & work methods. They can't be prepared in detail until construction company is employed. Most construction companies generate CTMP as usual practice for large scale sites. |
| 41 | Construction | 19/04/2010 | Mei-E Cai | The presence of other opposing factors such as the extremely long time frame of more than 10 years will further increase the impacts felt by those immediately affected and is evidently unbearable for a neighborhood such as ours | Aevum acknowledges that Mei-E Cai lives in the apartment building on the north east corner of the intersection of Clissold Street and Queen Street, opposite the proposed site for the new Nursing Home. While Aevum is of a view that construction work proposed in Major Project Application 08_0245 will not have any impact on the residents of the apartment building (for the reasons set out in response to Issue 39 above), Aevum nevertheless notes that construction of the proposed new Nursing Home will in itself only last for a few years at most, not 10 years as is asserted by Mei-E Cai. |

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| 42 | Development | 28/04/2010 | Patrick and Roberta Easton | The increases in density of people in the area will also create increased pressure on the infrastructure services. Will the residents be paying for an upgrade of these services, do they pay rates or are they going to be a burden on existing rate payers in the area. | All necessary utility services are available or can be readily extended to meet the needs of the development and the development will meet the reasonable costs of these services. The development provides the opportunity to upgrade infrastructure on the site. It also includes significant community facilities for the residents. |
| 43 | Construction | 28/04/2010 | Patrick and Roberta Easton | In addition to the traffic flow expected from visitors and residents of the expanded development, there will be a considerable disruption to the neighborhood during construction of the development. This will include heavy trucks moving past our property, further there will be demolition and excavation activities undertaken that will impact us and our neighbors with dust, noise and potential damage to our properties. We note that the proposal is a long term plan to develop the site over a period of 10 years. | Aevum acknowledges that Patrick and Roberta Easton live in Victoria Street five residential blocks north of the Cardinal Freeman Village. Aevum notes that Blackett Maguire + Goldsmith (Principal Certifying Authority for the construction of Buildings A and B) has advised "I have reviewed the project file for Buildings A & B and can confirm that no formal complaints were received by our office during the construction of Buildings A & B at Cardinal Freeman Village" (email dated 29 June 2010 from A Dunford of Blackett Maguire + Goldsmith to E Yi of EPM Projects). Aevum is of a view that the works proposed under Major Project Application 08_0245 will have less impact on the residents of Victoria Street north of Cardinal Freeman Village than was the case in the construction of Buildings A and B. |
| 44 | Construction | 28/04/2010 | Patrick and Roberta Easton | We also object on the grounds that there are no plans for onsite car-parking to be provided for the construction workers. This will result in the street parking being used by the construction workers, yet again impacting residents' ability to park outside our own homes | This will be dealt with by a Construction Management Plan (CMP) and whilst some on-site area (compound) for worker cars may be possible at some stages of the construction program, on-street parking by workers does occur for most projects. A construction zone along part or all of the road frontages could assist in reducing worker parking spill-over effects. CMP's are prepared at construction phases of projects to Council's satisfaction. |
| 45 | Height | 5/05/2010 | Peter Stankiewicz Margaret Fulford | A recent Sydney Morning Herald article, "Empty nests too high for the empty nesters", November 2, 2009, informed that most retirees do not want to live in multi-storey buildings. | Aevum disagrees that retirees do not want to live in multi-storey buildings. This is evidenced by the fact that the construction of Buildings A and B (which are of a similar rise in storeys to those proposed in Major Project Application 08_0245) was supported by 191 residents of 192 that responded to a poll by the Residents Committee in September 2006 in support of the Development Application to Ashfield Council, and are both fully occupied. Aevum is confident about its market research and that the new apartments will be in demand. |

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| 46 | Development | 5/05/2010 | Peter Stankiewicz Margaret Fulford | What confidence can anyone have that the positive aspect of the proposal (a public private park) will actually eventuate, between now and the end date of 2020? This "park" sounds like some sort of bait. | The proposal includes a 'master plan' for the whole of Cardinal Freeman Village which includes two major outdoor landscaped community spaces. These are shown in Item 4.5 Landscape Strategy of the Urban Design Study at Volume 2 of the application (among other places). Major Project Application 08_0245 seeks approval to undertake the first of these two outdoor landscaped community spaces (Village Green), while the second being gardens to the east of Glentworth House would be the subject of a separate future Development Application. In this way, the "public private park" referenced by Peter Stankiewicz and Margaret Fulford will be delivered at least in part in the short term, with the balance being undertaken as a future stage. |
| 47 | Construction | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | The 10 year building plan is excessive | Aevum has not proposed a "10 year building plan" but rather seeks approval to undertake the Village Green Precinct and the Care Precinct. The Indicative Project Programme contained in Appendix A of the Construction Management Plan at Appendix J of Volume 5 of the application shows a programme lasting no more than four years in aggregate for the part of the Project for which Major Project Application 08_0245 seeks approval to undertake. |
| 48 | Construction | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | Working Monday to Saturday is excessive with residents having no peace | Aevum interprets the submission to mean that it is unreasonable for work to be conducted on Saturdays because this will not give Village Residents respite from the impacts of construction, predominately noise. Aevum understand this concern, however also understand the desire of the residents for construction to be undertaken as quickly as possible to reduce the length of each stage as much as possible and thereby also increase the "gap" between stages. In order to balance these desires, Aevum has committed to the most stringent standard for work on Saturdays, namely the Department of Environment and Climate Change Interim Guideline for Construction Noise which requires noise from construction not to exceed 10dB(A) above the ambient background noise level. In this way, activities such as (for example) surveying, painting, wiring and other similar tasks will be able to continue without impacting the residents, thereby enabling the project to progress to an earlier completion than if these activities that don't have any impact on the residents are prevented from working on Saturdays. |
| 49 | Quiet Enjoyment | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | The proposal fails to comply with Section 66 of the Retirement Villages Act 1999 by virtue of the operator not respecting the rights of the residents | The Applicant rejects any suggestion that it does not "respect the rights of residents" particularly in so far as relates to the current Part 3A Application. Preparation of the application has involved significant consultation with residents and representatives of residents. The Applicant is fully aware of its obligations under S66 of the Retirement Villages Act 1999. By way of background it is important to note that during the construction of Buildings A and B in 200X and 200Y no resident complained that the Applicant had breached its obligations under s66. In fact no complaints were received from residents at all during construction of Buildings A and B. The Applicant will fulfil its obligations under s 66 of the Act if the Minister approves the application |

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| 50 | Construction | 8/05/2010 | Robert and Zora Neurath | That the proposal suggest disruption to neighbors would be ameliorated by a shorter, faster construction/building time is also welcome. However, that work should be carried on Saturdays even for the short time proposed to achieve this, is an unfair and unnecessary imposition on working people and their families who have to put up with the construction noise for five days a week. | Aevum acknowledges that Robert and Zora Neurath live in Tintern Street well north east of the Cardinal Freeman Village. Aevum notes that Blackett Maguire + Goldsmith (Principal Certifying Authority for the construction of Buildings A and B) has advised "I have reviewed the project file for Buildings A & B and can confirm that no formal complaints were received by our office during the construction of Buildings A & B at Cardinal Freeman Village" (email dated 29 June 2010 from A Dunford of Blackett Maguire + Goldsmith to E Yi of EPM Projects). Aevum is of a view that the works proposed under Major Project Application 08_0245 will have less impact on the residents of Tintern Street north east of Cardinal Freeman Village than was the case in the construction of Buildings A and B. |
| 51 | Development | 5/05/2010 | Samantha Gibbins | The long term impact of major building works within this quiet residential area will have a detrimental impact on property markets. | Aevum acknowledges that Samantha Gibbins live in an apartment building in Queen Street well north west of the Cardinal Freeman Village. Aevum is confident that the impacts on the residents of the apartment building can be managed in a way that does not create any inconvenience by adopting the methods and strategies set out in the Construction Management Plan at Appendix J of Volume 5. Aevum notes that Blackett Maguire + Goldsmith (Principal Certifying Authority for the construction of Buildings A and B) has advised "I have reviewed the project file for Buildings A & B and can confirm that no formal complaints were received by our office during the construction of Buildings A & B at Cardinal Freeman Village" (email dated 29 June 2010 from A Dunford of Blackett Maguire + Goldsmith to E Yi of EPM Projects). Aevum does not consider that the works proposed under Major Project Application 08_0245 will give rise to any more impacts on the residents of the apartments at 63 Queen Street than was the case in the construction of Buildings A and B. |
| 52 | Construction | 5/05/2010 | Samantha Gibbins | Long term noise and dust associated with the extensive demolition, excavation and construction of the proposed building works will diminish the quality of life in what has, to date, been a quiet residential area. | Aevum acknowledges that Samantha Gibbins live in an apartment building in Queen Street well north west of the Cardinal Freeman Village. Aevum is confident that the impacts on the residents of the apartment building can be managed in a way that does not create any inconvenience by adopting the methods and strategies set out in the Construction Management Plan at Appendix J of Volume 5. Aevum notes that Blackett Maguire + Goldsmith (Principal Certifying Authority for the construction of Buildings A and B) has advised "I have reviewed the project file for Buildings A & B and can confirm that no formal complaints were received by our office during the construction of Buildings A & B at Cardinal Freeman Village" (email dated 29 June 2010 from A Dunford of Blackett Maguire + Goldsmith to E Yi of EPM Projects). Aevum does not consider that the works proposed under Major Project Application 08_0245 will give rise to any more impacts on the residents of the apartments at 63 Queen Street than was the case in the construction of Buildings A and B. |
| 53 | Heritage | 5/05/2010 | Angela Griffith | 3. Heritage Considerations The location and height of the proposed new buildings would have a adverse impact on the curtilage of the heritage items on the site and an adverse impact on the heritage character of the surrounding dwellings. | Disagree: the curtilage impact was assessed and is not regarded as a negative outcome. Refer: The minimum curtilage for Glentworth House and its associated Chapel was identified in the <i>Cardinal Freeman Village Heritage Precinct Conservation Management Plan</i> (CMP), Section 4.6, pages 111 and 112, and Statement of Heritage Impact, Concept Plan, page 22. Refer also to Volume 2 of the Application - Urban Design and Concept Plan Ch 4.2 Curtilage and Site Planning. The issue of the proposal's potential impact on the surrounding residential area has been examined in the Statement of Heritage Impact (Concept Plan pages 29 - 37) and the outcome is not considered negative in heritage terms. |
| 54 | Heritage | 6/05/2010 | Ashfield Council | The proposal has an adverse impact upon the Heritage Significance of the Heritage Items on the site by virtue of the location and height of proposed new buildings and their proximity to the items. | The Heritage Strategy has been developed after detailed analysis of the site and item's history. The whole of site strategy for site planning, scale, massing, architectural elements, building controls has developed directly in response to and driven by being complementary and sympathetic to the heritage items. Refer Volume 2 of the Application - Urban Design and Concept Plan Ch 2, Ch3, and Ch 4 in particular 4.1.1, 4.1.2, 4.1.3, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5. |

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| 55 | Heritage | 6/05/2010 | Ashfield Council | A Landscape Conservation Management Plan has not been prepared to provide guidance for the restoration of an appropriate garden setting for the Heritage Precinct area and should be undertaken. | There is little remaining heritage landscape on the site, beyond 5 trees which may be associated with the heritage buildings, all of which are being retained. The low rise buildings to the east of Glentworth House and the Chapel have been built over any gardens that may have remained. Early photos show little evidence of significant gardens associated with Glentworth House or the Chapel. If the decision is made to prepare a Landscape Management Plan, its preparation could be made a condition of consent. All trees with heritage significance are being retained. |
| 56 | Heritage | 6/05/2010 | Ashfield Council | There are inconsistencies with the heritage analysis and documentation within the Conservation Management Plan. | GBA is unable to respond to generalised comments. If Council identifies its concerns these can be checked and commented on or corrected. |
| 57 | Heritage | 6/05/2010 | Ashfield Council | An archaeological assessment should be undertaken of the whole site and findings implemented into the Plan in accordance with the provisions of the NSW Heritage Act. | An archaeological assessment for the Village Green is being prepared. An archaeological assessment for all of the areas that will be affected by the overall Concept Plan can be made a condition of consent. |
| 58 | Heritage | 6/05/2010 | Ashfield Council | The location of proposed new buildings will have an adverse impact upon the curtilage of the Heritage Items. | Disagree: the curtilage impact was assessed and is not regarded as a negative outcome. Curtilage was eroded with the unsympathetic development phases during the 1970s, 80s and 90s development stages of the Village. The proposal seeks to both define the setting and create curtilage to both Glentworth House and the Chapel through understanding and interpreting the history of development on the site. The proposed buildings define the curtilage in three-dimensions, there is a recognition and expression of the layering of development, the interlocking of built form and space both in time and in form (expressed as a series of intimate courtyards defined by built form). Refer: The minimum curtilage for Glentworth House and its associated Chapel was identified in the Cardinal Freeman Village Heritage Precinct Conservation Management Plan (CMP), Section 4.6, pages 111 and 112, and Statement of Heritage Impact: Concept Plan, page 22. Refer also to Volume 2 of the Application - Urban Design and Concept Plan Ch 4.2 Curtilage and Site Planning. |

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| 59 | Heritage | 6/05/2010 | Ashfield Council | The proximity of the buildings to the east and north-west of Glentworth and the Chapel will reduce the visual appreciation of these Heritage Items/Landmark Streetscape Items. | Disagree: Proximity issues were assessed and the proposed outcome is not considered negative in heritage terms. The heritage items are currently not visible from the public domain (apart from a glimpse of the roof of Glentworth House from the corner of Seaview and Victoria Streets; a southern view from Seaview Street looking into the carpark, and a glimpse of part of the Chapel roof from a point in Victoria Street) and therefore are not currently able to be appreciated from the public domain. The proposal creates clear, unobstructed and defined views to and from the public domain to the heritage items. From within the Village, Glentworth House and the Chapel will be able to be appreciated both visually and functionally. Refer Concept Plan: Statement of Heritage Impact, page 20, and the Urban Design and Concept Plan Ch 4.2.1 in particular. |
| 60 | Heritage | 6/05/2010 | Ashfield Council | There are a number of Heritage Items and Heritage Conservation Areas in the proximity of the site and general consideration in terms of the subservient nature and responsiveness of new buildings in a heritage context should be observed. The information supplied is too limited to assess the overall impact to the Heritage context - the height, form/scale, proportions and aesthetic attributes of the new buildings in addition to any landscaping should be designed to respect this heritage context. | Disagree: Sufficient information has been provided in the CMP and the two Statements of Heritage Impact (SHI) (SHI - Concept Plan; and SHI - Stage 1 Village Green Precinct) to illustrate the multi-layered evolution and development of the overall site over time. The intent is to recognise that each layer of development of any city (worldwide) is a living continuum not contained within a vacuum of time or cultural meaning. This is reinforced both by the facts of historical development phases during the life of the Cardinal Freeman site and the resulting richness of architectural styles currently found within CFV and surrounding Ashfield. Further |
| 61 | Heritage | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 5.1 We recommend that the re-leading of these windows takes place prior to any work on the undercroft of the Chapel, otherwise some of the more vulnerable stained glass windows will be shattered. | We concur. This was raised by residents at the resident meeting in April and needs to be addressed before construction both within the Undercroft and the Village Green proper commences. A separate CMP for Glentworth House (Cardinal Freeman Village Heritage Precinct) has been prepared which includes, in Chapter 7.0, an Ongoing Maintenance Schedule (pages 141 -145). The preparation of a more detailed element-specific Conservation Works Schedule, which includes detailed recommendations for the re-leading, is recommended. |
| 62 | Heritage | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 5.2: A total of 316 pages are devoted to Glentworth House and there are only 2 comments on the state of repair of this building. We strongly object to these statements. We have been informed by a TV technician who was called to inspect the TV antenna in the loft of Glentworth House that there is a hole in the roof, and that there are dead birds and bees in the loft. We have inspected the Italianate tower which has rotting timbers surrounding damaged windows, and the balustrade to the first spiral staircase to the Tower is insecure. we have inspected the Basement. The wooden staircase leading to it is dangerous and in need of urgent repair. The basement needs thorough cleaning and could be a health hazard. We request the major repairs to Glentworth House be completed before demolition and excavation occur in the vicinity of this Heritage Building which could cause further deterioration. | These are maintenance issues for Aevum. These issues have been raised on several occasions by residents and many items relate to day-to-day operations of the Village. A separate CMP for Glentworth House (Cardinal Freeman Village Heritage Precinct) has been prepared which includes, in Chapter 7.0, an Ongoing Maintenance Schedule (pages 141 -145). The preparation of a more detailed element-specific Conservation Works Schedule is recommended. |

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| 63 | Heritage | 7/05/2010 | Michael Patterson | I felt humiliated and my intelligence insulted when I read the reports submitted in regards to the proposal's heritage impact to the surrounding heritage items. It was stated that there was to be nil impact. Any professional adviser who would suggest that a five storey building, built of glass and render, directly in front of a heritage building (built in late 1800s) would have nil effect on that building, I would have to question. Therefore, I would suggest that the proposal is seriously flawed. | Disagree: Sufficient information has been provided in the Statement of Heritage Impact (SHI - Concept Plan page 20) to illustrate that the concept plan does not pose an unacceptable impact in heritage terms. The proposal creates a setting that is currently non-existent for both Glentworth House and the Chapel components as a direct result of unsympathetic site planning during the 1970s, 80s and 90s. With respect, the resident may not be aware that the Chapel was added in the 1940s and was both built directly in front of and directly abutting Glentworth House (built in the late 1800s). This is an exemplar of how to approach 'heritage' to the extent that both were later listed under the Ashfield LEP. The Chapel's external finish is of unpainted rendered brick, Glentworth House external finish is of painted rendered brick. The development strategy for the Village follows detailed analysis of the site, heritage significance of the items, urban context of the village and architectural elements. All new work uses the height datum of the Chapel and Glentworth House eaves as its height limit for walls, parapets and major roof elements, is in direct scale to the existing Chapel and to other buildings already on the site (Buildings A + B). The proposal engages the Heritage items with the adaptive re-use of the Chapel Undercroft and creating a central communal hub for the Village centered around the Chapel and new community areas. |
| 64 | Height | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Four and five storey building are not in keeping with our largely heritage/old style residential area. Cardinal Freeman "Village" will become a misnomer. | Disagree: the existing "village" contains a variety of medium and large scale buildings, in particular the Chapel. The issue of the proposal's potential impact on the surrounding residential area has been examined in the Statement of Heritage Impact (Concept Plan pages 29 - 37) and the outcome is not considered negative in heritage terms. The CFV site is not a designated conservation area but it does contain specific heritage items. Conservation areas are in the vicinity of the site. There is a variety of building typology and significance both within the site, bounding streets of the Village and within the local area. An extensive heritage analysis is contained in Volume 2 of the Application - Urban Design and Concept Plan that addresses this issue in detail. Refer all of Chapter 2. |
| 65 | Heritage | 5/05/2010 | Samantha Gibbins | The implementation of the above proposals will conflict with the significance of the many historic buildings both within the surrounding area and within the setting of Cardinal Freeman Village's own historic Chapel and Glentworth House buildings. In addition, the surrounding area contains many buildings of historical significance that are currently listed on the LEP Heritage Schedule and the Register of the National Trust. | Disagree: These issues have been examined in the Statement of Heritage Impact (Concept Plan pages 20 - 28) and the proposed outcome is not considered negative in heritage terms. |
| 66 | Heritage | 5/05/2010 | Samantha Gibbins | The implementation of the above proposal will diminish the significance and setting of the surrounding area which currently contains at least 3 LEP Heritage Schedule register 'Heritage Conservation Area' including Victoria Square, Holmwood Avenue, Tintern Street and Prospect Road, along with a proposed Conservation Area (Ashfield South). | Disagree: Refer to the Land and Environment Court judgment for Trinity Grammar School (located immediately to the south-east of CFV) in that adverse impacts to Conservation Areas are mitigated when there is at least a roadway separating them from the subject development. |
| 67 | Design | 5/05/2010 | Angela Griffith | 1. Density Cont: The proposed buildings are too close together for their height which breaches the planning framework and will cause overshadowing, wind tunnel effects and lack of privacy for both the residents and the neighbors who are overlooked. If the building went ahead at this density there would be insufficient open space left on the site. | No 'planning framework' is breached. The Village is not located in a high wind area and there has therefore been no requirement for wind tunnel analysis. It would be rare to conduct such analysis on a development of this scale because it is considered to be 'low-rise' in wind effect in a sheltered location. Analysis would be undertaken should it be required as a condition of approval. Refer Volume 2 CPA Ch 5 and CCR diagrams for extensive shadow analysis. |

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| 68 | Height | 5/05/2010 | Angela Griffith | 2. Floor Space Ratio and Building Height: Concerns raised about the scale of the proposed 5 storey buildings in the context of the site's location within a low density predominantly single-storey dwelling locality. The proposed 5 storey buildings will visually dominate the area in an inappropriate manner, given the character of the surrounding residential area. Five storey buildings are also inappropriate for seniors living and there is a danger of creating a ghetto atmosphere rather than the present village type atmosphere. I do not believe that this would be psychologically healthy for present residents or future residents. My professional experience with the elderly has taught me that many people in their 70's, 80's and 90's suffer from macular degeneration, vertigo and other associated problems. They do not like heights and are often fearful of living above 2 storey's. | Refer to our response items 54 to 64 and extensive analysis within Community Consultation Response series of diagrams CCR 01.01 to 13.03. The maximum of five storeys provides level access to each resident on each level. A variety of units are provided for residents who may prefer garden units as well as those who prefer elevated living. Also refer response item 73. |
| 69 | Planning/Design | 6/05/2010 | Ashfield Council | The proposal fails to comply with the Residential Flat Design Code (RFDC). | The proposal complies with SEPP 65. Refer SEPP 65 Design Statements for Stage 1 Village Green and Stage 2 Care Precinct. |
| 70 | Health/Sustainability | 6/05/2010 | Ashfield Council | Car wash bays have not been identified. | Car-wash bays are not required to be specifically allocated. They may be shared with visitor parking spaces and indicated as such should Aevum and residents wish to do so. |
| 71 | Planning/Design | 6/05/2010 | Ashfield Council | The number of buildings, building heights and locations result in significant overshadowing of landscaped and communal open space areas on the site. | Refer extensive analysis within Community Consultation Response series of diagrams CCR 01.01 to 13.03. Refer Stage 1 drawings A2.53, A2.54, and A2.55 for detailed shadow analysis of the Village Green and Volume 2 of the Application - Urban Design and Concept Plan section 5.1.5 for shadow analysis of the whole site. |
| 72 | Community | 6/05/2010 | Ashfield Council | The Emergency Fire Escape Infrastructure requires full consideration to enable access for all residents. | The proposal complies with the statutory requirements of the Building Code of Australia for fire safety. Day to day evacuation plans are a matter for Aevum to develop, manage, communicate and practise with residents. |
| 73 | Community | 6/05/2010 | Ashfield Council | The documentation does not fully consider all levels of communication for the Village to include: *Voice announcing systems for information distribution *Audio loop in communal areas (linked to AV system) *Tactile indicators especially where residents' come into contact with onsite traffic including delivery areas *Large print used on signage | All buildings must comply with statutory requirements for disabled access contained in the Building Code of Australia and various Australian Standards which include all these items. |
| 74 | Health/Sustainability | 6/05/2010 | Ashfield Council | Air-conditioning unit and plant location have not been provided. | Air conditioning is provided to community areas. The proposal allows for rooftop condensers linked to individual A/C in units if residents require A/C. |
| 75 | Height | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 2.1: Currently the majority of apartment blocks within the Village are two storey's in height with ramps and stairs for easy access. The Village is situated in a residential area in Ashfield and there are no five storey buildings situated in the area until we reach Parramatta Road, Canterbury road, Liverpool Road and Georges River road. This proposal would destroy the ambiance and character of the neighborhood as well as the Cardinal Freeman Village. Five storey's is unacceptable. We are unaware of any retirement village of such magnitude. | The ramps do not comply with current disabled access requirements as they were all constructed some 30 to 40 years ago. The height of the Chapel located on the site is the equivalent of 5 storeys. Several examples of other vertical villages are in QLD such as: Grande Pacific Broadwater (25 levels), and various Living Choice villages. The Benevolent Society is currently proposing an 8 storey vertical village. Overseas, the model has been regularly used for the past 15 years eg (Humanitas model Netherlands). SEPP Housing for Seniors encourages vertical villages. |

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| 76 | Height | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 2.2: We draw your attention to the distance between the eastern wall of units 267 and 272 (block K) and the façade of the proposed five storey building Q1. This distance is 5.59 metres and from the edge of the balconies of these units the distance is 4.3 metres. To build a five storey building so close to a two storey building shows disregard for the comfort and privacy of the present occupants. Also two other units in Block K, 268 and 273, overlook the proposed entrance to the underground car parking area. We are informed that a hoarding will be erected to muffle the noise of cars entering and leaving this car park. The distance between the eastern wall of these units and the hoarding will be 3.7 metres. We strongly object to erecting anything so close to residents. We recommend that the entrance to the underground car parking be situated elsewhere. | Refer extensive analysis within Community Consultation Response series of diagrams CCR 01.01 to 13.03, and ASK CMP 10 and ASK CMP 13. Units 268 and 273 are orientated to the north and do not directly overlook the carpark entry. An existing jacaranda tree will be retained as requested by the resident and additional balcony screening has been offered to those residents should they perceive the carpark will be too visible if looking directly to the east from their balconies. Demolition of the existing Activities Centre and the location of Q1 some 13m to the east will create additional vistas to the north-east for these 2 units that are not currently enjoyed. Residents of Units 267 and 272 have been offered modifications to their units that will provide enlarged northern openings and a small balcony providing a second orientation of their unit to the north. This will open up views and sunlight to the north not currently enjoyed by these units and will provide a choice of orientation and outdoor spaces for the resident. |
| 77 | Design | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | Objection 2.3 cont: Approximately 50% of the proposed kitchens and bathrooms do not have a window and some kitchens are eight to nine metres from natural light source. This will mean residents will rely on artificial lighting and ventilation which would add to their cost of living. The same increased cost will apply to the use of electric dryers in the absence of a shared drying area. A slimmer building may achieve improved natural light and ventilation. This raises questions about the suitability of the proposed layout of the buildings on the site to achieve outgoing cost savings for residents as well as concern for the environment. A slimmer Q1 building would also have the advantage of being further removed from its current close - too close - proximity to building K | The proposal complies with the requirements of SEPP 65. This includes amenity such as building depth and distances from windows to back walls of kitchens. Residents have a choice of using external communal clothes drying areas provided at ground level to the west of Q3, retractable clothes lines that will be available on balcony areas as well as dryers in units. All units have a minimum of 2 orientations to achieve natural light and natural ventilation. Many units have 3 orientations. The circulation areas of buildings are naturally lit, naturally ventilated and provide a break between buildings where they incorporate breezeways. |
| 78 | Height | 7/05/2010 | Catherine Roberts | The Village has already had a 4-storey building added to it recently, which now dominates the skyline for residents not only in the Village but in surrounding streets. It was previously a beautiful and peaceful tree lined area. It is shocking to think that the developers now want to add a 5-storey building to the Village. | Refer to response items 54 to 66. |
| 79 | Design | 7/05/2010 | Catherine Roberts | Development such as this one is not sympathetic with the historic surrounds and shows disrespect to the Village's residents and the Village's long history of caring for the community. | Refer to response items 54 to 66. |
| 80 | Height | 7/05/2010 | Catherine Roberts | The Village's residents have concerns regarding evacuation in fires and emergencies, as it would seem almost impossible to evacuate elderly residents from 5 stories up in an emergency. Already there are very few residents in the higher stories of the current buildings, and on must assume that the elderly do not wish to live so high up when they are physically weak. | Refer response item 72. |
| 81 | Parking | 7/05/2010 | Catherine Roberts | This development does not address the need for further parking inside the Village. | Refer MTE Traffic Report. The site is well served by public transport and adequate parking has been provided in the application. |
| 82 | Design | 7/05/2010 | John Stott PSM | The proposal is a gross over development of the Cardinal Freeman Village, on the grounds of the impact which it will have on the surrounding, low rise residential areas. | There is no direct impact of the proposed development on the surrounding low-rise area. A mix of 2 (existing) 3 and 4 storeys will address any street frontage all articulated to form secondary setbacks and a rhythm of built form/garden courtyard breaking the massing and following the natural topography of the site. |
| 83 | Design | 7/05/2010 | John Stott PSM | The proposal "proposes to cram onto the site another 160 units in 5 storey buildings - an increase of almost 90% on the present number" | The site is 10 acres (4 hectares) with 4 street frontages, an existing 22 buildings will be replaced by 13, there will be multiple and fairly evenly distributed pedestrian and vehicular access points, there exists excellent public infrastructure and, therefore, is suited to support the density proposed. |

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| 84 | Design | 7/05/2010 | Michael Patterson | Ashfield is of mainly single storey brick or stone housing with slate or terracotta roofing. The proposed development is mainly glass and painted render. It does not marry into the area. Developments like this are more consistent in areas such as Kellyville or Mt Druiitt. | The materials finishes for the heritage items on the site are painted render and unpainted render. The existing Village accommodation is predominantly face brickwork with some timber structural and infill elements. The proposal complements the use of these materials and provides for detail elements such as balcony edges, balustrades and handrails that may introduce other materials. Glazing is very important in optimising natural light and ventilation into each unit to maximise amenity enjoyed by each resident. Ashfield, with CFV, provide a cultural richness of urban context, scale, building typologies, materials, function, and history of development that may not be found in Kellyville or Mt Druiitt. |
| 85 | Height | 7/05/2010 | Michael Patterson | There presently is Summer Hill village and Cardinal Freeman Village. These are what give the local area the wonderful feeling it has today because of its consistency and lack of visual pollution. With the proposal being of five stories high it will have an unacceptable level of visual impact during the day and even more at night due to the large glass areas and height in regards to lighting. | The five storey height component is limited to the centre of the site and has no direct impact on neighbours of surrounding streets. Refer Volume 2 CPA Chapters 3, 4 and 5. |
| 86 | Design | 7/05/2010 | Michael Patterson | Another important issue is, where is the planning in regards to set backs? There doesn't seem to be any. | Refer Volume 2 of the CPA - Urban Design and Concept Plan 5.1.3 Setback Control Plan |
| 87 | Height | 7/05/2010 | Michael Patterson | I will be affected by the invasion of privacy of my residence and neighboring residents due to building height. | No new units direct address Queen Street. The highest buildings are located to the centre of the site some 68m to the east of 91 Queen Street and will appear approximately 1.5 storeys above the existing buildings as seen from Queen Street. |
| 88 | Height | 28/04/2010 | Patrick and Roberta Easton | The design of the new five storey residences are out of character for the residential nature of the street. | Refer to response items 54 to 66. |
| 89 | Design | 28/04/2010 | Patrick and Roberta Easton | The area is heritage zoned, any development I do to my property must be done in the style and manner consistent with the heritage values of the area. The proposal does not maintain the same standard, the buildings are totally out of character for the areas zoning. | Refer to response items 54 to 66. |
| 90 | Traffic | 5/05/2010 | Peter Stankiewicz Margaret Fulford | We object to corporate interests downgrading our amenity. Aevum makes more profit and we get more traffic and an ugly environment. There are no regional benefits. The inner west does not need more traffic and congestion. It is already the most densely populated part of Australia. Developments such as this should be located in areas that want and would benefit from an increased population. | Amenity to the local community is arguably improved by providing a new, contemporary, technologically modern, aged care facility that will serve local residents for the next several decades while reintegrating heritage items into the site for the enjoyment of residents and their families and friends. Ashfield is not the most densely populated part of Australia - 2006 ABS statistics indicate that Ashfield was number 2 in 1991 and had fallen to be number 6 by 2005. Ashfield has public infrastructure to support such a facility and an existing, ageing population to support its services. |
| 91 | Design | 5/05/2010 | Peter Stankiewicz Margaret Fulford | The footpaths in Seaview Street opposite the village are not up to 2 metres wide. Those recorded measurements need to be corrected. | Footpaths on the opposite side of Seaview Street are not within the control of Aevum and would be a matter for Council. |
| 92 | Height | 12/04/2010 | Prue Vines | Objects to proposed height of buildings. | Height will be viewed differently by different people. We have a provided a detailed and extensive application that explains the height strategy. |
| 93 | Height | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | The maximum height limit of the 'internal' buildings should be 3-storeys with 2-storey to the perimeter of the site | There are no existing height controls applying to the site. The Application seeks to define appropriate height controls that are site specific and context specific. |
| 94 | Fire | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | The fire safety hazard of residents exiting five-storey buildings in the event of a fire | Refer response item 72. |
| 95 | Design | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | Some kitchens appear not to have windows | Refer response item 77. |

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| 96 | Height | 9/05/2010 | Robert and Zora Neurath | The proposal of 5 storey living units is too high and out of keeping with the neighborhood. The proposal's size would change the nature of the "village to high rise enclave". A limit of 4 storey's as the maximum height allowable should be considered as a reasonable compromise ... Any higher structure would be a visual imposition on the quality and nature of the streetscape. The architectural aesthetics of proposed building heights to blend with the existing size of the church may be pleasing for the Villagers within, but the aesthetics for the other community members have not been considered | There are no five storey buildings directly addressing any street frontage. There is only one point where a fifth storey is setback approx 11.5m from the Clissold Street boundary with 4 storeys addressing the street following the slope of the land stepping up the site. A maximum of 3 and 4 storeys are proposed and visible as a street address to Victoria, Queen and Clissold Streets. (There is no change to Seaview Street proposed.) |
| 97 | Parking | 9/05/2010 | Robert and Zora Neurath | There is inadequate parking provided within the village on this proposal to accommodate the expected number of new ILU apartments/residents, aged care residents and stage employed on site, as well as visitors to the village, the 'surplus car spaces' provided within the village as set out in the proposal are grossly insufficient. | We disagree. Adequate parking provided. Refer MTE Traffic Report. |
| 98 | Height | 5/05/2010 | Samantha Gibbins | The height of the residential buildings in the area surrounding the proposed development site is generally no greater than 2 storey's. The proposal to construct buildings achieving a height of up to 5 storey's is not in keeping with this tradition and sets a precedent for further high density multiple storey construction in the area. | Refer to response items 54 to 66. |
| 99 | Health/Sustainability | 6/05/2010 | Ashfield Council | Warm Water Systems and Cooling Tower details have not been provided. | These matters will be considered in the detail design phase |
| 100 | Authorities | 12/04/2010 | Energy Australia | Applicant should contact EA for arrangements for energy supply | JHA has had lengthy negotiations with the Supply Authority regarding the site as a whole and the need to consolidate the power supplies into 2 on site substations. The first of these substations has already been established and serves the Clissold St end of the site. The other substation (yet to be established at the Queens Road end of the site) will do the balance. This methodology has been communicated to EA and they have accepted the approach. |
| 101 | Landscape | 6/05/2010 | Ashfield Council | There appears to be limited tree retention on the site and a significant number of trees proposed to be removed. In addition, there is a commensurate lack of new trees to be planted to offset the proposed loss. | A very high proportion of trees (just less than two thirds) to be removed have very low to low retention value, based on safety and health of the tree. Many of these are environmental weeds or nuisance plants, and are the result of self seeding and poor past management, and should be considered for removal regardless of development. One hundred new trees are illustrated on the concept plan, including tall growing species that will contribute to site and local character. See also Appendix A of the Concept Plan- Landscape Design Statement, and Appendix P, Tree Impact Assessment. |
| 102 | Landscape | 6/05/2010 | Ashfield Council | The Landscaped Plan does not detail the species of trees to be planted, their size and specific locations. | Species and location of trees for Village Green are included on Drawing L03. Species, common name and mature height are also listed on Drawing L04. A range of species and approximate locations are illustrated in Volume 2 of the CPA - Urban Design and Concept Plan 4.5.3 Tree Strategy. |
| 103 | Landscape | 6/05/2010 | Ashfield Council | The information submitted does not provide details in relation to the ongoing landscaped maintenance of the site. | The site has an existing maintenance program that includes landscape maintenance. Details of a maintenance program can be provided for the Village Green precinct if required. |
| 104 | Health/Sustainability | 6/05/2010 | Ashfield Council | The Landscape Design Statement, as recommended by Cumberland Ecology, does not fully consider all the issues and no evidence in the Statement that the habitat requirements of the Long-nosed Bandicoot have been considered or provided for. | The report notes a lack of Long Nosed Bandicoots on the site, and states that the additional green spaces, particularly the open lawn area with adjacent shrubbery and shelter, may improve potential forage and shelter. There are areas of native shrubbery, and potential crawl spaces under open decks, that will provide shelter. The design statement may be amended to specifically note these provisions if necessary. |
| 105 | Landscape | 15/04/2010 | Cardinal Freeman Retirement Village Residents' Committee supported by signatures of 132 residents | f. Landscape design - object to children's play area; objects to concept of additional public access | Children's play area has been removed from the plans. A space adjacent to the Village Green has been illustrated for flexible use, that may accommodate a range of recreational activities. The site is already open to public access. Access to the heritage gardens associated with Glentworth House is encouraged in the plan through one additional gate. This area has little interface with the bulk of the site. |
| 106 | Landscape | 5/05/2010 | Peter Stankiewicz Margaret Fulford | The existing trees barely screen the existing two-storey buildings in the middle of the property. We do not agree with the view that the removal of the multi-level canopy of the existing garden will be an improvement - the result will be a sterile environment. | The existing multi level garden in the location of the proposed Village Green contains species that are considered environmental nuisance plants - spread by birds, and liable to self seed across the site. The removal of these plants will allow views into the open area of the Village Green, and let sun into this dark area. |

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| 107 | Landscape | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | Pathways should be identified as part of the DA and be included in the submission | Refer Volume 2 of the CPA - Urban Design and Concept Plan Ch 4 sections 4.4 and 4.6.5 for pathway strategy. Also sections 4.5, 4.5.1, 4.5.2 and 4.5.3 for paths integrated with landscape and CCR 21.01 of Community Consultation Outcomes for combined path and landscape strategy. |
| 108 | Traffic | 5/05/2010 | Angela Griffith | <p>4. Traffic</p> <p>The plan includes a proposal to increase parking spaces from 157 spaces to 311 spaces, an overall increase of 154 spaces, or 98%. Assuming this is adequate resident parking, it does not account for the extra visitors and service personnel who will be using cars to access the site on a daily basis. The impact of the increase in traffic on the surrounding streets would be significant.</p> <p>Clissold St is a narrow street and the additional two major exits and entrances to the village proposed for this street are of concern. I have witnessed many serious accidents at the corner of Clissold and Victoria Sts.</p> <p>I do not think that moving the entrances and exits to Victoria and Queen Sts provides a solution as the problem is too much traffic from too much density on the site.</p> | Adequate parking for staff resident and visitors provided, refer to MTE report. Servicing adequately accommodated refer to MTE report & plans. External traffic impact assessment undertaken with resulting impacts acceptable. Accident data for the immediate road frontages suggests that accident rate is low. The existing and proposed development is not a significant traffic generator. If Council disagrees they should state precisely where differences lie with independent traffic advice. |
| 109 | Works & Infrastructure | 6/05/2010 | Ashfield Council | The Traffic Report submitted utilizes a traffic report by another consultant for Trinity Grammar that identifies there will be no increase in student numbers and only a minor increase in staff levels. It is not considered appropriate that uses and sites not under the control of the applicant should be relied upon for analysis. | Trinity report used only to describe background conditions. |
| 110 | Works & Infrastructure | 6/05/2010 | Ashfield Council | A median island along Clissold Street is physically not possible given the restricted and narrow width between kerbs. | There are similar narrow medians in Clissold Street at the junctions with both Victoria Street and Queen Street. |
| 111 | Works & Infrastructure | 6/05/2010 | Ashfield Council | The application has not provided Internal carpark turning paths to enable full assessment of the car parking arrangement. | Swept path analysis is unnecessary when car parking layout satisfies AS2890.1-2004 |
| 112 | Works & Infrastructure | 6/05/2010 | Ashfield Council | Garbage truck turning facilities are to be provided on the internal road network of the proposed development to accord with the intended plan or entry and exit for these from Queen Street. At present the road layout does not allow for 6.1m vehicles. | Traffic report, waste management strategy & swept path plans shown on civil engineering plans show that only SRV trucks will regularly service the internal roads of the site. Larger trucks are defined at discrete locations (with limited internal travel within the site) & are manageable. Fire Appliance swept path tests also provided in the information submitted. |
| 113 | Works & Infrastructure | 6/05/2010 | Ashfield Council | Haulage routes for the approval of Council have not been provided to demonstrate the routes for trucks with excavated material and delivery of construction materials. | This can be conditioned and be subject to a detailed Construction Traffic Management Plan at CC stage which is usual for projects of this scale. |
| 114 | Works & Infrastructure | 6/05/2010 | Ashfield Council | It is dangerous to have two separate entries from Clissold Street into the site in such close proximity. The driveways should be consolidated to a one-way entry only off Clissold instead of two separate driveways. | MTE are RTA accredited road safety auditors and support the driveways as designed. Notwithstanding this, the proposal has been amended to delete the site access off Clissold Street. |
| 115 | Works & Infrastructure | 6/05/2010 | Ashfield Council | Any crossing point off Clissold Street should be a vehicular crossing style driveway on to the proposed laneway rather than a full road pavement intersection. | This can be conditioned. |
| 116 | Works & Infrastructure | 6/05/2010 | Ashfield Council | A traffic management plan prepared by a qualified traffic consultant has not been submitted for each stage of the development and its impact on Council's local road network. | This can be conditioned and be subject to a detailed Construction Traffic Management Plan at CC stage which is usual for projects of this scale. |
| 117 | Traffic | 7/05/2010 | Catherine Roberts | The development would see further traffic entering and exiting along Clissold St. This would make the street very dangerous. | MTE are RTA accredited road safety auditors and support the driveways as designed and state that external traffic impacts are acceptable. Notwithstanding this, the proposal has been amended to delete the site access off Clissold Street. |
| 118 | Traffic | 7/05/2010 | John Stott PSM | "Traffic will be a major issue arising from this proposal.....much higher levels of traffic can be expected to be generated by this development. Coupled with traffic generated by nearby Trinity Grammar, major traffic and parking congestion can be assured. | External traffic impact assessment undertaken with resulting impacts acceptable. Accident data for the immediate road frontages suggests that accident rate is low. The existing and proposed development is not a significant traffic generator. If Council disagrees they should state precisely where differences lie with independent traffic advice. |
| 119 | Parking | 7/05/2010 | Michael Patterson | I will be affected by the inadequate parking for visitors and the resultant impact on parking in my street | Adequate parking will be provided on-site, refer to MTE traffic report. |

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| 120 | Traffic | 28/04/2010 | Patrick and Roberta Easton | Significant increase in car movements past our property at 108 Victoria Street. Traffic will increase from approximately 458 vehicle movements per day to 778 per day, a 70% increase. This will generate significantly more traffic past our door and road noise. | External traffic impact assessment undertaken with resulting impacts acceptable. Additional traffic flow increases are within acceptable limits for local roads under RTA guidelines and are in accordance with sound transport planning practice. |
| 121 | Traffic | 28/04/2010 | Patrick and Roberta Easton | The impact assessment prepared by MTE utilizes out of date survey information regarding Visitor Parking Surveys and assessment of the key intersections, it relies on surveys dating back to 2006 which are four years old. These surveys are insufficient to draw conclusions as they were either use outdated information or the sample size is too limited. Survey approach flawed. | February 2010 traffic counts supplement earlier 2006 flows recorded when this development was first assessed. There has been no significant increase in traffic flows on frontage roads. Flows are within limits for the function of frontage roads (local & collector roads). |
| 122 | Traffic | 5/05/2010 | Peter Stankiewicz Margaret Fulford | traffic counts on 2 February 2010 would hardly represent peak traffic given that traffic does not reach a peak until University etc. resumes | February 2010 traffic counts supplement earlier 2006 flows recorded when this development was first assessed. There has been no significant increase in traffic flows on frontage roads. Flows are within limits for the function of frontage roads (local & collector roads). |
| 123 | Traffic | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Research undertaken for the work at Trinity Grammar shows that since 2006 traffic conditions in the area have already deteriorated to a B level. The extra residents/staff planned for Cardinal Freeman will of course further deteriorate level service. | Level of Service B represents "GOOD" conditions. The extra traffic from proposed CFV does not alter this Level of Service. MTE report states Level of Service is actual "A" whilst "B" condition is equally a "GOOD" performance outcome if this were to arise. |
| 124 | Traffic | 5/05/2010 | Peter Stankiewicz Margaret Fulford | B level and worse traffic conditions are not acceptable in a residential area. As residents of Seaview Street, we can assure you that Seaview St is not used as a local road otherwise we would not experience considerably more traffic on week days and considerably less during the school holidays. Nor would we find that sometimes we can't park outside our house because of visitors to Cardinal Freeman. Nor would we experience hostility by impatient "rat runners" when we attempt to enter and depart from our driveway or park outside our house. | Level of service "A" or "B" is acceptable for residential streets. |
| 125 | Traffic | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Appendix O does not address expected traffic increases in Seaview Street. | Traffic increases in Seaview St and other streets within urban precincts are typically 1% to 2% per annum or less which are low increases that will not alter the function of frontage roads. |
| 126 | Parking | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Nothing is said about the impact of an internal; road link to Seaview Street, or visitor parking off Seaview Street. | No significant changes are expected along Seaview St as a consequence of the proposed CFV development / masterplan. |
| 127 | Parking | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Limiting on-site parking is not going to encourage anyone to use public transport - it will congest local streets | Adequate parking is provided on-site and most Council's encourage public transport usage where there is convenient and accessible public transport services. The encouragement of public transport is supported by government planning agencies as a sustainable development outcome. |
| 128 | Parking | 5/05/2010 | Peter Stankiewicz Margaret Fulford | Increasing the volume of off-street parking in streets around Cardinal Freeman is not acceptable | Parking complies with assessed requirements. |
| 129 | Traffic | 12/04/2010 | Prue Vines | Clissold Street cannot accommodate proposed driveways as it is too narrow and is a "significant bus rout". | Refer to response to items 110, 114, 117 & 118 |
| 130 | Traffic | 12/04/2010 | Prue Vines | Area is already densely populated with apartments and the proposal will increase traffic to an unacceptable level. | Refer to response to items 120 & 122 to 126 inclusive |
| 131 | Traffic | 6/05/2010 | Resident at Ashfield Council meeting 27/04/10 | The proposed road network is hazardous - 2 way traffic flow, 3 access roads | Refer to response to items 110, 114, 117, 118, 120 & 122 to 126 inclusive. |
| 132 | Parking | 9/05/2010 | Robert and Zora Neurath | The 2006 visitor parking survey on which much of the traffic and parking planning is based in this proposal is out of date and fails to take into account changes to, and the reality of the parking situation in nearby streets on weekends. The proposal claims that Victoria St has abundant kerbside parking, not heavily utilized on weekends, implies there will be room to accommodate the overflow of cars given the lack of parking within the village. This ignores the fact the palm trees in the street and their proximity to driveways limit the number of vehicles that can park in this street and the number of unit dwellers with no garaged parking. Neither does the survey account for close proximity of Trinity School, churchgoers attending the Croatian church near Norton Street on Sundays. | Refer to response to items 120 & 122 to 126 inclusive. Sunday traffic conditions expected to be lower than weekday commuter periods and are not the appropriate base line. |

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| 133 | Traffic | 21/04/2010 | RTA (SRDAC) | 1. Concerns are raised with regard to the adequacy of loading provision. Details of servicing/delivery requirements for the proposed development have not been provided. Details including truck sizes and number of movements shall be provided by the developer and endorsed by the Department of Planning prior to the determination of the development application | Details provided in waste management plan and docks provided where necessary with swept path diagrams shown on plans submitted. |
| 134 | Traffic | 21/04/2010 | RTA (SRDAC) | 2. The turning paths for larger waste collection vehicles entering the subject site have not been shown on the submitted plans. The driveways should be wide enough to ensure that they will accommodate the turning paths of the proposed maximum sized vehicle that will utilize the access when entering and exiting the subject site. | Swept path diagrams shown on plans submitted. RTA should refer to the waste management plan submitted and civil engineering plans that show swept path of largest vehicles. |
| 135 | Traffic | 21/04/2010 | RTA (SRDAC) | 3. AS 2890.1 - 2004, Clause 3.3 (a) for property line/building alignment/pedestrian path, permits a maximum gradient of 1 in 20 (5%) between edge of frontage road and the property line, building alignment or pedestrian path for at least the first 6 metres into the car park. Council should ensure that the gradients provided for the development complies with AS 2890.1-2004. In addition to the above, the SRDAC provides the following advisory comments for consideration in the determination of the development application. | Driveways satisfy AS2890.1-2004 and will be the subject of separate certification at CC stage. |
| 136 | Parking | 21/04/2010 | RTA (SRDAC) | 4. Car parking provision to the satisfaction of the Department of Planning and Council's requirements | Adequate parking will be provided on-site, refer to MTE traffic report. |
| 137 | Parking | 21/04/2010 | RTA (SRDAC) | 5. The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS2890.1-2004 and AS 2890-2002 for heavy vehicles. | Relevant clauses of AS2890.1-2004 & AS2890.2-2002 satisfies and certifiable based upon maximum truck sizes assessed in traffic report and swept path diagrams presented on civil engineering plans. |
| 138 | Traffic | 21/04/2010 | RTA (SRDAC) | 6. Consideration should be given to installing speed humps at regular intervals with the car park to improve safety. | This can be conditioned if necessary. This is not mandatory in MTE's view as the car parks are low volume car parks used by regularly users. On-site speed limits will be restricted to 10km/h by regularly spaced signposting. |
| 139 | Traffic | 21/04/2010 | RTA (SRDAC) | 7. The internal aisle ways are to be marked with pavement arrows to direct traffic movements in/out of the site and guide traffic circulation through the car park | This can be conditioned if necessary. This is not mandatory in MTE's view as the car parks are low volume car parks used by regularly users. |
| 140 | Traffic | 21/04/2010 | RTA (SRDAC) | 8. The minimum available headroom clearance is to be signposted at all entrances and clearance is to be a minimum of 2.2 metres (for cars and light vans, including all travel paths to and from parking spaces for people with disabilities) measured to the lowest projection of the roof (fire sprinkler, lighting, sign and ventilation) according to AS 2890.1-2004 | Confirmed for Stage 1 and will be subject to separate certification at CC stage. |
| 141 | Traffic | 21/04/2010 | RTA (SRDAC) | 9. The proposed turning areas within the car park are to be kept clear of any obstacles, including parked cars, at all times. | This can be conditioned if necessary. This is not mandatory in MTE's view as the car parks are low volume car parks used by regularly users. |
| 142 | Traffic | 21/04/2010 | RTA (SRDAC) | 10. All vehicles are to enter and leave the site in a forward direction. | This can be conditioned if necessary. This does not apply to fire appliance vehicles. |
| 143 | Traffic | 21/04/2010 | RTA (SRDAC) | 11. All vehicles should be wholly contained on site before being required to stop | This can be conditioned if necessary. This is not mandatory in MTE's view unless driveway sight lines to footpath hindered by landscaping / walls. If that occurs "STOP" signs & hold lines can be installed / conditioned. |
| 144 | Traffic | 21/04/2010 | RTA (SRDAC) | 12. The swept path of the longest vehicle entering and exiting the subject site, as well as maneuverability through the site, shall be in accordance with AUSTROADS. In this regard a plan shall be submitted to the Department of Planning or Council for approval, which shows that the proposed development complies with this requirement. | AUSTROADS is the incorrect reference, AS2890.2-2002 prevails for internal design and driveway interface with local roads. AUTOTURN swept path tests have also been conducted at all driveways and satisfy turning needs of the regular design vehicle. |
| 145 | Traffic | 21/04/2010 | RTA (SRDAC) | 13. The required sight lines to pedestrians and/or other vehicles in or around the entrances are not to be compromised by landscaping, signage, fencing or other materials. | This can be conditioned and certified at CC stage. |

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| 146 | Traffic | 21/04/2010 | RTA (SRDAC) | 14. Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the car park and pedestrians along the frontage road footpath in accordance with Figure 3.3 of AS 2890.1-2004 for light vehicles and AS 2890.2-2002 for heavy vehicles. | This can be conditioned and certified at CC stage. |
| 147 | Traffic | 21/04/2010 | RTA (SRDAC) | 15. All demolition and construction vehicles and activities are to be contained wholly within the site. | This can be conditioned and be subject to a detailed Construction Traffic Management Plan at CC stage which is usual for projects of this scale. |
| 148 | Traffic | 21/04/2010 | RTA (SRDAC) | 16. A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, numbers of trucks, hours of operation, access arrangements and traffic control should be submitted to the Department of Planning for approval prior to the issue of construction certificate | This can be conditioned and be subject to a detailed Construction Traffic Management Plan at CC stage which is usual for projects of this scale. |
| 149 | Traffic | 21/04/2010 | RTA (SRDAC) | 17. The developer shall be responsible for all public utility adjustments/relocation works necessitated by the above work and as required by the various public utility authorities and/or their agents. | This can be conditioned and be subject to a detailed Construction Traffic Management Plan at CC stage which is usual for projects of this scale. |
| 150 | Traffic | 21/04/2010 | RTA (SRDAC) | 18. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA | This is a standard condition. |
| 151 | Traffic | 5/05/2010 | Samantha Gibbins | The increased traffic flow to the area associated with the proposed long term building works will place extreme pressure on existing infrastructure. Traffic noise and pollution levels will also increase. Queen Street is a fast and dangerous road, exhibiting high traffic flows. | Refer to response to items 110, 114, 117, 118, 120 & 122 to 126 inclusive. |
| 152 | Submission | 4/05/2010 | DECCW | DECCW has reviewed the Environmental Assessment prepared for the proposed project and has no comments and no further interest in being involved. | No Action required |
| 153 | Traffic | n/a | NSWFB | All sites, buildings and structures across the whole state of NSW should ensure general NSWFB appliances are given adequate access in the event of an emergency. When applicable, developers and planners must also ensure that adequate access is provided for aerial appliances. | Noted, to be addressed in the detail design phase |
| 154 | Traffic | n/a | NSWFB | Carriageways should be wide enough to allow appliances to easily negotiate them and provide sufficient room to allow vehicle crews to work with fire fighting equipment around the vehicle. Along straight carriageway sections, a minimum width of 3m should be provided for general appliance access, and a minimum width of 6m for aerial appliance access. | To be addressed at detail design phase. |
| 155 | Traffic | n/a | NSWFB | Along curved carriageway sections, a minimum inner radius of 6.3m and outer radius of 11.3m should be provided for general appliance access, and a minimum inner radius of 7.3m and outer radius of 14.6m for aerial appliance access. | To be addressed at detail design phase. |
| 156 | Traffic | n/a | NSWFB | The distance between inner and outer turning arcs must allow for expected vehicle body swing. The minimum distance between the inner and outer arcs should not be less than 5.0m for general appliances and 7.3 for aerial appliances | To be addressed at detail design phase. |
| 157 | Traffic | n/a | NSWFB | Any carriageway not leading directly to an exit (ie. a dead end) should be provided with a turn around area which prevents the need to perform mulipoint turns. The minimum turning radius of turn around areas should be no less than 11.3m for general appliances, and 14.6 for aerial appliances. | To be addressed at detail design phase. |
| 158 | Traffic | n/a | NSWFB | All kerbs constructed along the edges of a carriageway should be no higher than 250mm and should be free of vertical obstructions at least 300mm back from the kerb gage to allow clearance for front and rear body overhang. | These matters will be considered in the detail design phase |
| 159 | Traffic | n/a | NSWFB | an unobstructed clearance height of 4.5m should be maintained above all access ways including clearance from building construction, archways, gateways/doorsways and overhanging structures (e.g. ducts, pipes, sprinklers, walkways, signs, beams) | To be addressed at detail design phase. |

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| 160 | Traffic | n/a | NSWFB | The NSWFB prefers a ramp gradient of 1:8 or less. The maximum negotiable ramp gradient is 1:6. Access ramps which follow a curved or circular profile in plan view should have a maximum gradient no greater than 1:10 | These matters will be considered in the detail design phase |
| 161 | Traffic | n/a | NSWFB | Ramps should not hinder vehicle response and should provide entry/exit clearances for appliances. Access ramps should have a smooth transition between the main ramp gradient and entry/exit gradients. A minimum 4.0m long 1:15 transition grade is preferred for both ramp approach and departure. When a change of gradient includes a recessed threshold such as a gutter, consideration must be given to reduced approach and departure clearance. | These matters will be considered in the detail design phase |
| 162 | Traffic | n/a | NSWFB | Carriageways must maintain structural adequacy and integrity when under load from a fire appliance, with particular attention given to those supported, elevated or reinforced by structural members | These matters will be considered in the detail design phase |
| 163 | Traffic | n/a | NSWFB | The maximum exerted pressure exerted pressure calculated by the stabiliser pad of an aerial appliance should be considered when calculating the minimum allowable bearing pressure for the carriageway or hardstand area. | These matters will be considered in the detail design phase |
| 164 | Works & Infrastructure | 6/05/2010 | Ashfield Council | Basement carpark drainage plans have not been provided with this application. Design of basement carpark drainage is required to be in accordance with Council's Stormwater Management Code. | |
| 165 | Works & Infrastructure | 6/05/2010 | Ashfield Council | Dilapidation Report of Council's assets (particularly adjacent local streets) is required to be submitted to Council prior to demolition and proposed construction works. | |
| 166 | Communications | 28/04/2010 | Patrick and Roberta Easton | There has been no consultation with the neighborhood | Pre lodgement consultations included a village open day on Saturday 26 September 2009 between 10.00am and 2.30pm. Flyers were distributed to all village residents and to approximately 200 properties in streets adjoining the Village inviting them to attend the open day. Additionally, letters were sent to key stakeholders in the area inviting them to attend the open day or offering to meet with them for a briefing. Stakeholders included the Seters of the Good Shepherd, Bethel Lodge, Trinity Grammar School, Sydney Private Hospital, Wests Ashfield, St Vincent's Catholic Church, Ashfield Probus Club, Ashfield Access Committee and Ashfield Seniors Action Committee. Immediately after the open day a member of the project team attended an informal meeting with the owners of a property on the corner of Clissold and William Streets. Several submissions were received from adjoining property owners and issues raised were fully considered through the environmental assessment process. An additional open day was held for village residents on Wednesday 21 April 2010 to provide information about the planning process. As the proposal has a low external impact, adjoining residents were not invited to attend this session. However, both village residents and adjoining residents had the opportunity to make a submission to the Department of Planning during the public exhibition period. |
| 167 | | 28/07/2010 | NSWFB | As detailed in the NSWFB "Guidelines for Emergency Vehicles", policy No.4, to facilitate emergency response operations the NSWFB requires vehicular access to all developments. Minimum carriageway widths of 4 metres are required to all low rise developments. To allow access to the proposed mid and/or high rise buildings, (i.e. buildings which have a rise in storeys greater than three) carriageway widths of 6 metres will be necessary. The minimum width of 6 metres to and around those buildings will permit effective and rapid deployment of NSWFB aerial appliances. | Access road design includes carriageway widths for road fronting all buildings in Stage 1 and 2 to be 6 metres wide, including in ternal and external roads. |
| 168 | | 28/07/2010 | NSWFB | The NSWFB recommends that all developments comply with the requirements of the Building Code of Australia (BCA) and relevant Australian Standards. | Standard condition of approval |
| 169 | | 28/07/2010 | NSWFB | Notwithstanding the above, the NSWFB notes some of the development's buildings will have a rise in storeys of 5. Therefore, depending on the expected age of the occupants, egress provisions additional to those required by the BCA should be considered. | |

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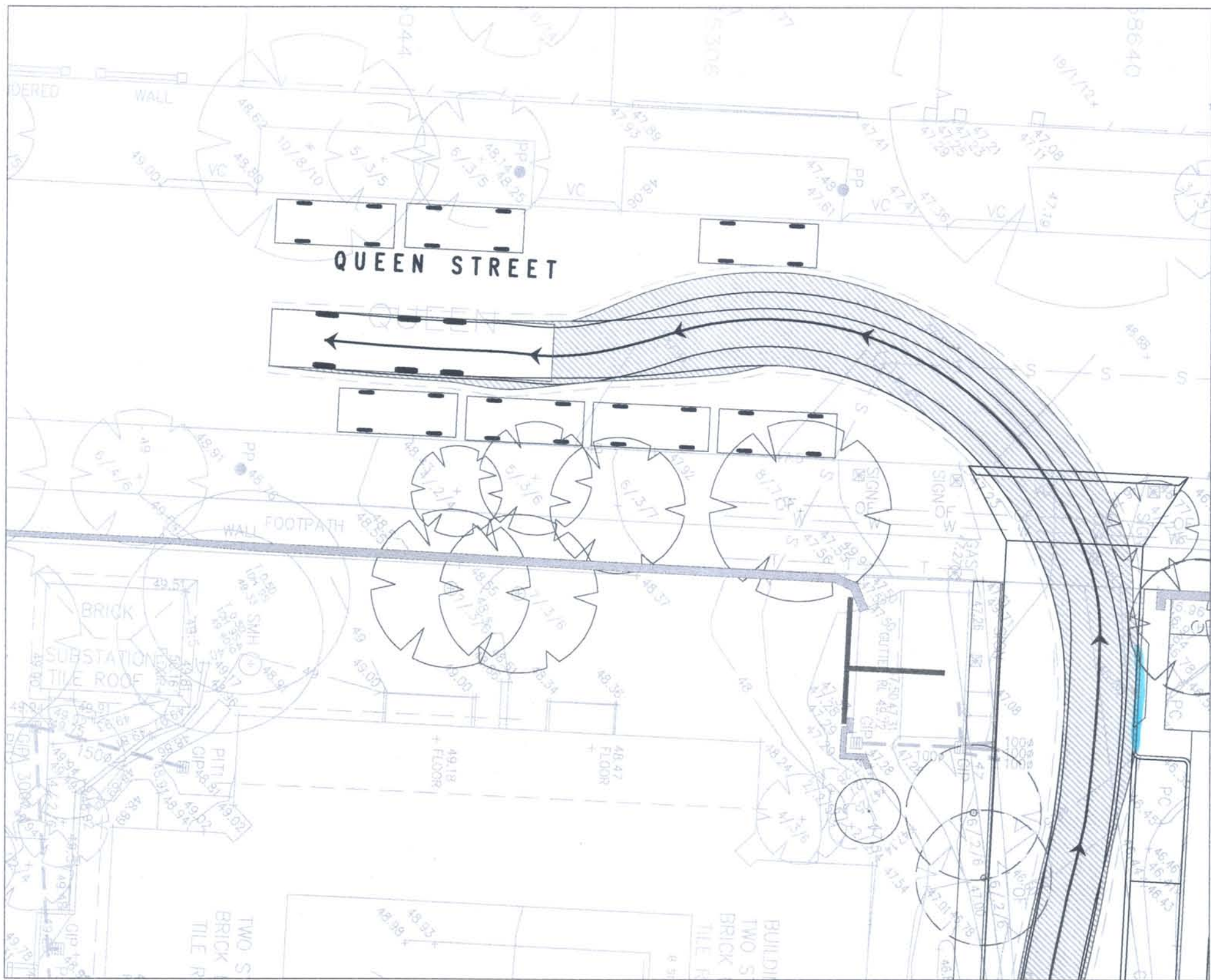
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| 170 | | 28/07/2010 | NSWFB | The NSWFB recommends that any reticulated water mains incorporate the comprehensive installation of fire hydrants and Fire Brigade boosting provisions. | Noted and can be dealt with by condition of approval |
| 171 | | 28/07/2010 | NSWFB | To facilitate rapid firefighting intervention and other emergency service response the NSWFB recommends that all roadways are prominently signposted and all buildings clearly titled and identified on site block plans located at each vehicle access point. | Noted and can be dealt with by condition of approval |
| | | | Ashfield Council | The Landscape Design Statement, as recommended by Cumberland Ecology, does not fully consider all the issues and no evidence in the Statement that the habitat requirements of the Long-nosed bandicoot have been considered or provided for | The proposal is for a concept plan and not all details are provided. As a condition of consent, the habitat requirements of the Long-nosed Bandicoot can be considered and factored into the final Landscape Management Plans. |
| 171 | | | | | |

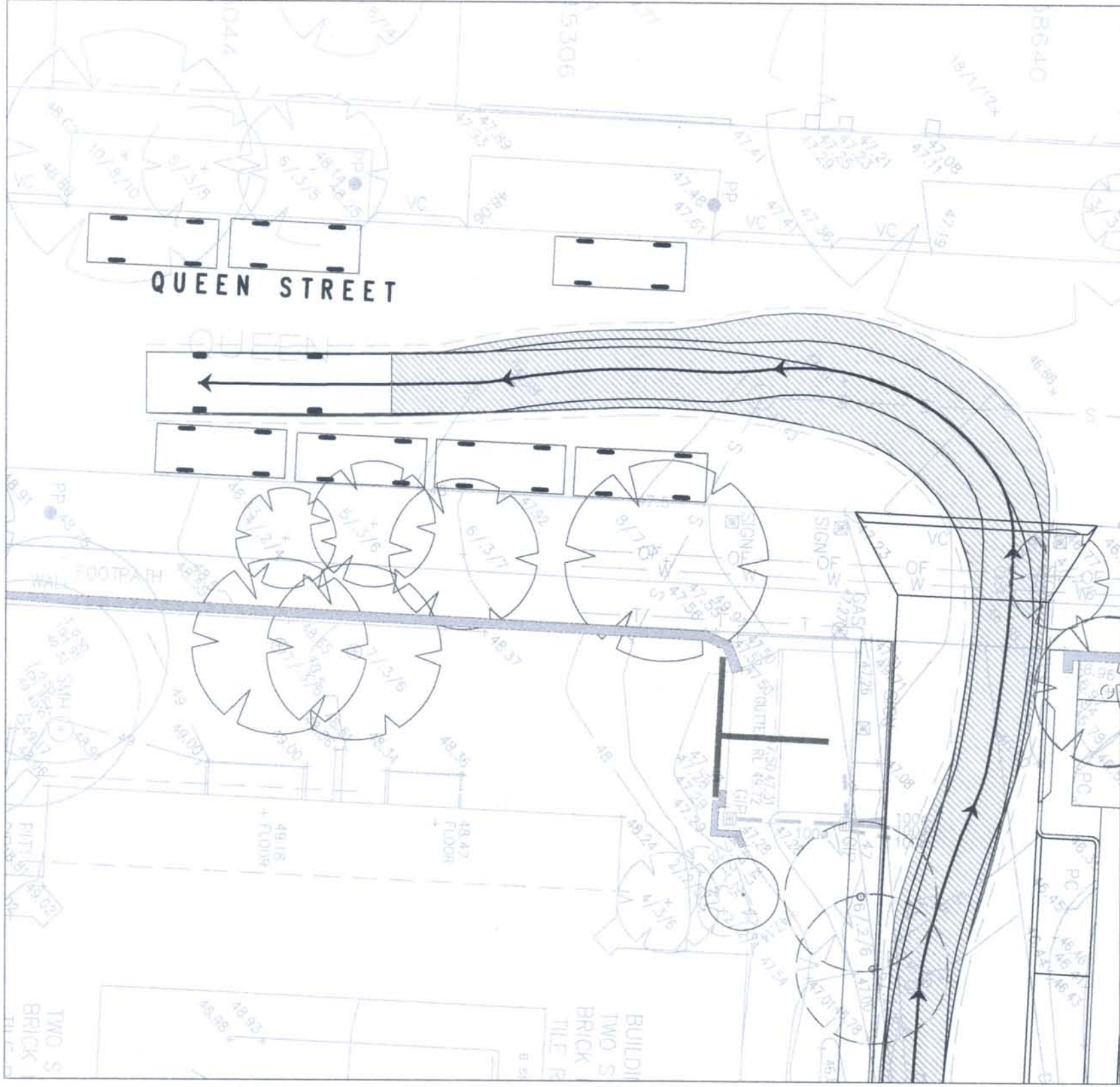


APPENDIX 2

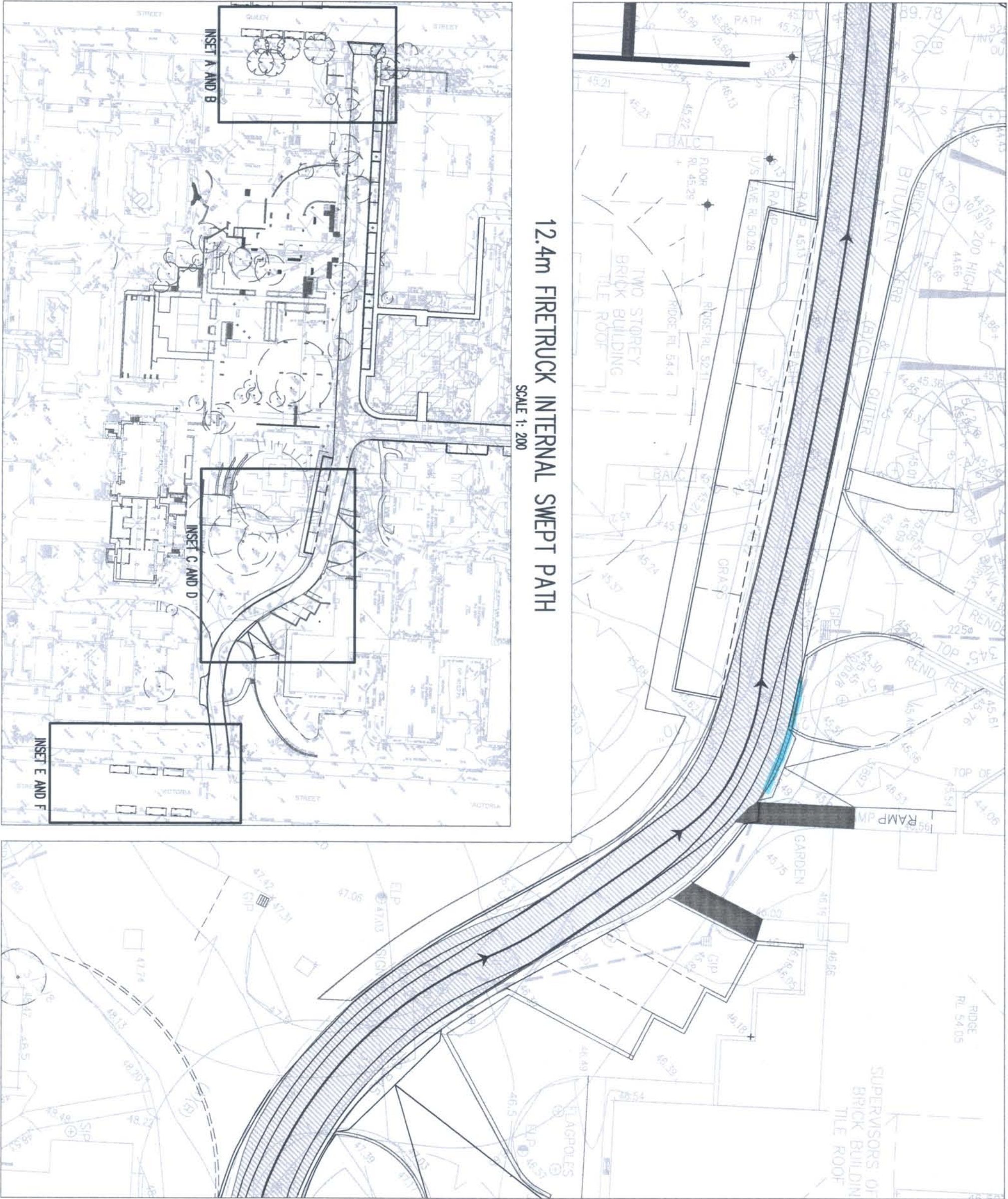
Emergency Vehicles Turning Paths



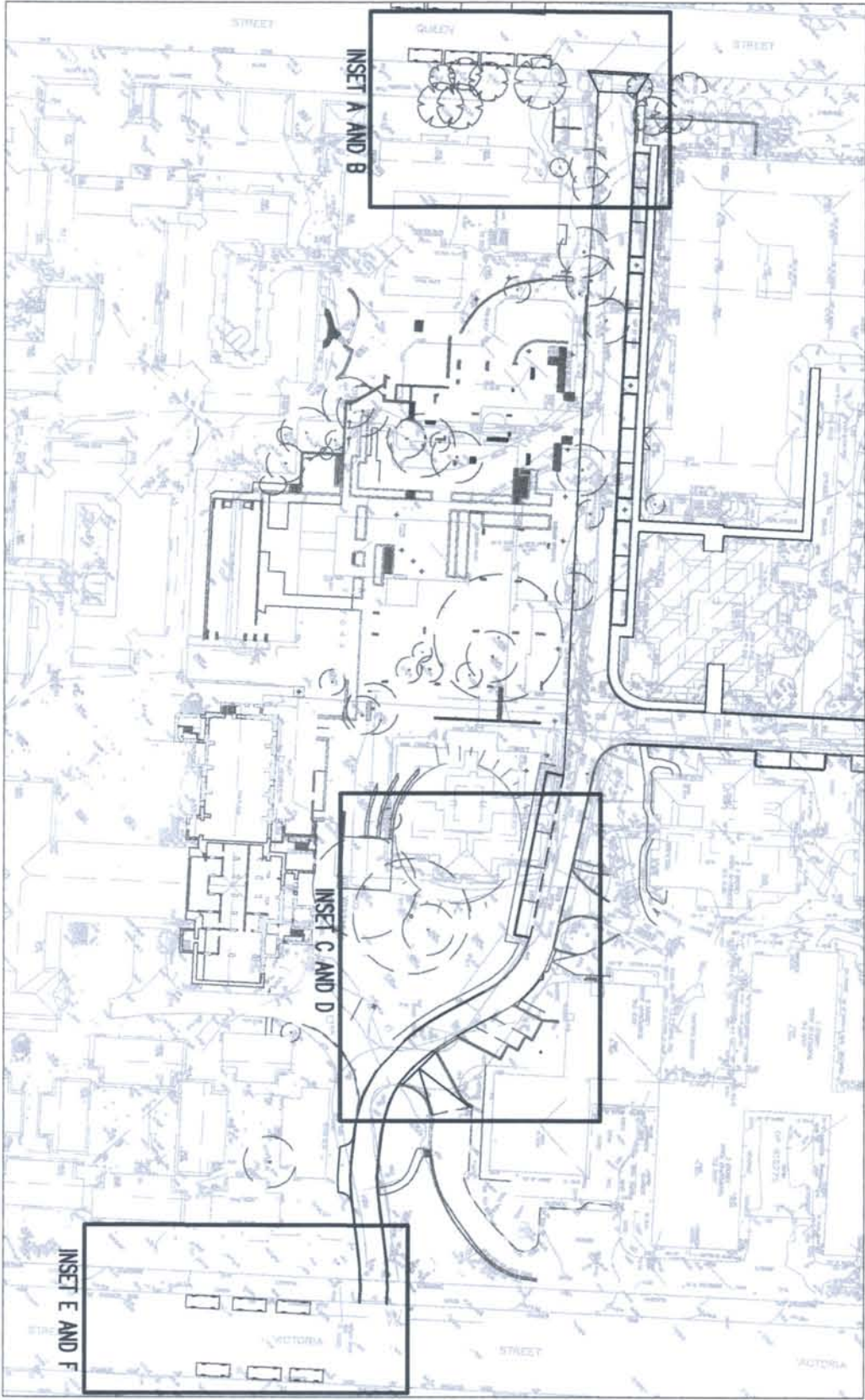
12.4m FIRETRUCK QUEEN ST EXIT INSET A
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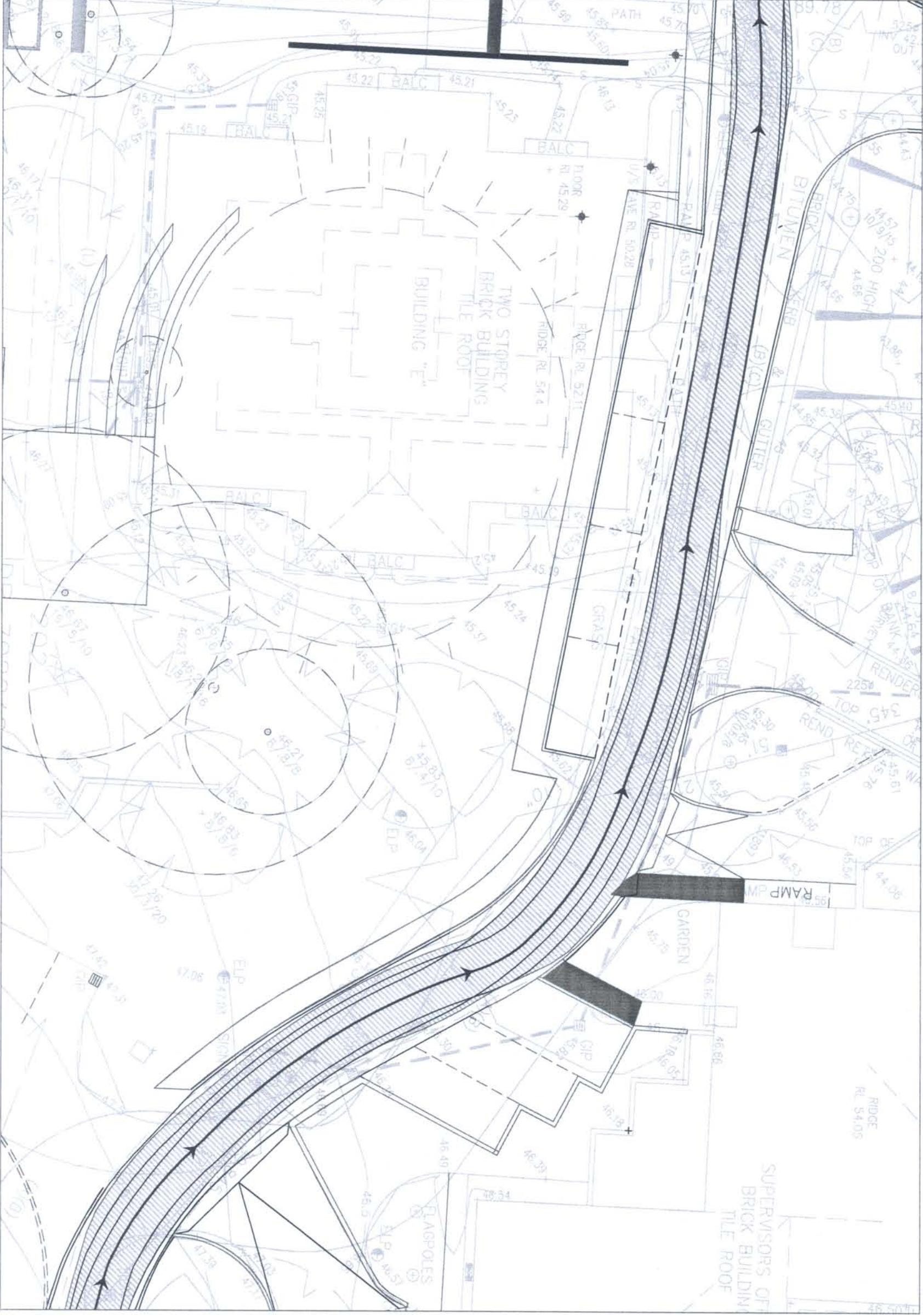
9.8m FIRETRUCK QUEEN ST EXIT INSERT B
SCALE 1: 200



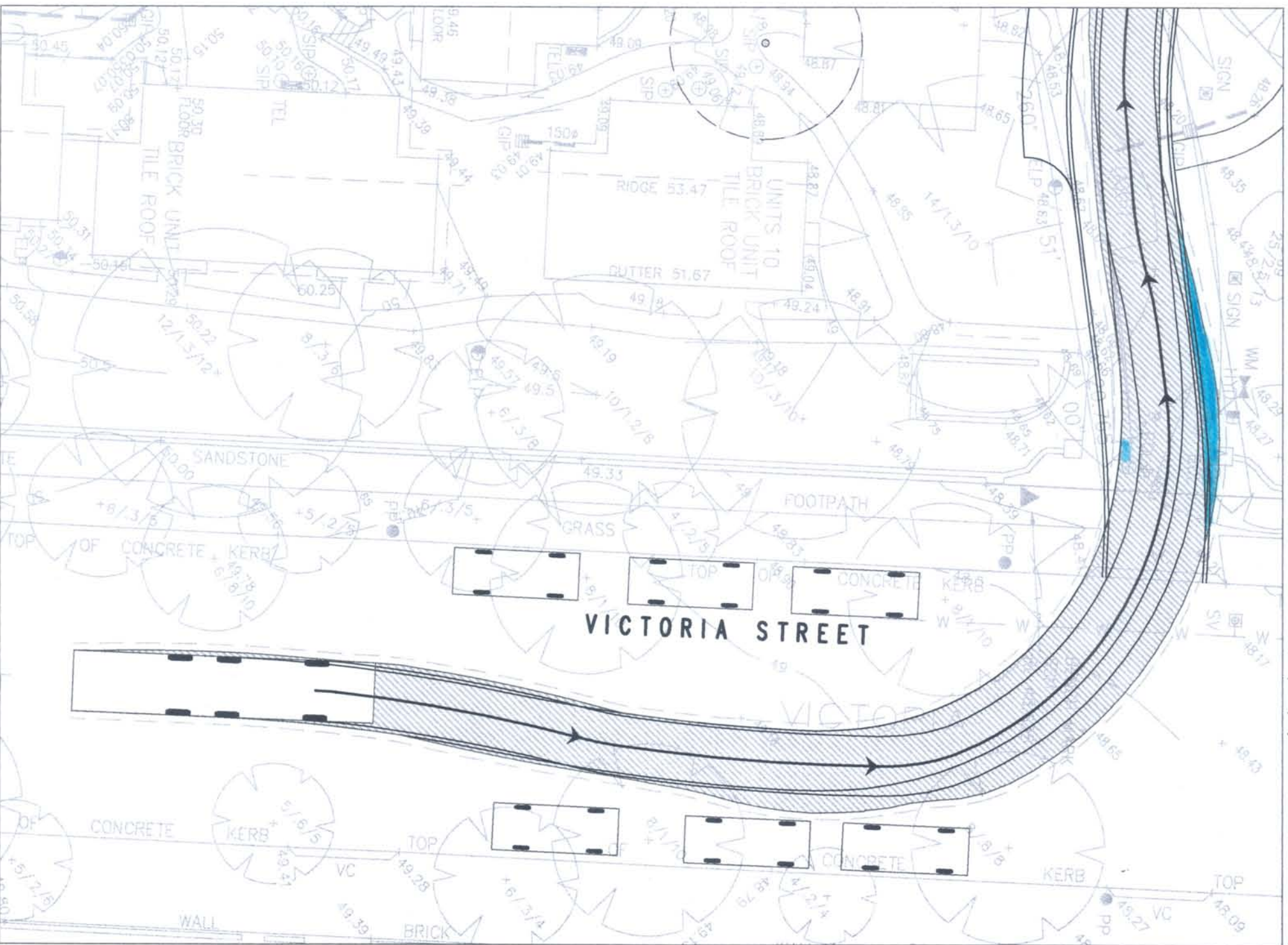
12.4m FIRETRUCK INTERNAL SWEEP PATH
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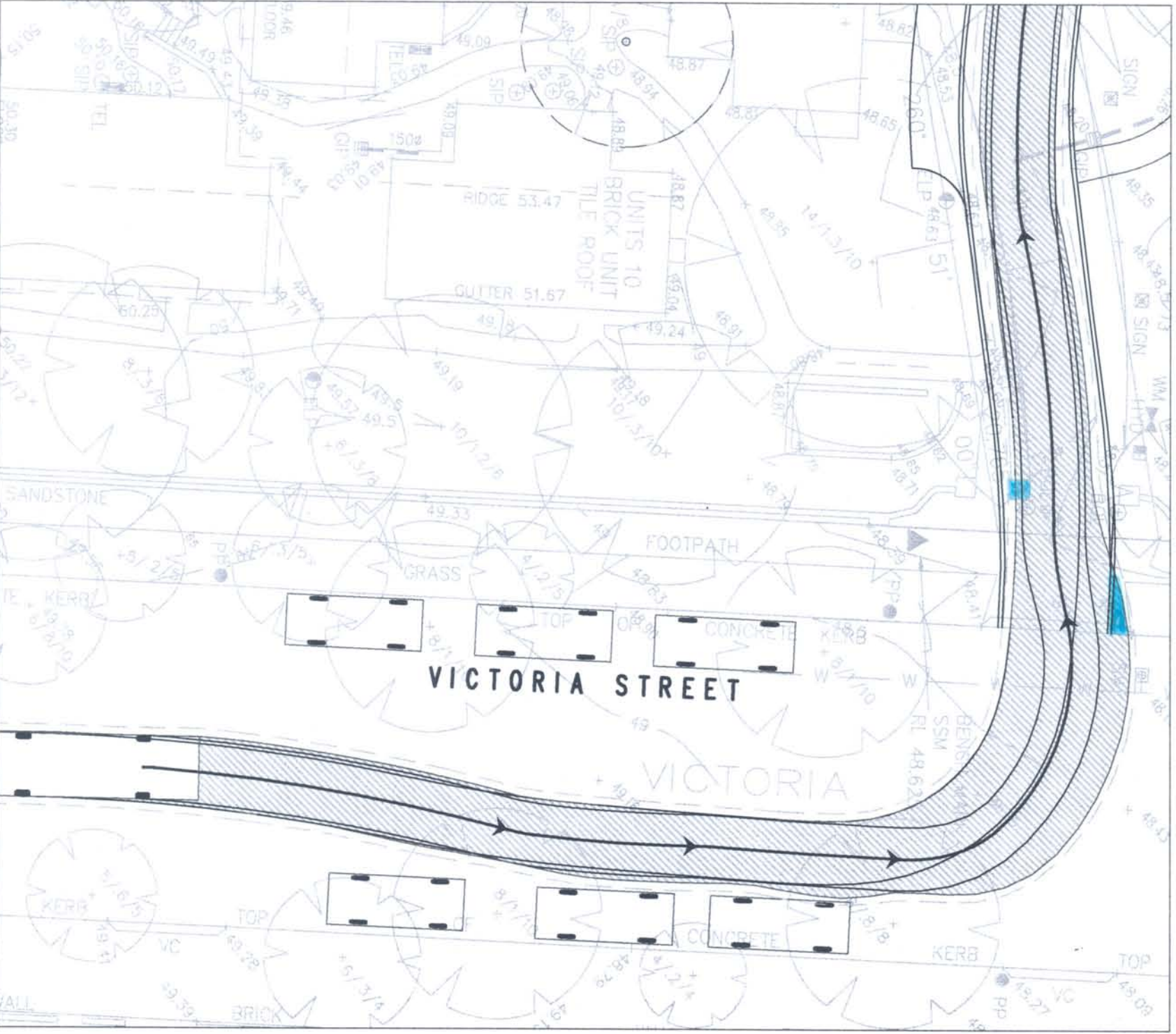
LOCALITY INDEX
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9.8m FIRETRUCK INTERNAL SWEEP PATH
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12.4m FIRETRUCK ENTERING VICTORIA ST INSET E
SCALE 1: 200



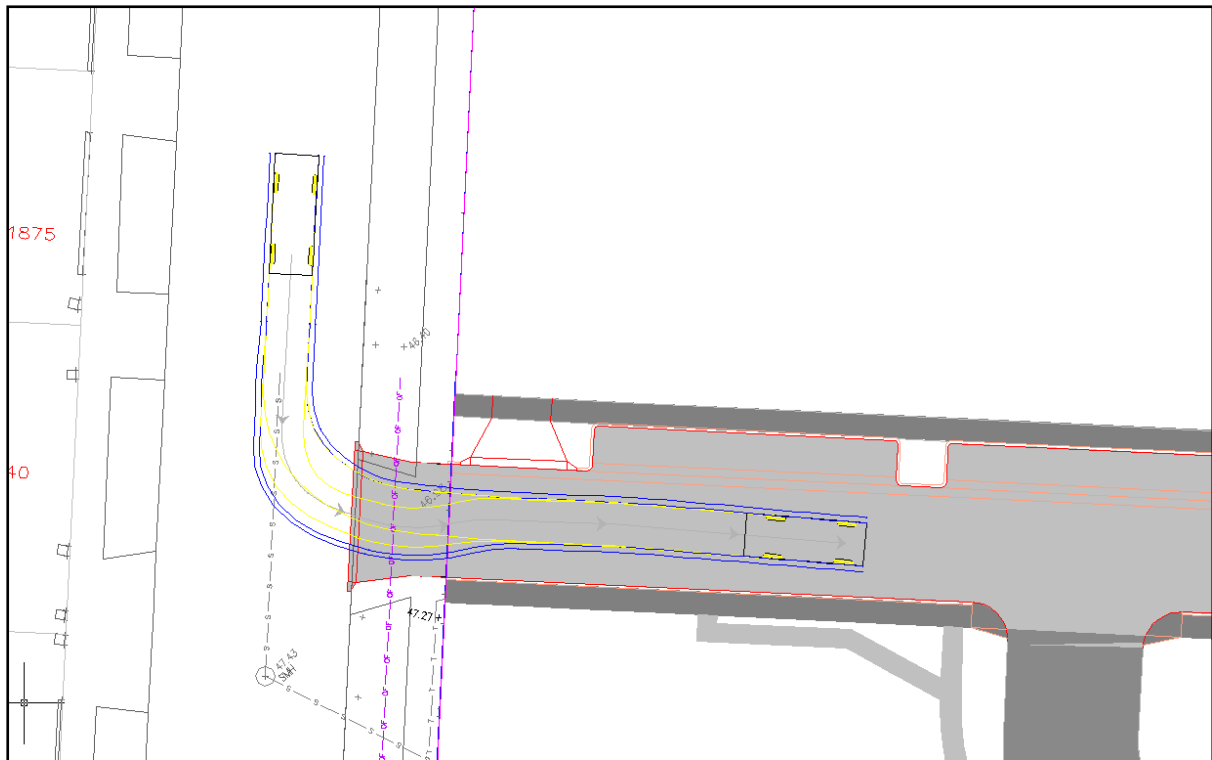
9.8m FIRETRUCK ENTERING VICTORIA ST INSET F
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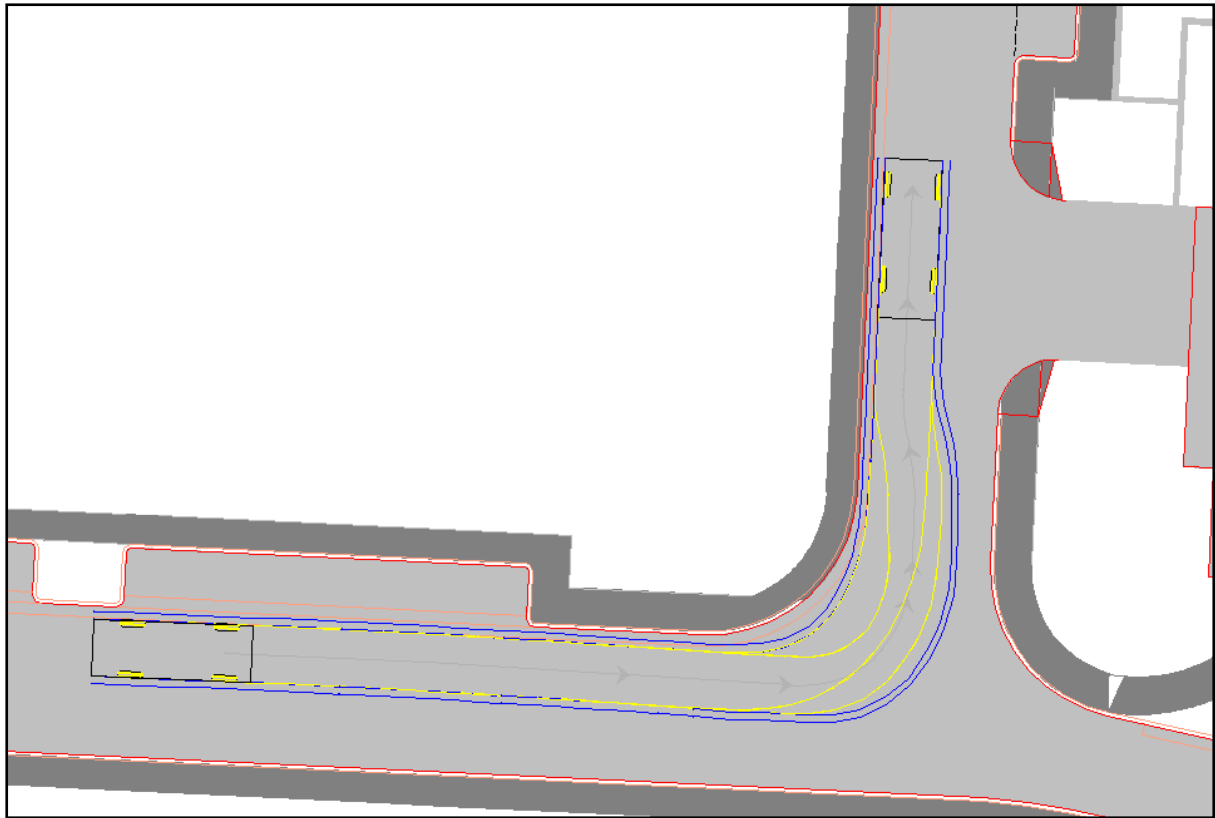
APPENDIX 3

Waste Collection Vehicles Turning Paths



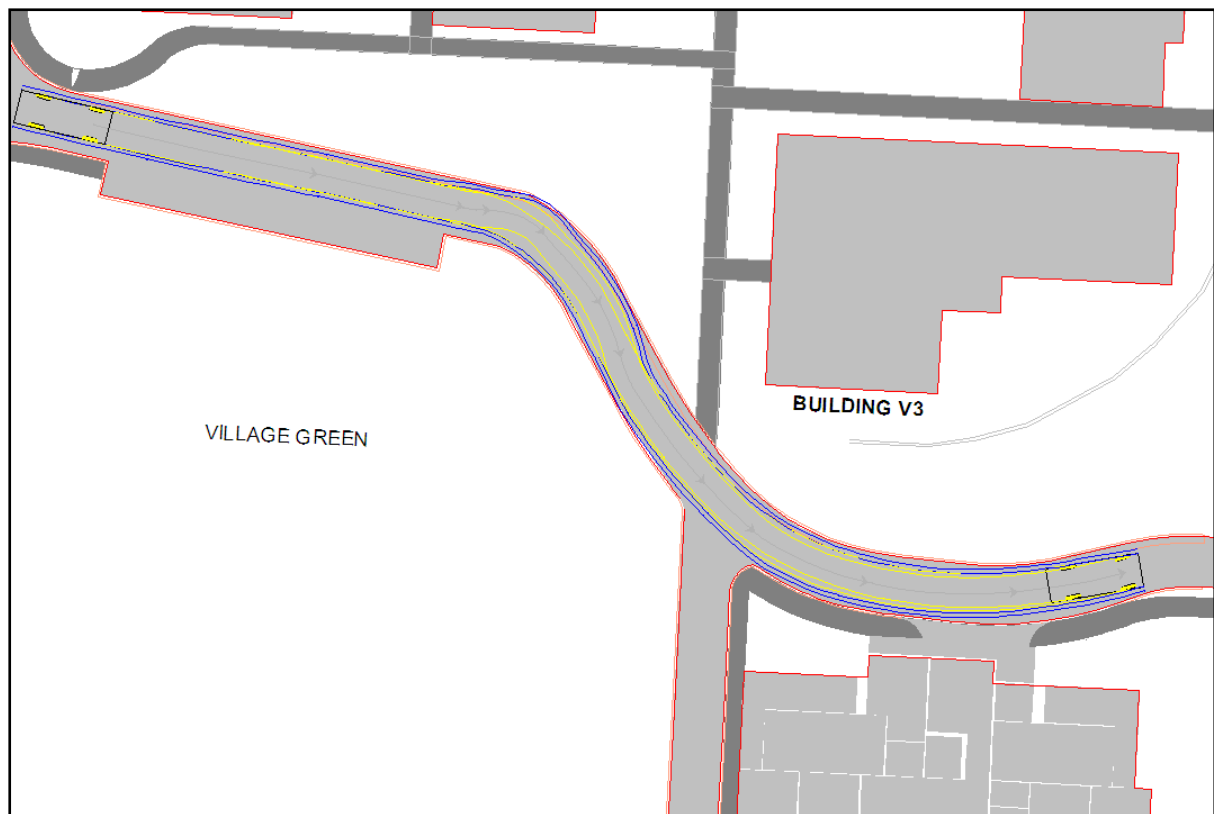
Small Rigid Vehicle (SRV) – Garbage Truck Design Vehicle

5km/h



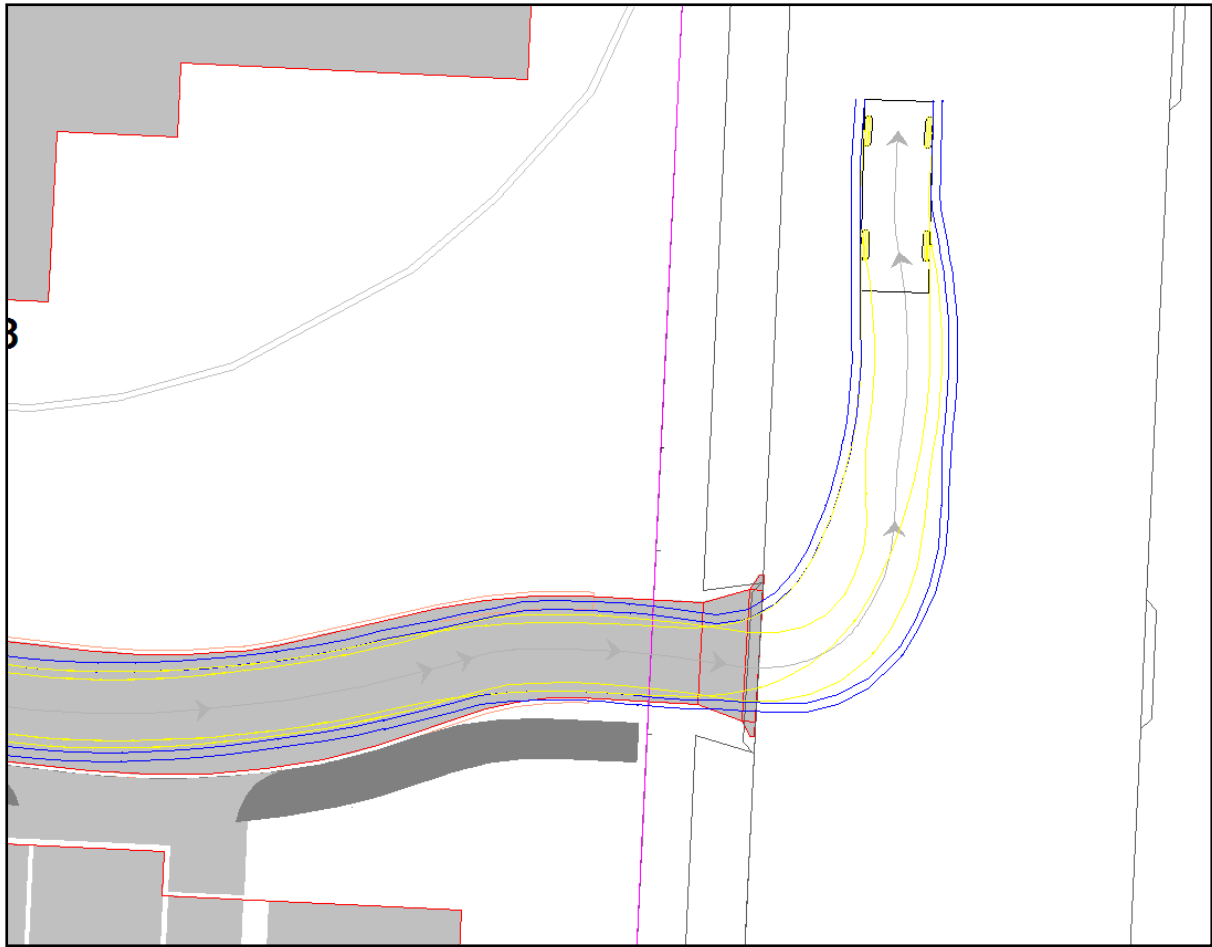
Small Rigid Vehicle (SRV) – Garbage Truck Design Vehicle

5km/h



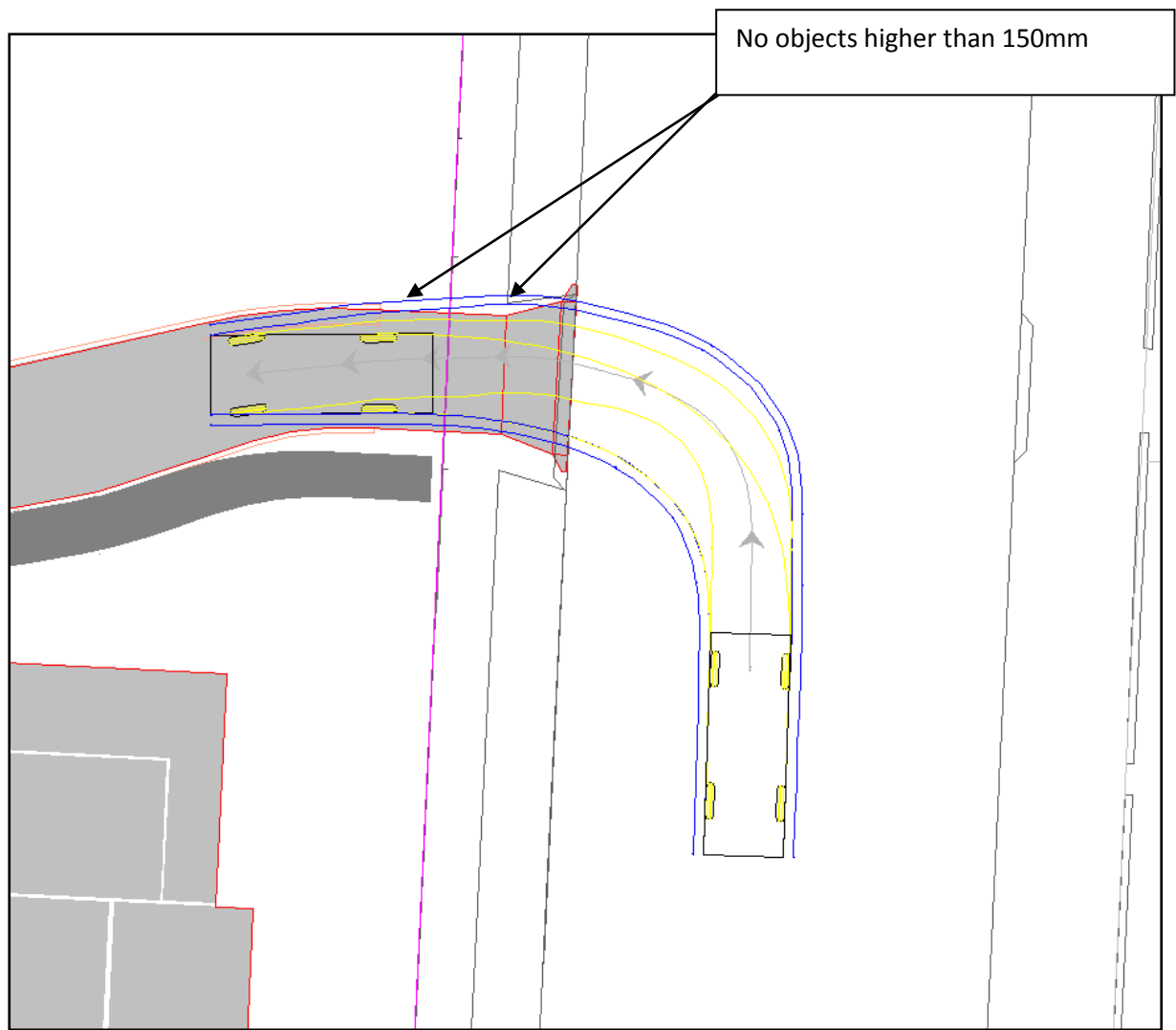
Small Rigid Vehicle (SRV) – Garbage Truck Design Vehicle

5km/h



Small Rigid Vehicle (SRV) – Garbage Truck Design Vehicle

5km/h



Small Rigid Vehicle (SRV) – Garbage Truck Design Vehicle

5km/h

M^CLAREN TRAFFIC ENGINEERING

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

MIRANDA Office:

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Woronora Heights
NSW 2233
Ph 61-2-9545-5161
Fax 61-2-9545-1227

6 July 2010

2006/12.L01CM/sm

Aevum Limited
C/o **EPM Projects Pty Ltd**
PO Box 124
ST LEONARDS NSW 2065
Attention: Eleana Yi
Dear Eleana,

**TRAFFIC & PARKING ASSESSMENT, MASTERPLAN
CARDINAL FREEMAN VILLAGE, ASHFIELD
WASTE MANAGEMENT PLAN**

We herein advise that *M^CLaren Traffic Engineering* has reviewed the Waste Management Strategy dated September 2009 prepared by *Greengate Consulting & Veolia* and advise that waste collection vehicles are able to access waste facilities efficiently without undue impacts upon traffic movements throughout the site and along public streets.

Waste will be collected from both kerbside locations around the site and dedicated on-site garbage collection / loading dock areas that are adequately designed to facilitate access by the intended collection vehicle type.

Please contact the undersigned should you require any further information or assistance.

Yours faithfully,
M^CLAREN TRAFFIC ENGINEERING

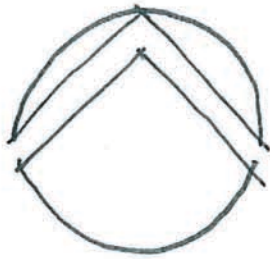
Craig M^CLaren
Director





APPENDIX 4

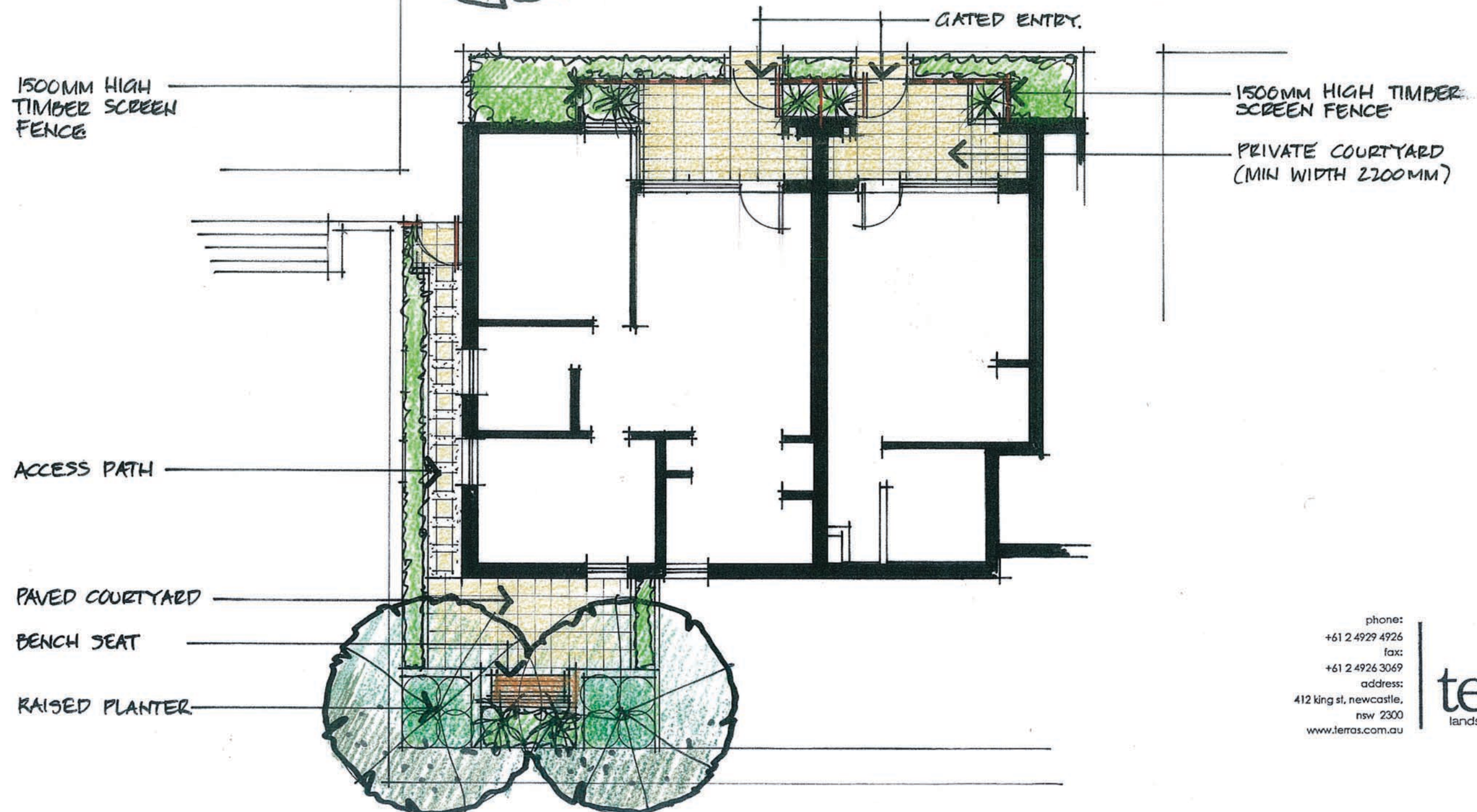
Private and Communal Open Space Interface Treatment



CARDINAL FREEMAN VILLAGE

BUILDING Q3 GROUND FLOOR UNITS

8843.5-SK-01-B SCALE 1:100 @ A3

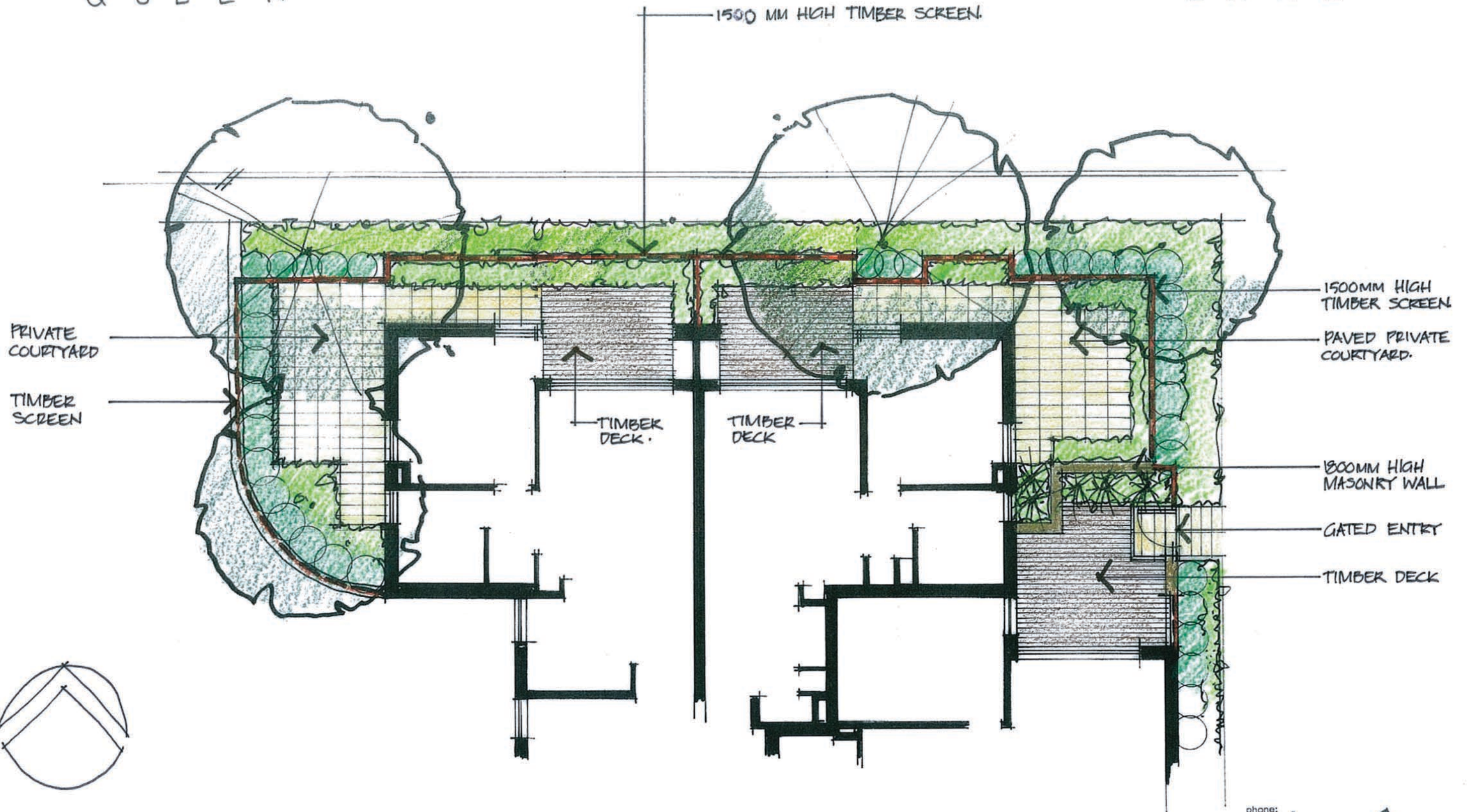


phone:
+61 2 4929 4926
fax:
+61 2 4926 3069
address:
412 king st, newcastle,
nsw 2300
www.terras.com.au


terras
landscape architects

Q U E E N

L A N E



CARDINAL FREEMAN VILLAGE

BUILDING Q1 GROUND FLOOR UNITS

8843.5-SK-02-B SCALE 1:100 @ A3

phone:
+61 2 4929 4926
fax:
+61 2 4926 3069
address:
412 king st, newcastle,
nsw 2300
www.terras.com.au

terras
landscape architects

EXISTING PLANTS TO BE RETAINED

TURF
PATH
TURF

SSC
FFL: 45.4

HEDGE
PLANTING
OF
LILLY PILLIES
(HEIGHT TO JUST
BELOW
HANDRAIL)
LOW
MASS
PLANTING

DECK

DECK

MASS
PLANTING
(UNDER)

EXISTING
TREE

SCREENS @
ENTRY.

MID HEIGHT
MASS PLANTING

LOW HEIGHT MASS
PLANTING

Ar Agathis robusta
Hf Howea forsteriana
Li Lagerstroemia indica

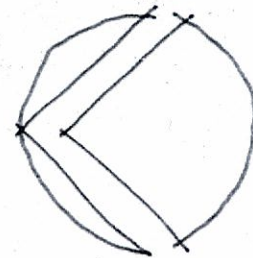
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landscape architects

phone: +61 2 4929 4926
fax: +61 2 4926 3069
address: 412 king st, newcastle,
nsw 2300
www.terras.com.au

CARDINAL FREEMAN VILLAGE

SSC BUILDING GROUND FLOOR UNITS (SOUTH)

8190.5-SK-01-A SCALE 1:100 @ A3



L03

july 10

main entry cardinal freeman village care precinct



- existing trees to be removed
- tree planting (refer to L02)
- hedge screen
- sensory planting
- new sandstone feature wall
- turf
- mass planting of low grasses and groundcovers
- mass planting of medium shrubs
- exposed aggregate concrete
- coloured concrete type a
- coloured concrete type b
- bollard
- 1800mm high timber screen

Small deciduous tree
(*Prunus cerasifera* "elfins")

wheel stops

retaining wall

site details:
137 victoria street, ashfield
client: aevum
date: july 10
job number: 8190.5
scale: 1/100
rev. number: i



mass planting of medium height shrubs provides privacy to rooms from walkway

turfed carpet allows easy access into the site with clear site lines, eucalypts provide vertical interest (ref pic b)

pavement banding allows driveway to read as a multipurpose surface to encourage pedestrian movement

sandstone entry walls provide privacy to units while creating entry feature referencing the existing perimeter wall

scattered corymbia maculata provide vertical accent within main entry rising above a green carpet of native grasses (pic a)



sandstone blade walls provide privacy to units while creating a feature on entry

1800mm high timber screen
private gardens, timber screens provide privacy

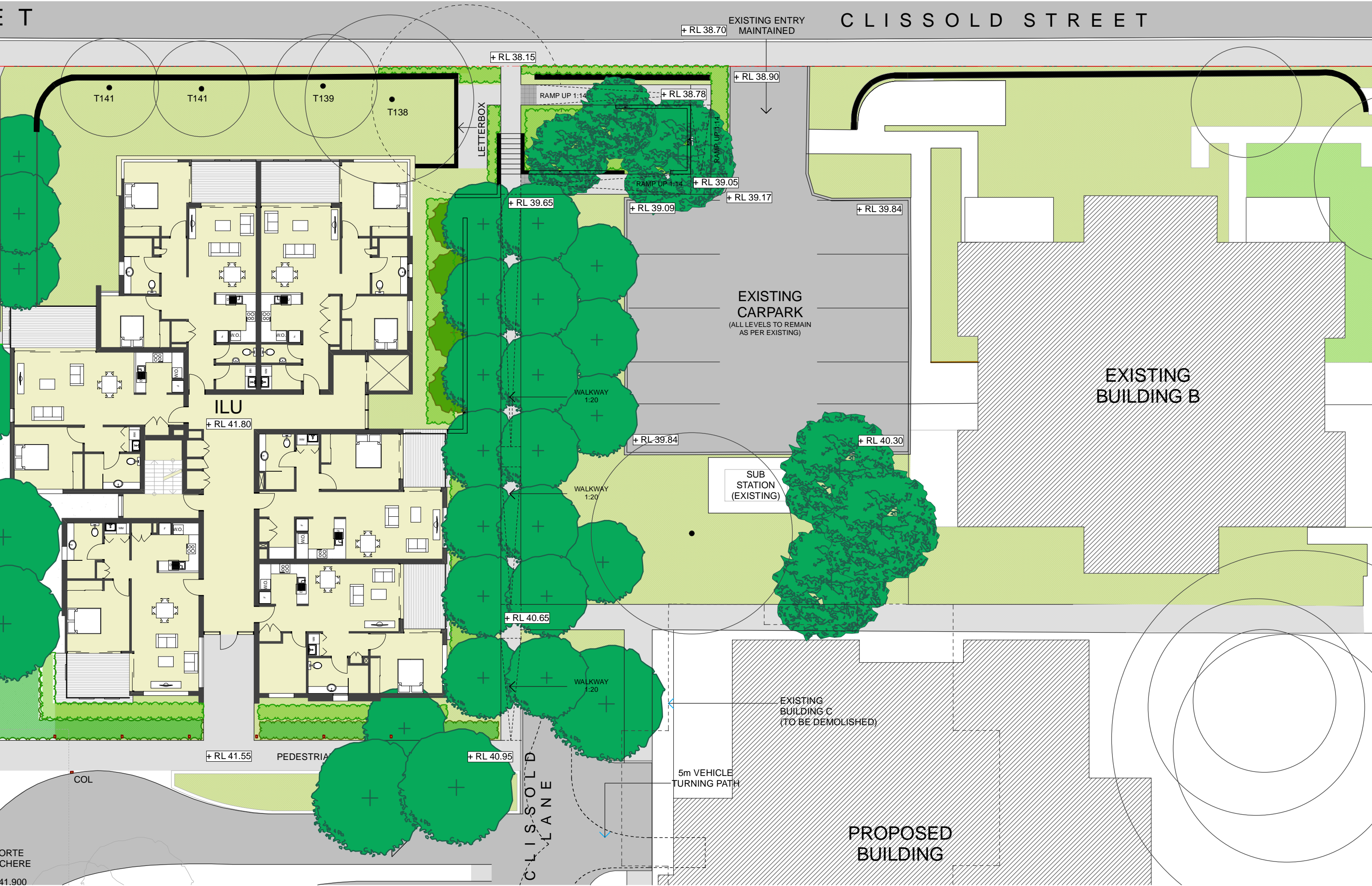
1800mm high timber screen

path continues alongside building (refer L02)



APPENDIX 5

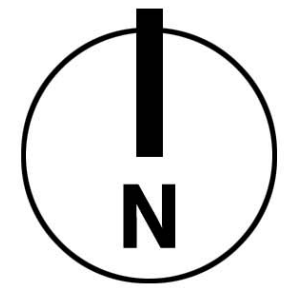
Revised Access Arrangements to Clissold Street

















L10

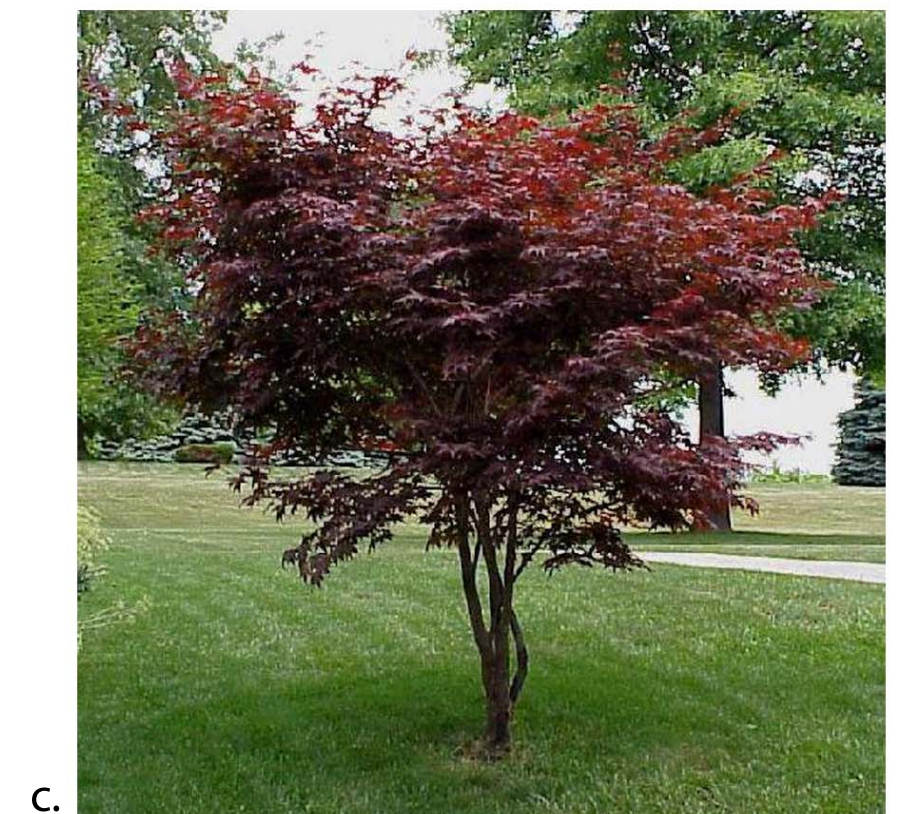
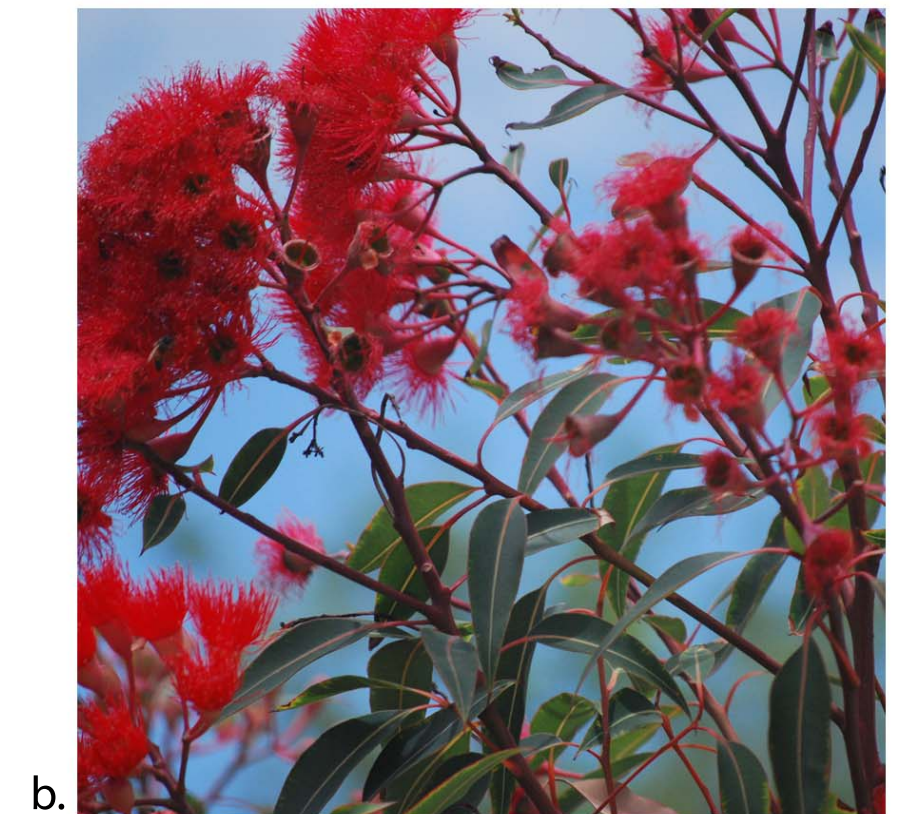
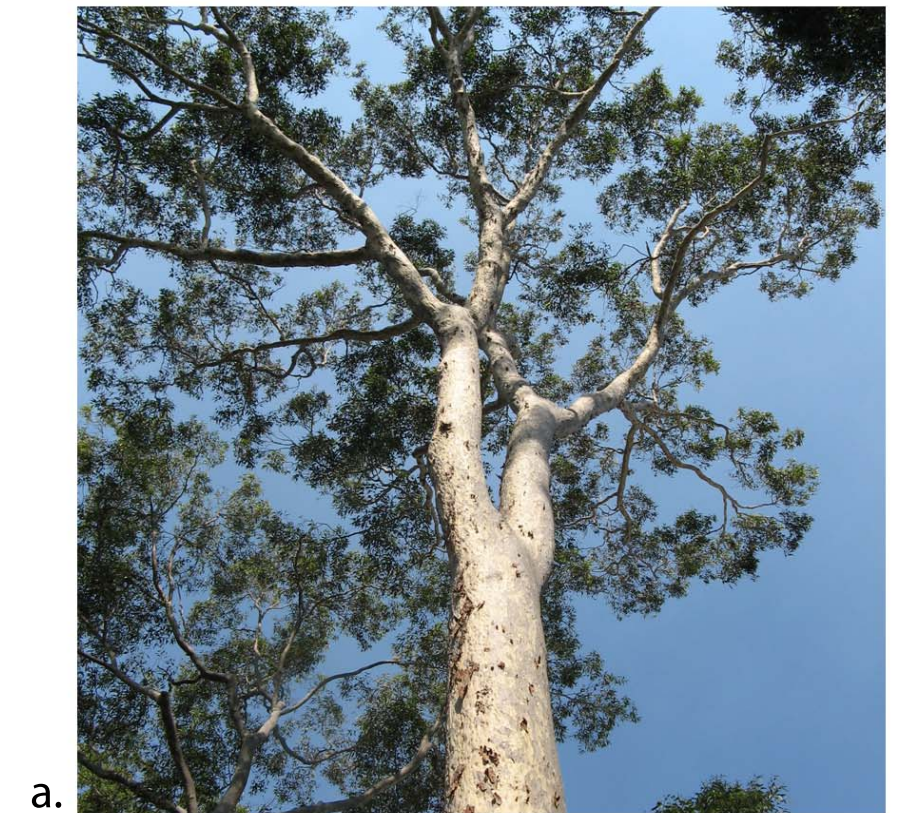
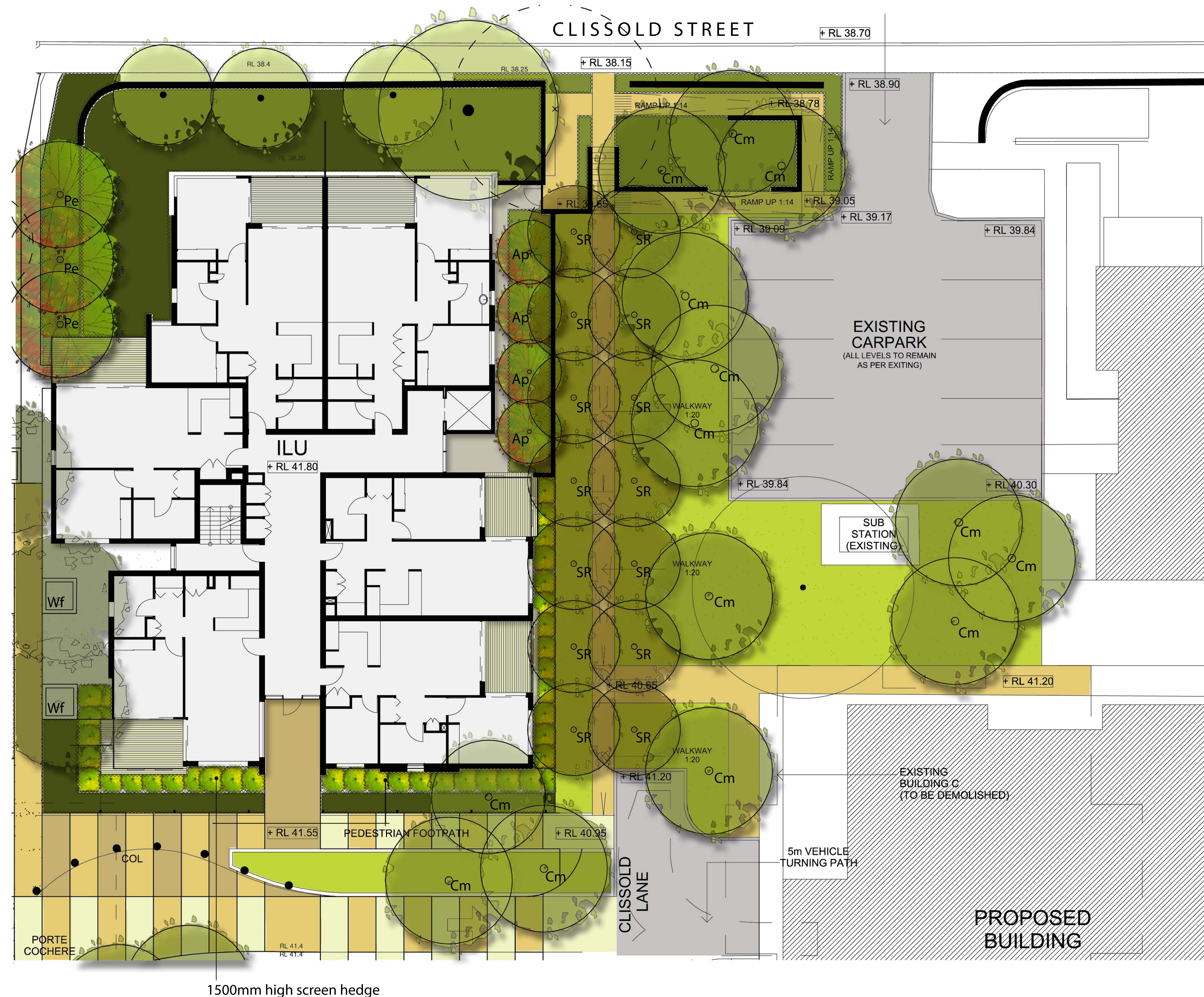
july 10

clissold street entry cardinal freeman village care precinct



-  existing trees to be retained
-  existing trees to be removed
-  hedge screen
-  turf
-  mass planting of low grasses and groundcovers
-  mass planting of medium shrubs
-  exposed aggregate concrete
-  coloured concrete type a
-  coloured concrete type b
-  bollards
-  *Corymbia maculata* (Cm)
-  *Corymbia* "Summer Red" (SR)
-  *Waterhousia floribunda* (Wf)
-  *Acer palmatum* & *Prunus cerasifera* (Ap & Pe)

site details:
137 victoria street, ashfield
client:
aevum
date:
july 10
job number:
8190.5
scale:
n/a
rev. number:
a

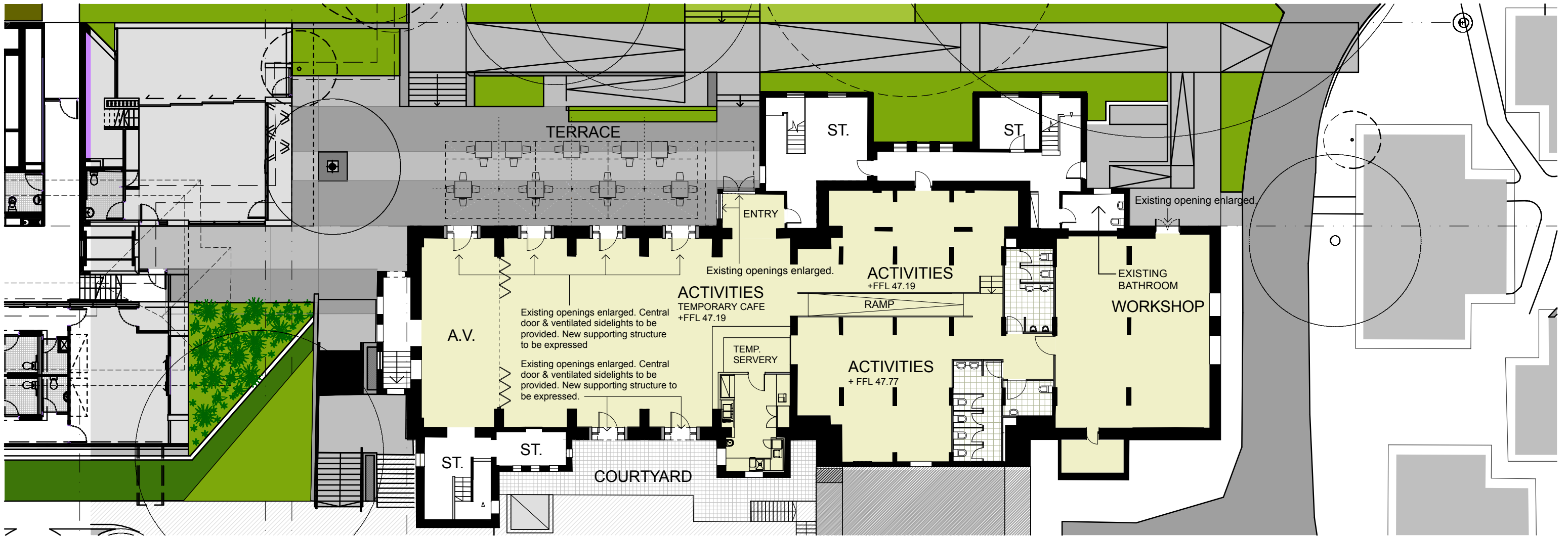


a. *Corymbia maculata*
b. *Corymbia* "Summer Red"
c. *Acer palmatum*



APPENDIX 6

Revised Drawing Chapel Lower Level (including heritage advice)



Chapel Lower Ground Floor



Chapel - North Elevation

Cardinal Freeman Village, Village Green Precinct
31 August 2010



Director General
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Sir

**MP 08_260 - Cardinal Freeman Village
Redevelopment - Project Application
Heritage Response to request for enlarged openings in
the Chapel Undercroft**

Following our recent discussions with the project team for the Cardinal Freeman Village redevelopment Graham Brooks and Associates has prepared this response in support of the change in design to the proposed openings in the elevations of the Chapel undercroft.

The Chapel within the Cardinal Freeman Village site is a locally listed heritage item, constructed in 1941. Its primary heritage significance is a representative example of high quality interwar Catholic architecture. Graham Brooks and Associates has had a long involvement with the Cardinal Freeman Village, commissioned by the site managers to ensure the heritage significance of the site was considered in its redevelopment.

The project architects planned the adaptive re-use of the undercroft space with minimal impact on the built fabric of the space. In response to the concerns raised by the Cardinal Freeman Village residents that the proposed new space will lack natural light it is proposed to increase the size of these openings.

The amended design aligns the outer edge of the new openings with the architraves of the windows on the floor above to provide increased light and ventilation to the undercroft space. This is supported from a heritage perspective as it is an aesthetically satisfactory response to the fenestration pattern of the upper floor windows.

71 York Street, Level 1
Sydney 2000 Australia
Tel: 61 2 9299 8600
Fax: 61 2 9299 8711
gbamain@gbaheritage.com
www.gbaheritage.com

Graham Brooks and
Associates Pty Ltd
Incorporated in NSW
ACN 073 802 730
ABN 56 073 802 730
Nominated Architect Graham Leslie Brooks
NSW Architects Registration 3836

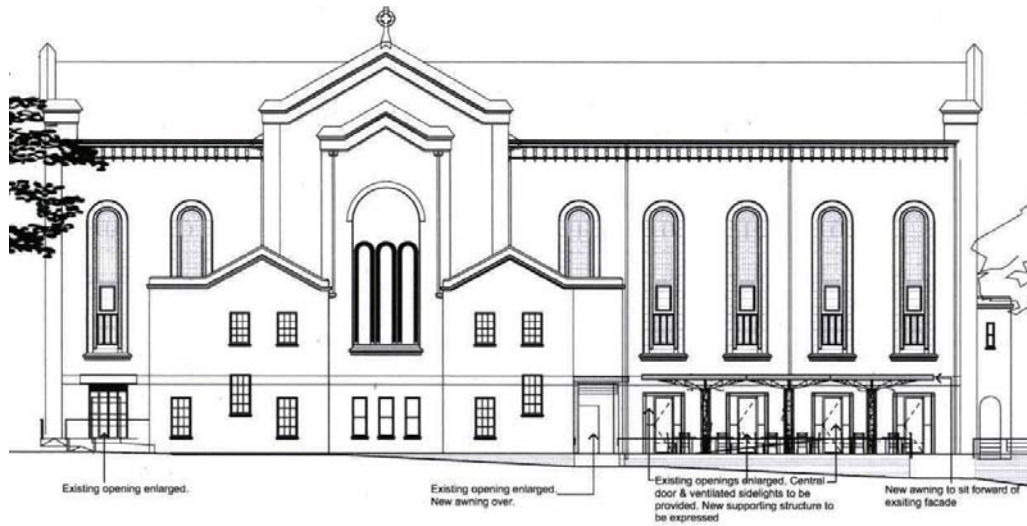


Figure: The proposed design of the enlarged opening to the Chapel façade

Graham Brooks and Associates supports the proposed amendment to design detail and recommends approval of the application.

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES

Gail Lynch
Associate Director
gaillynch@gbaheritage.com



APPENDIX 7

Advice on Pedestrian Safety

M^CLAREN TRAFFIC ENGINEERING

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

MIRANDA Office:

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29 Kiora Road
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Ph 61-2-8543-3811
Fax 61-2-8543-3801

Email: mclarenc@ozemail.com.au

Mobile (0412) 949-578



Accounts Office:

5 Jabiru Place
Woronora Heights
NSW 2233
Ph 61-2-9545-5161
Fax 61-2-9545-1227

16 July 2010

2006/12.L02CM/sm

Aevum Limited
C/o **EPM Projects Pty Ltd**
PO Box 124
ST LEONARDS NSW 2065
Attention: Eleana Yi
Dear Eleana,

TRAFFIC & PARKING ASSESSMENT, MASTERPLAN CARDINAL FREEMAN VILLAGE, ASHFIELD TRAFFIC GENERATION & IMPACT ON PEDESTRIAN SAFETY

We herein advise that *M^CLaren Traffic Engineering* has considered the issue raised by Resident Submissions with regard to *"the impacts that the proposed increased vehicular access to the site will have, particularly with regard to pedestrian safety"* and advise that:

1. The level of traffic generated is detailed in the lodged traffic report (Sections 6.1 & 6.2) which will be adequately accommodated by the surrounding road network with minimal impacts *in terms of traffic flow efficiency and residential amenity considerations both within and external to the site.*
2. At the driveway locations priority is given to pedestrians due to the normal driveway profile that requires entering and leaving vehicles to cross the footpath area / level of the public road verges as is the case for low traffic generating driveways.
3. Pedestrian safety will not be adversely affected by the level of traffic generated by the proposed Masterplan outcome.

Please contact the undersigned should you require any further information or assistance.

Yours faithfully,

M^CLAREN TRAFFIC ENGINEERING

Craig M^CLaren
Director

BE Civil. Graduate Diploma (Transport Eng) MAITPM MITE [1985]
RTA Accredited Level 3 Road Safety Auditor [1998]
Traffic Control Plan Certifier (Red Card) [2009]





APPENDIX 8

Residential Design Flat Code Assessment

The Village Green, Cardinal Freeman Village

Community Facilities and Independent Living Units
Victoria Street, Ashfield

Compliance with SEPP 65 and the Residential Flat Design Code(RFDC) - Additional Information

19th July 2010

1.0 Background

This letter responds to the SEPP 65 issues raised in the Department of Planning's letter to Mr Dan Brindle (no date) for the Major Project Application 08_0245_Cardinal Freeman Village. We have also been provided with a report by Ashfield Council, for their meeting on the 27th April 2010.

The DoP letter refers to additional information (dot point 4) regarding amenity for future residents (overlooking and solar access). Council's letter alleges that the proposal does not comply with the RFDC, but offers no specific instances (dot point #2 under the heading Planning/Design). Whereas the Project Application contains extensive information on how the proposal for the Village Green complies with both SEPP 65 and the RFDC.

2.0 Compliance with SEPP 65 and the RFDC

2.1 PA material already submitted

The project application provided material that mostly addresses the specific points raised;

- 1 A Design Statement was provided by Hill Thalys Architects (September 2009) as part of the Project Application that sets out compliance with the provisions of SEPP 65 and the Residential Flat Design Code (RFDC).
- 2 An extensive analysis was prepared by Hill Thalys Architects that specifically investigated the interface between new and existing buildings, reporting on issues such as solar access, overlooking and privacy, and landscape spaces.

Philip Thalys ARB #6780

Sarah Hill ARB #5285

Nominated Architects

LEVEL 5, 68-72 Wentworth Ave

Surry Hills NSW 2010 Australia

T 02 9211 6276 F 02 9281 3171

E admin@hillthalys.com.au

www.hillthalys.com.au

- 3 The Project Application for the Village Green contained detailed 3-dimensional shadow diagrams at each hour that showed the solar access to the new units.

2.2 Response to DoP issues raised

1 Solar Access

The site planning and building design maximise the benefits of passive solar design to the dwellings;

- 54 out of 58 dwellings (93%) receive 3 hours mid-winter sun between 9am and 3pm. All dwellings receive some direct sun during winter;
- 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;
- 50 of the 58 dwellings (86%) have at least two open orientations for prolonged access to daylight, while 34 dwellings (59%) have access to light and air from three sides.
- there are no south facing units (although the RFDC does allow up to 10%)

2 Building Separation

The main Building Separation Controls are detailed in Part 1 of the RFDC (pp28-29).

The relevant separations vary, as the buildings have a constant height whereas the site rises effectively 2 storeys towards the rear / south. As a result, buildings that are 5 storeys at their lower levels are 3 or 4 storeys.

We have endeavoured to make an ensemble of buildings that form positive garden spaces while closely relating to the RFDC guidelines. These positive garden spaces often take the form of garden rooms, and usually frame open vistas to the contiguous landscape spaces. These breaks between the buildings also allow sunshine to the ground plane at different times of day.

The central courtyard, which is formed by all three new buildings, is approximately 20m x 20m from primary building face to primary building face (the balconies are inset into the buildings, so the glass to glass dimension is generally greater still). The important communal area of the central courtyard garden is 380.m2 (not including the private courtyards that immediately adjoin this space), with openings on 3 sides / corners. It has a large area of deep soil planting at its centre that will support large trees, as proposed in the landscape plan prepared by Jane Irwin Landscape Architecture.

The RFDC proposes an 18 metre separation for 5 – 8 storey buildings, and a 12 metre separation for buildings up to 4 storeys in height;

- The central courtyard, ringed by 5 storey buildings, well exceeds this control
- To the north, the existing and proposed buildings are 2 or 4 storeys in height, and the separations vary between 15 -18 metres
- To the west, the separations vary between 6, 13, and 17.5 metres for Q1 and 19m metres for Q3. The proposed buildings vary between 3, 4 and 5 storeys in height, depending on the rise of the ground and the setback of the top floor. All the proposed apartments facing west have the benefit of light and air on three sides, so are not reliant on their western outlook. They are also offset from the existing buildings, with deep soil gardens with trees generally occupying the space in between.
- To the south the separations are 11.5 to 16 metres for Q1, and 18 metres for residential component of Q3. As the proposed buildings are the equivalent of 3 or storeys to this frontage,

the separations are considered acceptable. Again, all proposed apartments facing south have the benefit of light and air on three sides, so are not reliant on that outlook.

- To the east, the units either look into the lush garden of the expansive Village Green, or into the generously scaled central courtyard.
- There are some narrower gaps between the proposed buildings that help to frame the garden spaces, while allowing sun into the courtyard. These gaps also allow views out to the other garden spaces. Again, all proposed apartments that define these gaps have the benefit of light and air on three sides, so are not reliant on that outlook.

We note that the RFDC allows reduced separation distances (in the Control Checklist) when issues such as daylight access, site conditions, urban form, visual and acoustic privacy have all been adequately considered;

- We have reported above the excellent solar access enjoyed by almost all units.
- The site planning forms positive spaces between buildings, rather than merely residual and spatially undefined setbacks
- The proposed separations, filled as they are by gardens planted in deep soil, will provide excellent visual and acoustic privacy

We therefore submit that this is the case in this instance, and therefore that the proposal is fully acceptable in terms of these RFDC requirements.

2.3 RFDC - Part 3 Compliance

We also note that the current design generally complies with, or easily exceeds, most RFDC Part 3 controls, including;

Building Configuration - Apartment layout

Good environmental performance, functional apartment plans, variety of apartment types provided, balconies and living areas to primarily north and east orientation.

Building Configuration - Apartment Mix

Diversity of 8 different apartment types proposed, including 1, 2 and 3 bedroom units, flat floor, garden units and apartments with roof terraces, all units are complying accessibility codes.

Building Configuration - Balconies

All units (100%) have north facing balconies, plus seven (25%) have courtyard gardens or roof terraces. All are located off primary living rooms, and several units have more than one balcony/terrace/courtyard. All main balconies exceed the minimum depth of 2 metres.

Building Configuration - Ceiling Heights

The design will comply with the 2.7m ceiling heights for habitable rooms.

Building Configuration - Flexibility

The buildings are proposed to have a primary concrete structure, with infill interior lightweight walls for future adaptation. The design has multiple cores and access points. The apartments have compact and well-resolved plans.

Building Configuration - Ground Floor Apartments

All five ground floor apartments have independent external access and private courtyard gardens. In keeping with the character of the Village no finite boundaries between private gardens on the ground floor and public spaces were established. Courtyard gardens for the ground floor units could be measured as follows;

Unit Q1 G.1 = 20sqm;

Unit Q1 G.2 = 20sqm;

Unit Q1 G.3 = 20sqm+;

Unit Q1 G.4 = 30sqm+;

Unit Q3 G.1 = 15sqm.

Building Configuration - Internal Circulation

Only 3, 5 or 6 units accessed off each landing, whereas the RDFC allows 8 as a maximum. All common spaces have daylight, fresh air and outlook.

Building Configuration - Mixed Use

Space has been allocated on the internal street front and around the Village Green for a variety of communal facilities

Building Configuration – Storage

A variety of storage is provided to all units. Some additional storage is envisaged in the basements.

Building Configuration - Acoustic Privacy

The design will comply with the acoustic provisions of the BCA, which have been made more onerous since the RFDC was published.

Building Configuration - Daylight Access

The design far exceeds the minimum standards set out in the Rules of Thumb, as 54 out of the 58 apartments (93%) receive a minimum of 3 hours sunlight (as opposed to 70% nominated in the RFDC - which also allows 2 hours in dense urban areas), and many receive full sun all day all year round. The RFDC allows up to 10% of units to be single orientation south, whereas the design has no south-facing units (0%).

Building Amenity - Natural ventilation

The Rules of Thumb suggest a number of design benchmarks;

The Building Depth should range between 10-18 metres in depth, which is readily achieved as the proposed buildings are 8.0 to 10.0 metres in depth, with a maximum of 10.5 metres.

The RFDC allows a minimum of 60% of units as cross-ventilated, whereas the proposal has almost all units (93%) cross ventilated.

The Rule of Thumb sets out that all kitchens are to be within 8 metres of a window and that 25% of kitchens should have access to natural ventilation, which is well exceeded by this application.

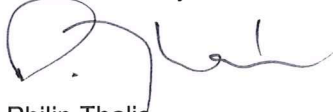
In summary, we consider that as the proposal so exceeds many key performance indicators in the RFDC, it cannot be classified as an overdevelopment of the site. Further we consider that the scheme shows that a site of this size can readily be developed to the density and height envisaged.

3.0 Conclusion

On this commodious urban site, we have sought to design buildings of high environmental performance, with excellent amenity and exemplary architectural qualities. Due to its excellent performance relative to SEPP 65 and the RFDC, as outlined above, we do not consider the proposal to be an overdevelopment of the site.

We trust the above helps address the issues raised.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Thalys', written over a horizontal line.

Philip Thalys

Hill Thalys Architecture + Urban Projects

SEPP No. 65 – Residential Flat Design Code – Care Precinct ILUs Compliance Table

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|-------------------------------|---|----------|---|
| Part 1 - Local Context | | | |
| Context | Local Context <ul style="list-style-type: none"> Undertake a context analysis. | Yes | A detailed and extensive site and context analysis has been undertaken and is documented graphically and in words in Volume 2 of the EA. The concept plan and the buildings for Stages 1 and 2 have evolved from this detailed consideration of the site and its context. |
| | Residential Flat Building Types <ul style="list-style-type: none"> Hybrid groups are groups on one site responding specific site configuration, combination of uses and adjacent site context. | Yes | A range of building types are proposed building on the existing fabric and respecting the heritage qualities of the site. |
| | Building Envelopes <ul style="list-style-type: none"> Establish the future bulk, height and location of buildings on the site. | Yes | The Concept Plan addresses the location of building spaces over the site with consistency and logic based on sound and clearly articulated urban design principles including the retention of the importance of the heritage building is establishing the existing character of the site. |
| | Building Height <ul style="list-style-type: none"> Test height controls against the FSR and the proposed number of storeys and minimum ceiling heights. | Yes | No specific height controls apply. The height of buildings is related to their location and orientation and respect adjacent boundary conditions. |
| | Building Depth <ul style="list-style-type: none"> An apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must ventilation are to be achieved. | | |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|--|----------|--|
| | <p>Building Separation</p> <p>For buildings over three storeys, it is recommended that building separation increase in proportion to building height to ensure appropriate urban form, adequate amenity and privacy for building occupants. Suggested dimensions within a development, for internal courtyards and between adjoining sites are Increase building separation distances as building height increases as follows:</p> <p>Up to four storeys/12 metres:</p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies. • 9m between habitable rooms/balconies and non-habitable rooms. • 6m between non-habitable rooms. <p>Five to eight storeys:</p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies. • 13m between habitable rooms/balconies and non-habitable rooms. • 9m between non-habitable rooms. <p>Nine storeys and above:</p> <ul style="list-style-type: none"> • 24m between habitable rooms/balconies. • 18m between habitable rooms/balconies and non-habitable rooms. • 12m between non-habitable rooms. <p>Allow zero building separation in some contexts. Building separation controls may be varied in response to site and context constraints. Developments that propose less than the recommended distances apart must demonstrate</p> | Yes | <p>The RDFC states that Objectives of these controls are:</p> <ul style="list-style-type: none"> • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. • To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. <p>Building setbacks of both residential building exceed the recommendations of the residential flat design code for north, south and eastern setbacks.</p> <p>The western facades of the ILU and SSC buildings are 6m from the proposed aged care facility and existing service apartment building respectively. However careful planning has ensured that no apartments have their primary orientation or windows on the western facade of the proposed residential buildings ensuring privacy is maintained for all residents. In addition, balconies adjacent to the residential aged care building and service apartments are screened for privacy.</p> <p>It is considered that the objectives of the setback controls are met.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|-----------------------------|---|----------|---|
| | <p>Street Setbacks</p> <ul style="list-style-type: none"> Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls. Relate setbacks to the area's street hierarchy. Identify the quality, type and use of gardens and landscaped areas facing the street. Test street setbacks with building envelopes and street sections. Test controls for their impact on the scale, proportion and shape of building facades. Minimise overshadowing of street and buildings. Consider secondary upper level setbacks to reinforce desired scale of buildings on the street. Underground parking structures, awnings and balconies may encroach on the setback. | Yes | <p>Street setbacks are consistent with those defined by the concept plan. A consistent approach to street setbacks is adopted across the site and is assessed in Section 5.2 of Volume 1 of the EA.</p> <p>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.</p> <p>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.</p> <p>Generally new buildings present as slim facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street.</p> |
| | <p>Floor Space Ratio</p> <ul style="list-style-type: none"> Height, setbacks and FSR are to be consistent. | Yes | Height, setbacks and Floor Space Ratios are consistent with those defined by the concept plan. |
| Part 2 – Site Design | | | |
| Site Analysis | <ul style="list-style-type: none"> Site analysis to include plans and sections of the existing features of the site, and written description. | Yes | Detailed site analysis presented in Volume 2 of EA. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|--------------------|--|----------|--|
| Site Configuration | <p>Deep Soil Zones</p> <ul style="list-style-type: none"> • Optimise provision of consolidated deep soil zones. • Support a rich variety of vegetation type and size. • Increase permeability of paved areas. • 25% of open space to be deep soil zone. | Yes | |
| | <p>Fences and Walls</p> <ul style="list-style-type: none"> • Respond to character of street and area. • Delineate private and public domain without compromising safety and security. • Contribute to amenity, beauty and usability of private and communal open spaces. • Retain and enhance amenity of public domain by avoiding continuous lengths of blank walls and using planting to soften the edges and reduce their scale. • • Select durable materials which are easily cleaned and graffiti resistant. | Yes | Existing sandstone wall retained except for planned openings and existing palisade fence retained. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|--|----------|---|
| | <p>Landscape Design</p> <ul style="list-style-type: none"> • Improve amenity of open space with landscape design, including shade and screening. • Contribute to streetscape and public domain. • Improve energy efficiency and solar efficiency of dwellings and microclimate of private open spaces. • Design landscape with regard to site characteristics. • Contribute to water and stormwater efficiency. • Provide sufficient depth of soil above pavers • Minimise maintenance by robust landscape elements. | Yes | As described in EA |
| | <p>Open Space</p> <ul style="list-style-type: none"> • Provide communal open space which is appropriate and relevant to the context and building setting. • Facilitate the use of communal open space by solar access, site features, and minimise overshadowing. • Provide private open space for each apartment. • Locate open space to increase residential amenity. • Provide environmental benefits including habitat, microclimate, rainwater percolation, outdoor drying area. • Communal open space should be 25-30% of site area. • Minimum private open space for each apartment at ground level is 25m² with minimum dimension of 4m. | Yes | Ground floor apartments have generous areas of private open space with compliance with SEPP (Housing for Seniors) measures complied with. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|--------------|---|----------|---|
| | <p>Stormwater Management</p> <ul style="list-style-type: none"> • Retain stormwater on site. • Protect stormwater quality. • Control erosion. • Consider using grey water for site irrigation. | Yes | |
| Site Amenity | <p>Safety</p> <ul style="list-style-type: none"> • Delineate private and public space. • Optimise visibility, functionality, and safety of building entrances. • Improve opportunities for casual surveillance. • Minimise opportunities for concealment. • Control access to the development. | Yes | Refer to CPTED report accompanying EA |
| | <p>Visual Privacy</p> <ul style="list-style-type: none"> • Maximise visual privacy between adjoining buildings by separation, setbacks and site layout. • Design layouts to minimise direct overlooking of rooms and private open spaces. • Use site and building design elements to increase privacy without compromising light and air access. | Yes | Apartment and building layout has ensured that there are no overlooking apartments. In addition, operable screens are provided to balconies ensuring maximum flexibility and privacy. Ground floor units have additional screen planting ensuring appropriate physical and visual separation. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|-------------|--|----------|--|
| Site Access | <p>Building Entry</p> <ul style="list-style-type: none"> • Improve presentation to street by entry treatment. • Provide as direct a physical and visual connection and clear transition between street and entry. • Ensure equal access for all. • Provide safe and secure access. • Separate building entry from car parks. • Design entries/circulation to allow furniture movement. • Provide mailboxes to be convenient, but not clutter the appearance of the development from the street. | Yes | <p>Generous building entries are clearly defined by full height vertical openings in the facade reinforced by entry canopies.</p> <p>Mailboxes are located at the boundaries perpendicular to street frontage ensuring they do not dominate the streetscape.</p> |
| | <p>Parking</p> <ul style="list-style-type: none"> • Determine car spaces by access to public transport, density and ability to accommodate on site. • Limit visitor spaces, where impact on landscape and open space is significant • Give preference to underground parking. • Provide bicycle parking which is easily accessible | Yes | <p>Parking and vehicle access is addressed within the EA. Minimum requirements of SEPP (Housing for Seniors) are met.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------------------------------|--|----------|--|
| | <p>Pedestrian Access</p> <ul style="list-style-type: none"> • Accessible routes to public and semi-public areas. • Promote equity by entry location and ramps. • Ground floor apartments to be accessible from the street and associated open space. • Maximise number of accessible, visitable and adaptable apartments in a building. • Barrier free access to at least 20% of dwellings. | Yes | Pedestrian access is addressed within the EA. All units are accessible promoting equity. |
| | <p>Vehicle Access</p> <ul style="list-style-type: none"> • Ensure adequate separation between vehicle entries and street intersections. • Optimise opportunities for active street frontages and streetscape design. • Improve appearance of car parking entries. • Limit width of driveways to 6 metres. • Locate vehicle entries away from pedestrian entries and on secondary frontages. | Yes | Parking and vehicle access is addressed within the EA. |
| Part 3 - Building Design | | | |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|------------------------|---|----------|---|
| Building Configuration | <p>Apartment Layout</p> <ul style="list-style-type: none"> • Determine apartment sizes in relation to location, market, spatial configuration and affordability. • Ensure apartment layouts are resilient over time. • Design layouts to respond to natural and built environments and optimise site opportunities. • Avoid locating kitchen in circulation space. • Include adequate storage in the apartment. • Ensure apartments facilitate furniture removal and placement. • Single aspect apartments to have maximum depth of 8m from a window. • Kitchen to be maximum of 8m from window. • Cross over or cross through apartments >15m deep to have minimum width of 4 metres | Yes | <p>Careful consideration has ensured apartment layouts provide clearly defined circulation which does not reduce flexibility. All apartments have full kitchens that are well defined; galley kitchens have been avoided. The incorporation of a variety of storage spaces ensures 'livability'; kitchen, linen, wardrobe, bathroom and basement storage are provided for each apartment.</p> <p>All kitchens are located a maximum of 8m from a window ensuring natural ventilation and natural light.</p> <p>Apartment depth is limited to a maximum of 11m throughout.</p> |
| | <p>Apartment Mix</p> <ul style="list-style-type: none"> • Provide variety of apartments in larger buildings. • Refine appropriate mix by considering population trends and proximity to transport, employment and services. • Locate mix of 1 and 3 bed units on ground floor to enable access by disabled, elderly and families. • Optimise accessible and adaptable apartments. | Yes | <p>Apartment mix provides variety having regard to the proposed seniors occupants.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|------------------------|--|----------|---|
| | <p>Balconies</p> <ul style="list-style-type: none"> • Provide at least one primary balcony. • Primary balconies to be adjacent to living area. • Consider secondary balconies in larger apartments, adjacent to bedrooms and for clothes drying. • Balconies to respond to local climate and context, solar access, wind and privacy. • Design balustrades to allow views and casual surveillance, while providing safety and privacy. • Coordinate and integrate building services with façade and balcony design. • Primary balcony to have minimum depth of 2m | Yes | Generously size balconies are provided to all balconies. All balconies have a minimum depth of 2.4m providing maximum flexibility and useable space. |
| Building Configuration | <p>Ceiling Heights</p> <ul style="list-style-type: none"> • Coordinate internal ceiling heights and slab levels with external height requirements. • Minimum floor to ceiling height of 2.7m. • Variations to demonstrate satisfactory daylight. | Yes | Ceiling Heights of 2.7m are provided. |
| | <p>Flexibility</p> <ul style="list-style-type: none"> • Provide robust building configurations which utilise multiple building entries and circulation cores. • Promote accessibility and adaptability by accessible and visitable apartments and pedestrian access. | Yes | <p>It is proposed that the building be constructed utilised concrete framed construction and lightweight internal partitions within apartments. The construction technique ensure maximum flexibility for future adaption. Careful planning has considered 'liveability' and 'flexibility' by ensuring internal circulation routes do not interfere with living areas maximised usable floor area.</p> <p>In addition care consideration has been taken to ensure kitchen, laundry, bathroom and bedroom area are adequately sized to ensure the spaces can be adapted to the needs of both able bodied and disabled residents.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|---|----------|--|
| | <p>Internal Circulation</p> <ul style="list-style-type: none"> • Increase amenity and safety in circulation spaces by generous widths, lighting, minimising lengths, avoiding tight corners, legible signage and adequate ventilation. • Support better apartment layouts by designing buildings with robust materials to be incorporated for low multiple cores maintenance. • Articulate longer corridors by using series of foyer areas and windows along or at end of window. • Minimise maintenance and maintain durability by using robust materials in common circulation areas. | Yes | Internal circulation lobbies are naturally ventilated and naturally lit by glazing at the South and West. |
| | <p>Storage</p> <ul style="list-style-type: none"> • 50% of storage to be within apartment and accessible from hall or living area, and dedicated storage rooms on each floor and car parks. • Storage to be suitable for local area and able to accommodate larger items (e.g. bicycles). • Ensure storage is secure for individual use. | Yes | Careful consideration has ensured a variety of storage is provided. Storage in the apartment is suitably sized and located for convenient day to day access. In addition, each unit is provided with further lockup storage at basement level. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|------------------|--|----------|---|
| Building Amenity | <p>Acoustic Privacy</p> <ul style="list-style-type: none"> • Maximise acoustic privacy by adequate separation. • Internal layout to separate noise from quiet areas by grouping bedrooms and service areas. • Resolve conflicts between noise, outlook and views by design measures, such as double glazing. • Reduce noise transmission from common corridors • Provide seals to entry doors. | Yes | Apartment layouts have considered acoustic privacy |
| | <p>Daylight Access</p> <ul style="list-style-type: none"> • Living rooms and private open space of at least 70% of apartments should receive 3 hours direct sunlight between 9am and 3pm in mid winter. • Limit single aspect apartments with a southerly aspect to a maximum of 10% of total units. • Orient building to optimise northern aspect. • Ensure daylight access to communal open space March-September and shade in summer. • Optimise apartments receiving daylight access to habitable rooms and principal windows. • Design for shading and glare control. | Yes | 100% of units have access to dual aspects. Apartment and building layout has carefully considered the location of living spaces and balconies, ensuring northern, western and eastern orientation is achieved as the primary aspect for 82% of units. Furthermore 74% of apartments in each building achieve 3 hours direct sunlight between 9am and 3pm in mid winter. |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|---|----------|---|
| | <p>Natural Ventilation</p> <ul style="list-style-type: none"> • 10-18m building depth recommended for natural ventilation. • 60% of units to be naturally cross ventilated. • 25% of kitchens to have access to natural ventilation. • Promote and guide natural breezes. • Utilise building layout and section to increase potential for natural ventilation. • Internal layout to minimise disruptions and group rooms with similar usage together. • Select doors and operable windows to utilise air pressure or windows to funnel breezes. • Coordinate design with passive solar design. • Explore innovative technologies to ventilate rooms. | Yes | <p>87% of apartments are corner apartments providing natural cross ventilation. This far exceeds RTDC requirement of 60%.</p> <p>All apartments are a maximum of 11m deep with the rear of kitchen being a maximum of 8m a window, ensuring excellent access to natural ventilation and natural light.</p> |
| | <p>Facades</p> <ul style="list-style-type: none"> • Consider relationship between building form and façade or building elements. • Facades to have appropriate scale, rhythm and proportion responding to use and desired character. • Facades to reflect orientation of site using sun shading devices. • Express important corners by giving visual prominence to parts of the façade. • Coordinate and integrate building services and utility item | Yes | <p>Building facades have been carefully articulated to ensure appropriately scaled buildings are presented within the urban context of the village. A varied, yet controlled material palette expresses different components of the building ensure legibility. The use of operable screens and horizontal shading elements add detail and provide layered facades that respond appropriately to orientation.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|----------------------|---|----------|---|
| | <p>Roof Design</p> <ul style="list-style-type: none"> • Relate roof design to desired built form. • Relate to size and scale of building, elevations, building form. • Respond to orientation of site. • Minimise visual intrusiveness of service elements. • Facilitate use of roof for sustainable functions. | Yes | <p>The roof forms present a strong termination to the built form, whilst providing weather protection and shading for upper storey units. The roof form minimises downpipes of the prominent facades of the building ensure the integration of these elements.</p> |
| Building Performance | <p>Energy Efficiency</p> <ul style="list-style-type: none"> • Incorporate passive solar design to optimise heat storage in winter and heat transfer in summer. • Improve control of mechanical heating and cooling. • Plan for photovoltaic panels. • Improve hot water system efficiency. • Reduce reliance on artificial lighting. • Maximise efficiency of household appliances. | | <p>As discussed. Good solar access and natural ventilation is achieved in excess of the requirements of the RFDC. This is combined with gas boosted solar water heating to ensure energy efficiency is maximised. Wherever possible bathrooms have access to natural light and ventilation.</p> |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|--|----------|----------|
| | <p>Maintenance</p> <ul style="list-style-type: none"> • Design windows to enable internal cleaning. • Select manually operated systems, such as blinds. • Incorporate and integrate building maintenance systems into the design of the building form, roof and façade. • Select durable materials which are easily cleaned. • Select appropriate landscape elements and vegetation and provide appropriate irrigation systems. • Provide garden maintenance and storage area. | | |

| ELEMENT | GUIDELINE | COMPLIES | COMMENTS |
|---------|--|----------|---|
| | <p>Waste Management</p> <ul style="list-style-type: none"> • Incorporate existing built elements where possible. • Recycle and reuse demolished materials. • Specify building materials that can be reused or recycled. • Integrate waste management into all stages of project. • Support waste management by specifying project needs and reducing waste by using standard product sizes. • Prepare waste management plan. • Locate storage areas for bins away from street frontage. • Provide waste cupboards or temporary storage area. • Incorporate on-site composting where possible. • Water Conservation • Use AAA rated appliances. • Encourage use of rainwater tanks. • Collect, store and use rainwater on site. • Incorporate local native vegetation in landscape. • Consider grey water recycling. | Yes | <p>Waste management is addressed within the EA. Generously sized kitchen provide in apartment storage for everyday waste. Easily accessible waste storage is provided within the basement of each building.</p> |



APPENDIX 9

Village Green Development Response to Resident Issues



APPENDIX 10

Sample Evacuation Diagram and Procedure Plan

EVACUATION DIAGRAM & PROCEDURES

Cardinal Freeman Village - 137 Victoria Street, Ashfield

FACTS YOU SHOULD KNOW:

- Know Your Building • Learn the location of Emergency Exits and Fire Extinguishers.

IF A FIRE/EMERGENCY OCCURS

Activate the **assist** button on your phone.

1. Leave your room and close the door if in danger.
2. If safe, warn others in danger.
3. If in danger, leave the building immediately.

Do not take belongings.

4. DO NOT go through smoke and heat.
5. DO NOT use lift.
6. DO NOT re-enter the building until you are authorised to do so.

IF TRAPPED IN YOUR UNIT

1. Close the door securely.
2. Activate the **assist** button on your phone.
3. Phone the Fire Brigade (**000**) and Admin Reception (**8753 2222**).
4. Tell them the address and the room number.
5. If safe to do so, signal for help from your window.



Emergency Assembly Areas (Blocks A & B)

