



17 May 2024

Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta
NSW 2124

New Request for Advice – Cardinal Freeman Aged Care Facility – Project Mod 5 and Concept Plan Mod 3

Dear Mr Roppolo,

Thank you for providing Council with the opportunity to comment on the development proposal. The above-mentioned application and supporting documentation, including the Environmental Impact Assessment prepared by FPD Planning.

Council notes that the proposal includes the following modifications:

- Change in number of overall apartment numbers from 44 to 41.
- Reduction in the setback to Queen Street by 1 metre, from 7.5 metres to 6.5 metres.
- Reduction in the building separation between buildings 1 & 3, from 11 metres (as approved) to 9.5m-10.8m.
- Minor change to approved GFA of 48,106sqm by 303sqm (an increase of 0.6%).
- Minor increase to approved roof height by 580mm from 61.6 RL to 62.18 RL (an increase of 3.7%) to accommodate higher floor to floor levels to meet National Construction Code requirements for sprinklers, insulation and building structure.
- Minor change to apartment mix to meet current seniors housing needs and demand.
- Revised basement design and increase in accessible spaces (no change to approved parking spaces).

In relation to the above, although there is an increase in gross floor area and reduced setbacks, Council supports the amendments as they appear to increase amenity, improve dwelling mix, accessibility and compliance with the National Construction Code and the Apartment Design Guide.

Council's Development Engineer has reviewed the revised basement design, in which no objections have been raised in this regard.

Council's Tree Officer has reviewed the application and has provided the following comments with respect to tree management on the site:

- No objection to the removal of Trees 146a, 146b, 146c, 11d, 115e, 141 and 014 as shown on the Tree Retention and Removal Plan (Issue C) prepared by Site Image and dated 5/3/24 and Trees 14-18 as listed in the Arboricultural Impact Assessment and Tree Protection Plan prepared by The Ents Tree Consultancy and dated 29/11/23. These trees are replaced in the proposed planting.
- A Project Arborist (AQF Level 5 minimum) should be engaged prior to the issue of a Construction Certificate.



- The Project Arborist must certify that all trees to be retained (as shown for retention on the Tree Retention and Removal Plan) have been protected in accordance with AS4973 'Protection of trees on development sites' and in accordance with the Arboricultural Impact Assessment and Tree Protection Plan prepared by The Ents Tree Consultancy and dated 29/11/23 prior to demolition/construction commencing.
- The Project Arborist must undertake regular inspections throughout construction to ensure that tree protection remains in place throughout the works and when demolition or excavations is to be undertaken within the Tree Protection Zone (TPZ - radial distances listed in the Arboricultural Impact Assessment and Tree Protection Plan prepared by The Ents Tree Consultancy and dated 29/11/23) of any tree to be retained. The Project Arborist and Project Manager should agree on an inspection schedule prior to any work commencing.

Given the above, based on a review of the documentation provided and conditions of consent, no objections are raised by Council to the proposed development.

If you need any further assistance in relation to the above matters, please contact Sean Wilson on 9392 5065 or email sean.wilson@innerwest.nsw.gov.au

Yours faithfully

A handwritten signature in black ink, appearing to read "K Zieme". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kaitlin Zieme
Acting Development Assessment Manager