



Section 6

Appendix

6.0 Appendix

Contents

6.0 Appendix

6.1 Comparative Analysis Between Previous and Proposed

- 6.1.1 Site Organisation
- 6.1.2 Urban Interfaces
- 6.1.3 Eaves Datum
- 6.1.4 Spatial Strategy for Heritage
- 6.1.5 Curtilage Strategy for Heritage Items
- 6.1.6 Proposed Building Use
- 6.1.7 Community Facilities Strategy
- 6.1.8 Building Height Control Plan
- 6.1.9 Street Elevations
- 6.1.10 Building Envelopes - Site Arrangement
- 6.1.11 Vehicle Access & Car Parking
- 6.1.12 Building Setback Control Plan
- 6.1.13 Gross Floor Area Distribution
- 6.1.14 Landscape Concept Plan
- 6.1.15 Landscape Spaces
- 6.1.16 Pedestrian Network
- 6.1.17 Landscape Strategy
- 6.1.18 Tree Strategy
- 6.1.19 Access Strategy
- 6.1.20 Water Sensitive Urban Design Strategy
- 6.1.21 Hydraulics Strategy
- 6.1.22 Electrical Strategy
- 6.1.23 Site Servicing Strategy

6.1

Comparative Analysis
Between Previous and
Proposed

6.1.1

Site Organisation

Previous Development Application



Figure. 5.1 Site Organisation - Quadrants and communal heart

Proposed Development Application

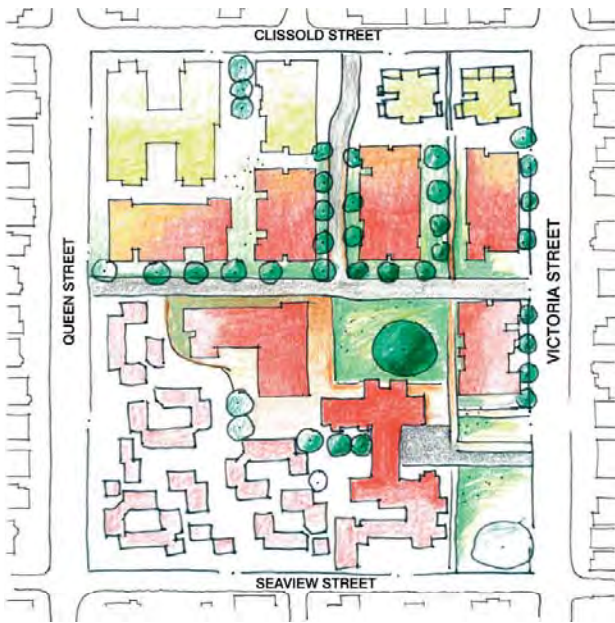


Figure. 3.2 Site Organisation - Quadrants and communal heart

Previous Development Application



Figure. 5.2 Urban Interfaces

Proposed Development Application



Figure. 3.3 Urban Interfaces

6.1.2 Urban Interfaces

Previous Development Application



Figure 5.3 Eaves Datum (Chapen north elevation)

Proposed Development Application



Figure. 3.2.3 Eaves Datum (Chapel north elevation)

6.1.3 Eaves Datum

Previous Development Application










Figure. 6.1 Spatial Strategy for Heritage

Proposed Development Application



Figure. 3.9 Spatial Strategy for Heritage

6.1.4 Spatial Strategy for Heritage

-  Buildings on site
-  Framed vista to and from the public domain and rose window of the Chapel
-  Reinstated vistas to and from the public domain and heritage items
-  New formal community spaces providing garden settings for Glentworth House to the east and the Chapel to the north
-  Maximum extent of setting when considering heritage items
-  Primary building alignment. Retains northern and eastern alignments and is expressed in proposed buildings.
-  New secondary building alignment to define and provide vistas through to proposed Village Green

Previous Development Application

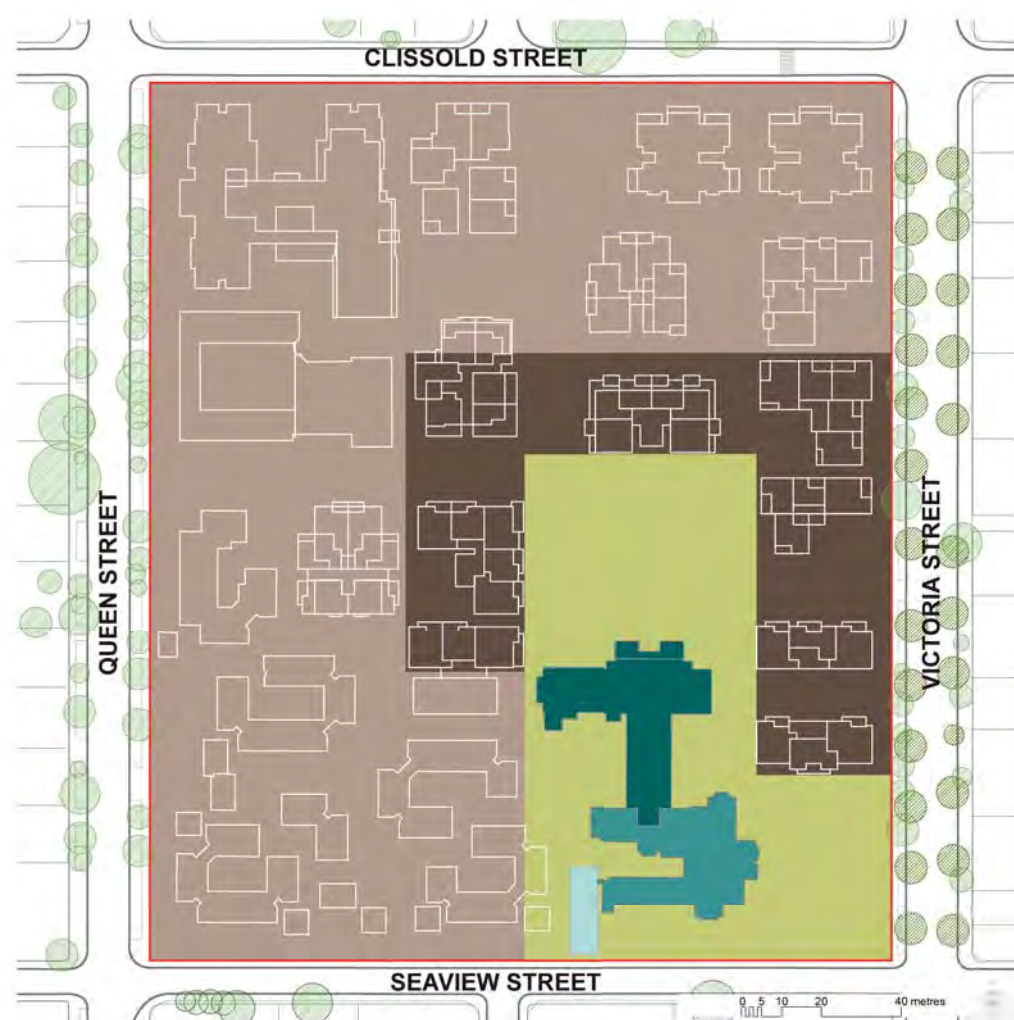


Figure. 6.1 Spatial Strategy for Heritage

Proposed Development Application

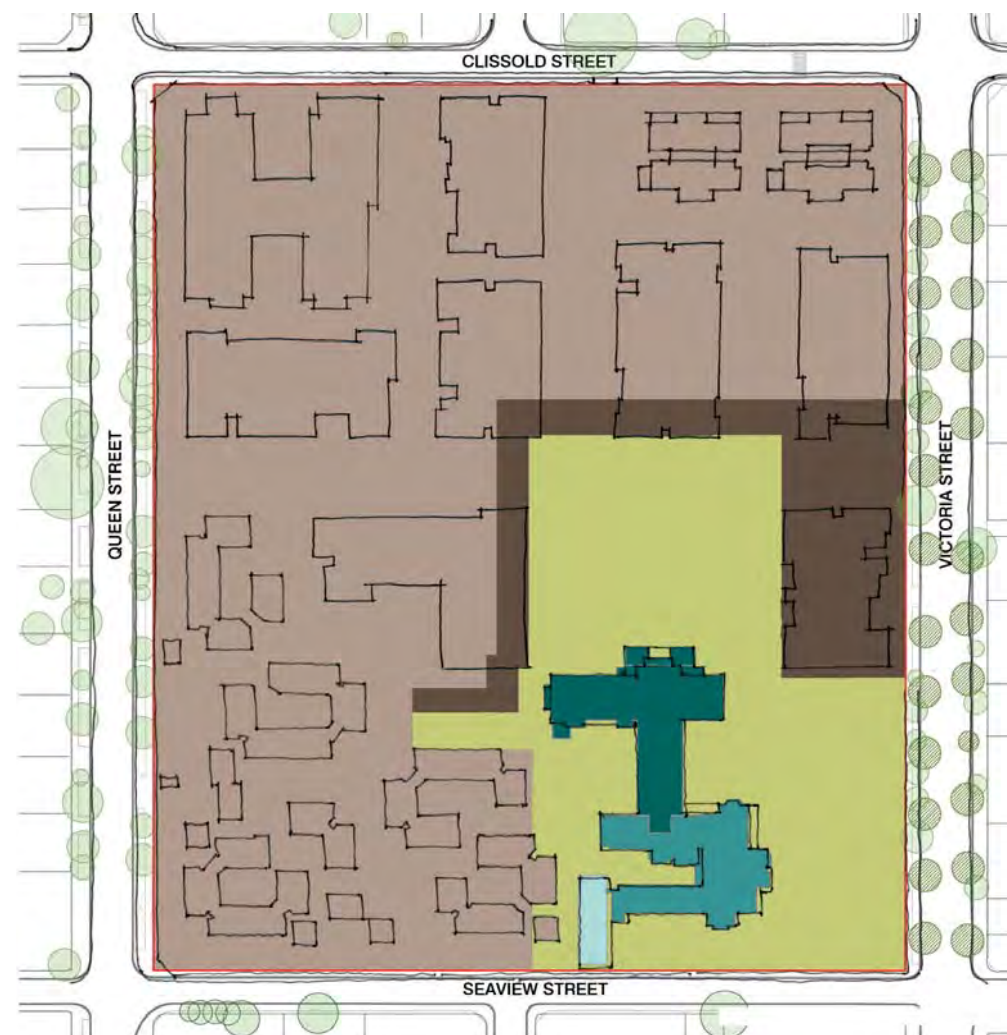
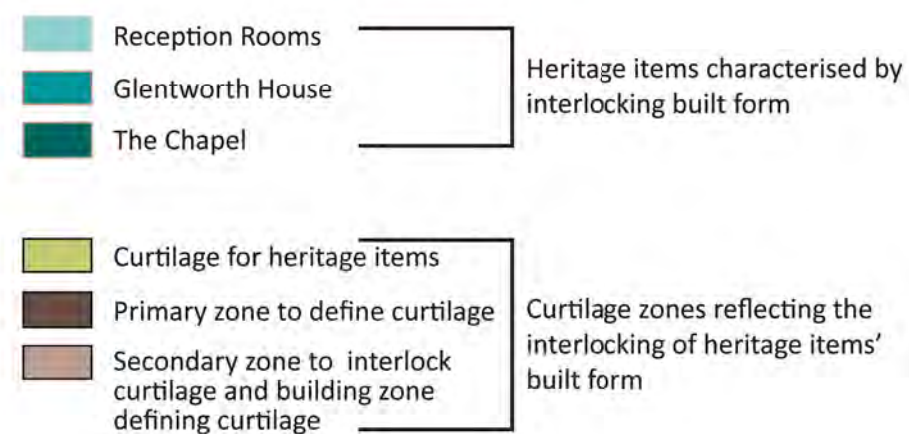


Figure. 3.10 Curtilage Strategy for Heritage Items



6.1.5

Curtilage Strategy for Heritage Items

Previous Development Application



Figure. 7 Proposed Building Use

Proposed Development Application



Figure. 3.11 Proposed Building Use

6.1.6

Proposed Building Use

-  Independent Living Units
-  Residential Aged Care Facility
-  Serviced Apartments & Serviced Self Care Unit
-  Community facility at ground level only - ILUs above
-  Community Facility / Administration

Previous Development Application



Figure. 8 Community Facilities Strategy

Proposed Development Application



Figure. 3.12 Community Facilities Strategy

6.1.7

Community Facilities Strategy



Previous Development Application

Proposed Development Application

6.1.8 Building Height Control Plan



Figure. 9 Building Height Control Plan



Figure. 3.13 Building Height Control Plan

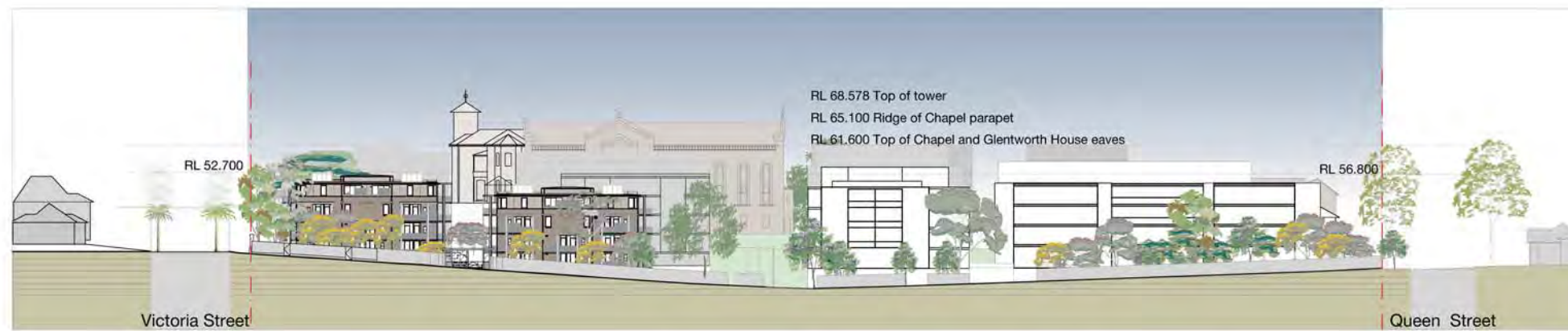
- Basement + one storey permitted.
5m maximum wall/parapet height above Ground Floor Level
6.5m maximum roof height above Ground Floor Level
- Basement + three storeys permitted.
10m maximum wall/parapet height above Ground Floor Level
11.5m maximum roof height above Ground Floor Level
- Basement + four storeys permitted.
13.5m maximum wall/parapet height above Ground Floor Level
14.7m maximum roof height above Ground Floor Level
- Basement + five storeys permitted.
16.4m maximum wall/parapet height above Ground Floor Level
17.9m maximum roof height above Ground Floor Level
- Q1-Q3 Basement protrusion max 1.0m above GL
- C, D, V1-V5 Basement protrusion max 2.7m above GL
- RACF Basement protrusion max 2.7m above GL

Existing



Existing Clissold Street Elevation

Approved Development Application



Approved Clissold Street Elevation

Proposed Development Application



Proposed Clissold Street Elevation

6.1.9 Street Elevations

Existing



Existing Queen Street Elevation

Approved Development Application

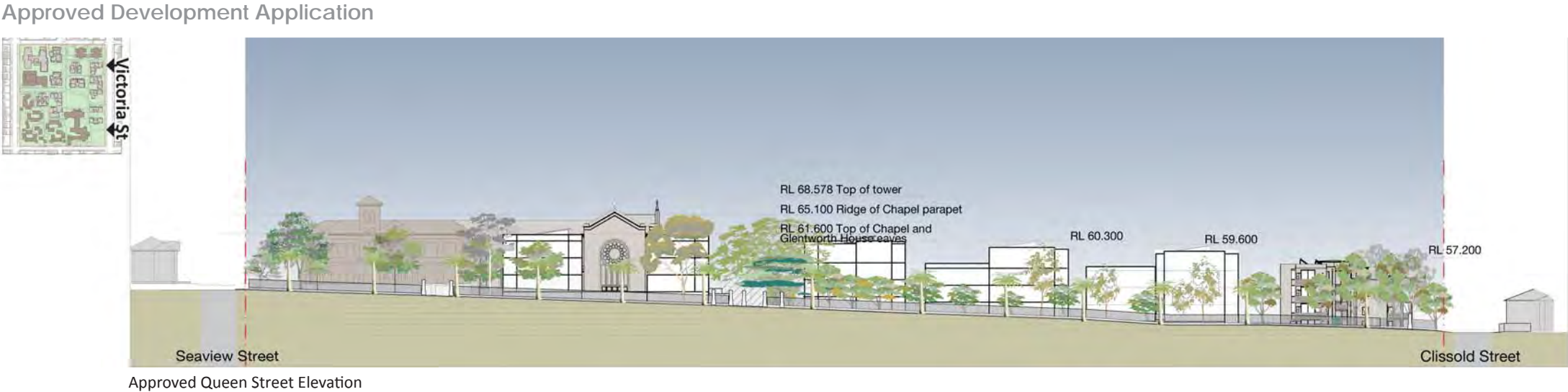
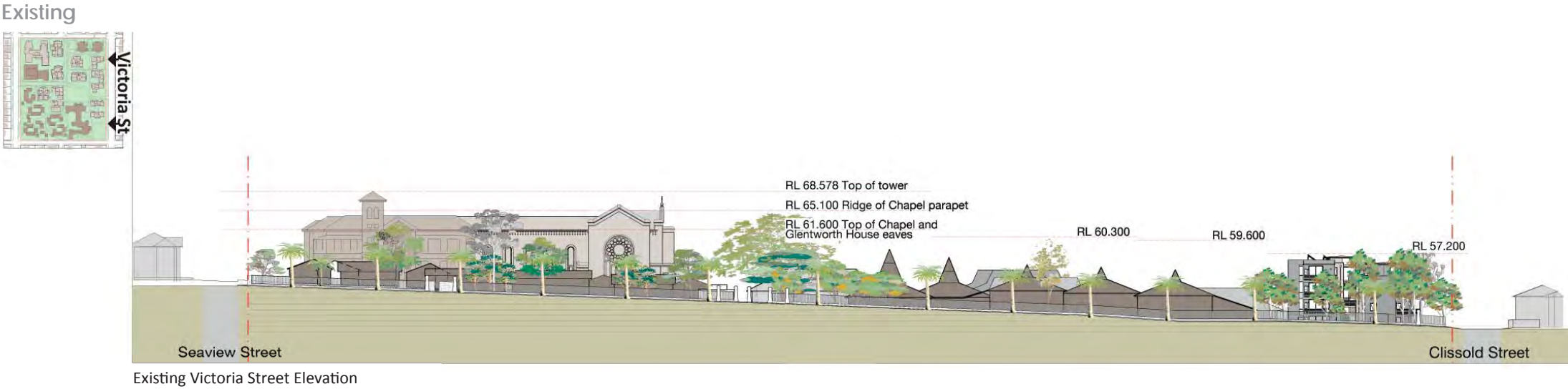


Approved Queen Street Elevation

Proposed Development Application



Proposed Queen Street Elevation



Previous Development Application



Figure. 11 Building Envelopes - Site Arrangement

Proposed Development Application

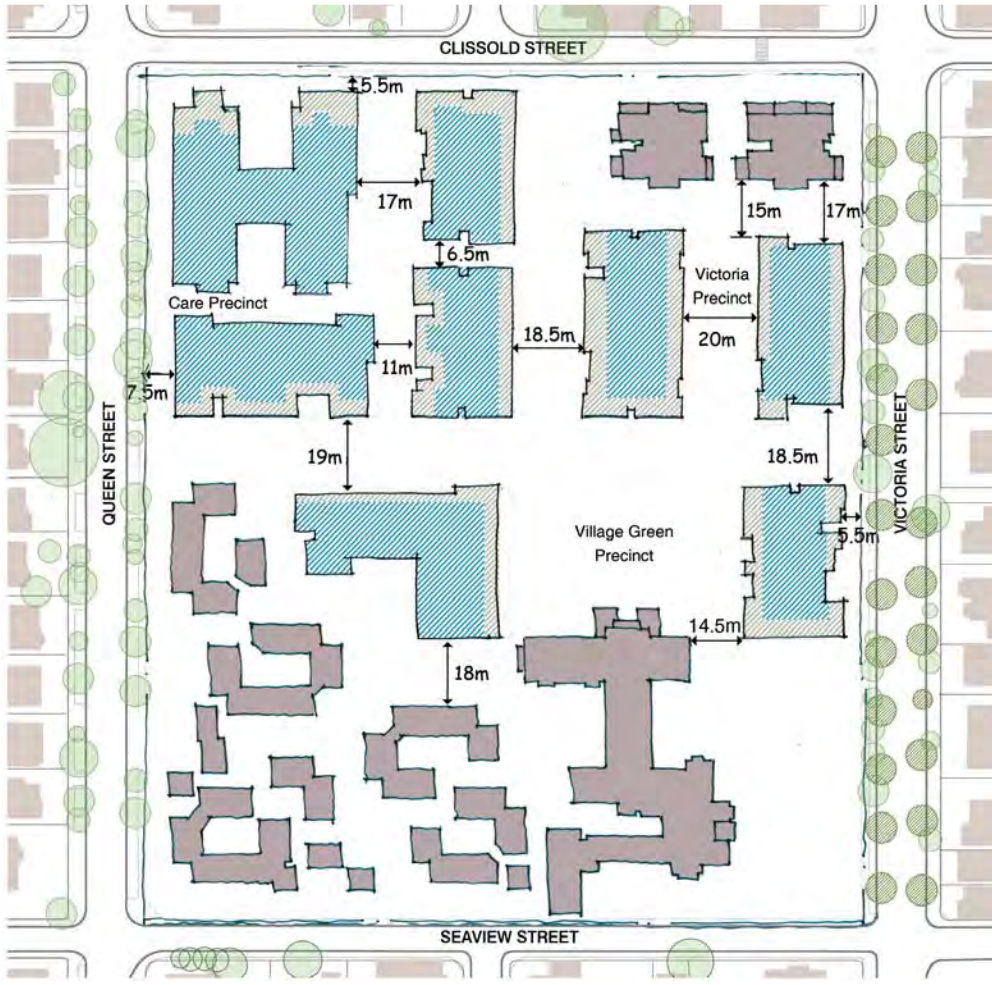
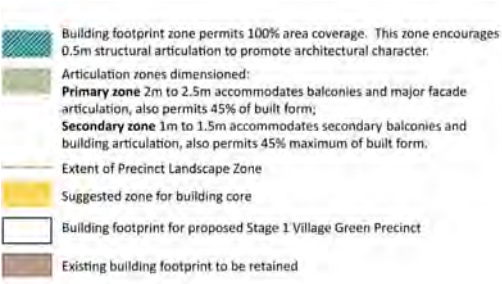


Figure. 3.17 Building Envelopes - Site Arrangement

6.1.10 Building Envelopes - Site Arrangement



Previous Development Application

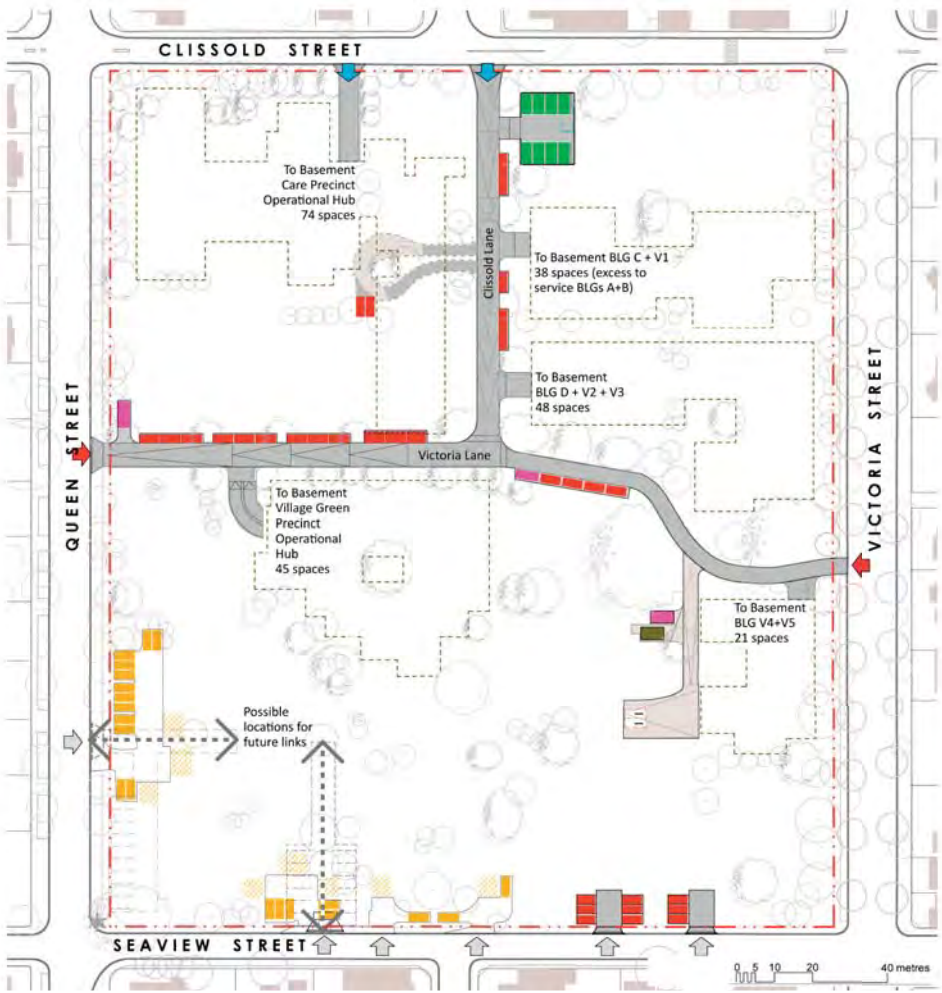


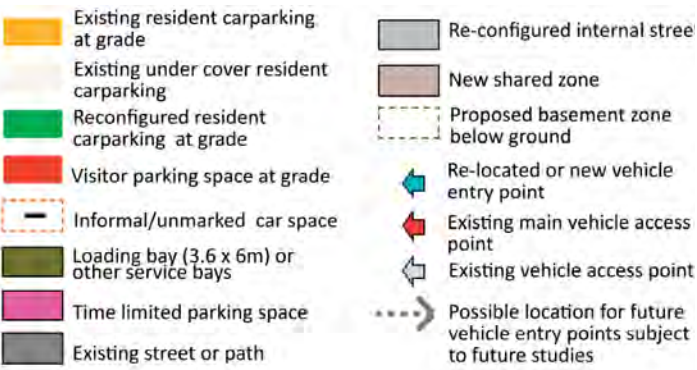
Figure. 12. Vehicle Access & Car Parking

Proposed Development Application



Figure. 3.26 Access Strategy

6.1.11 Vehicle Access & Car Parking



Previous Development Application



Figure. 13. Building Setback Control Plan

Proposed Development Application



Figure. 3.18 Building Setback Control Plan

6.1.12 Building Setback Control Plan

- Building envelope - zone permits 100% coverage
- Articulation zone permits up to 45% area coverage by built form
- Suggested zone for building core and circulation areas
- Possible building footprint
- Existing building to be retained



Figure. 14. Gross Floor Area Distribution

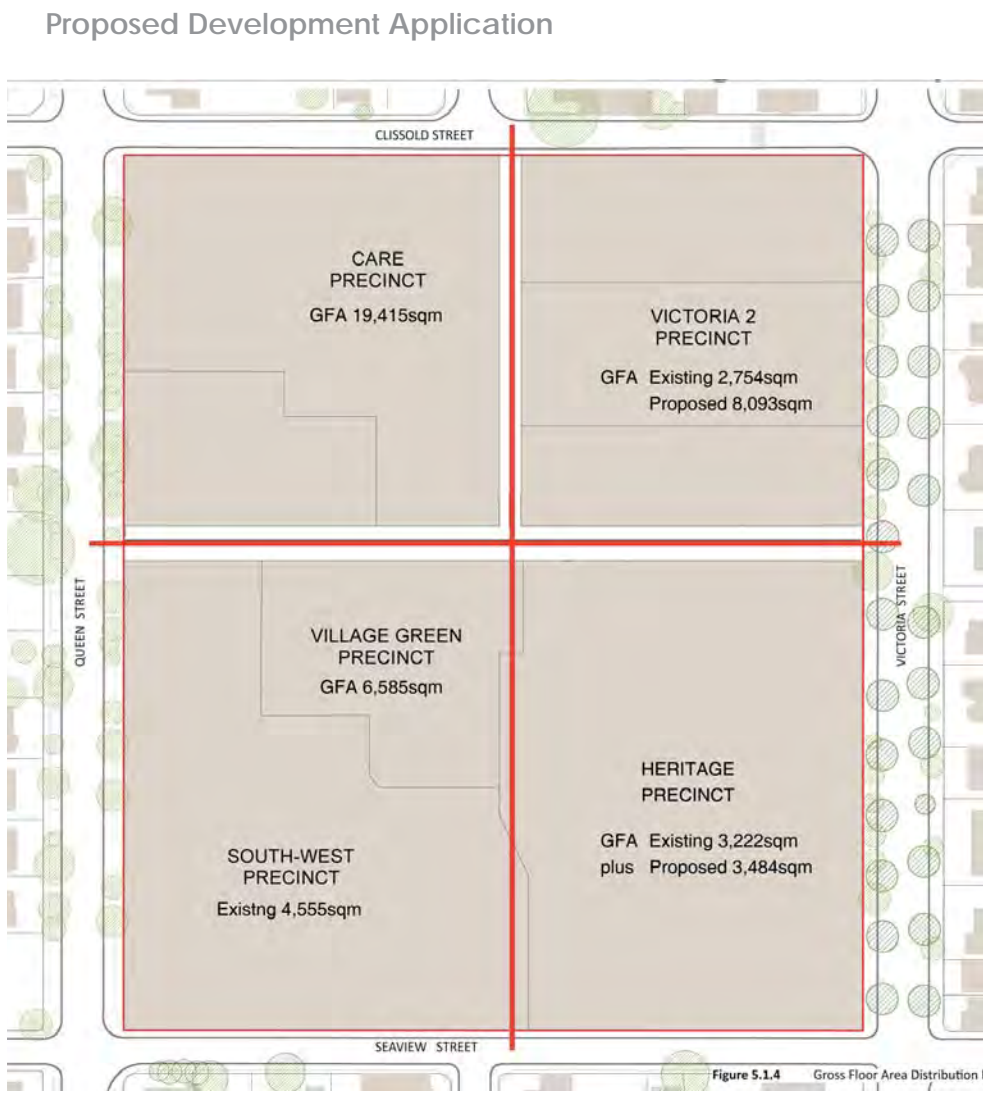


Figure. 3.19 Gross Floor Area Distribution

6.1.13 Gross Floor Area Distribution

Previous Development Application

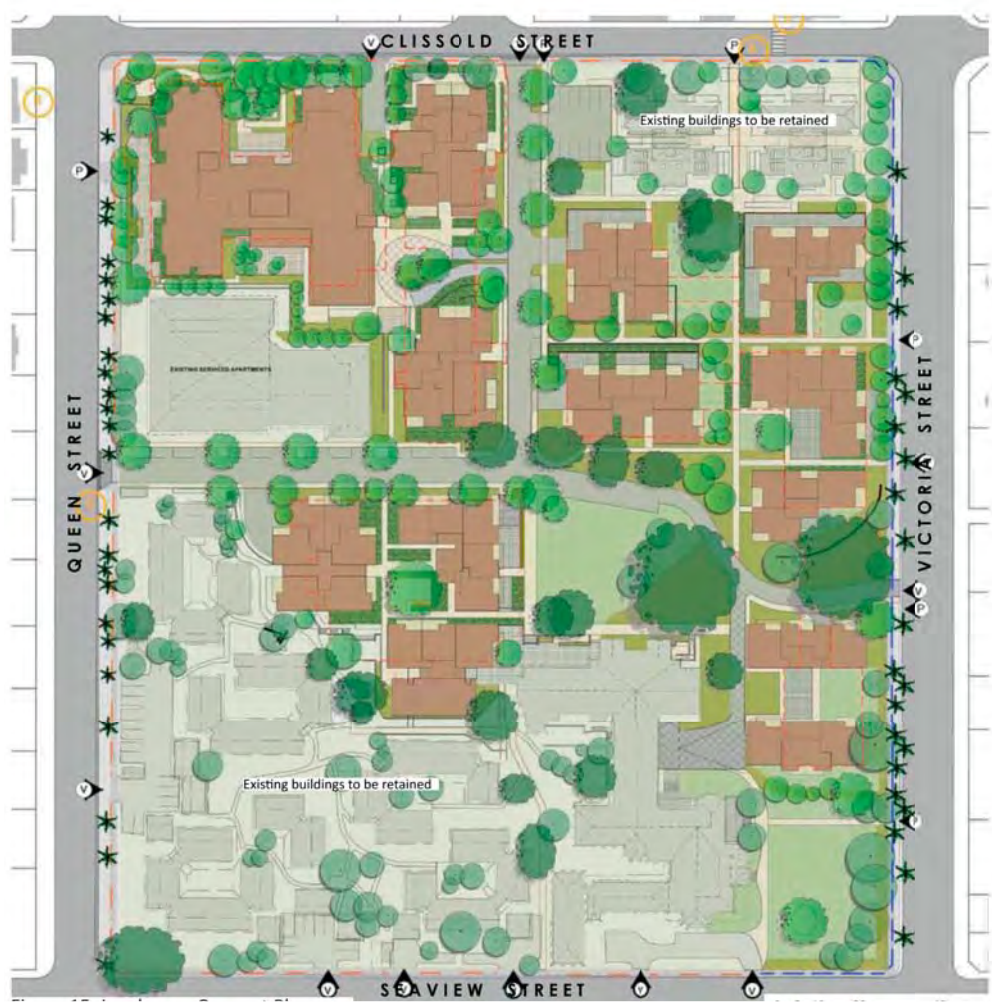


Figure. 15 Landscape Concept Plan

Proposed Development Application



Figure. 3.20 Landscape Concept Plan

6.1.14 Landscape Concept Plan



Previous Development Application

Proposed Development Application

6.1.15 Landscape Spaces

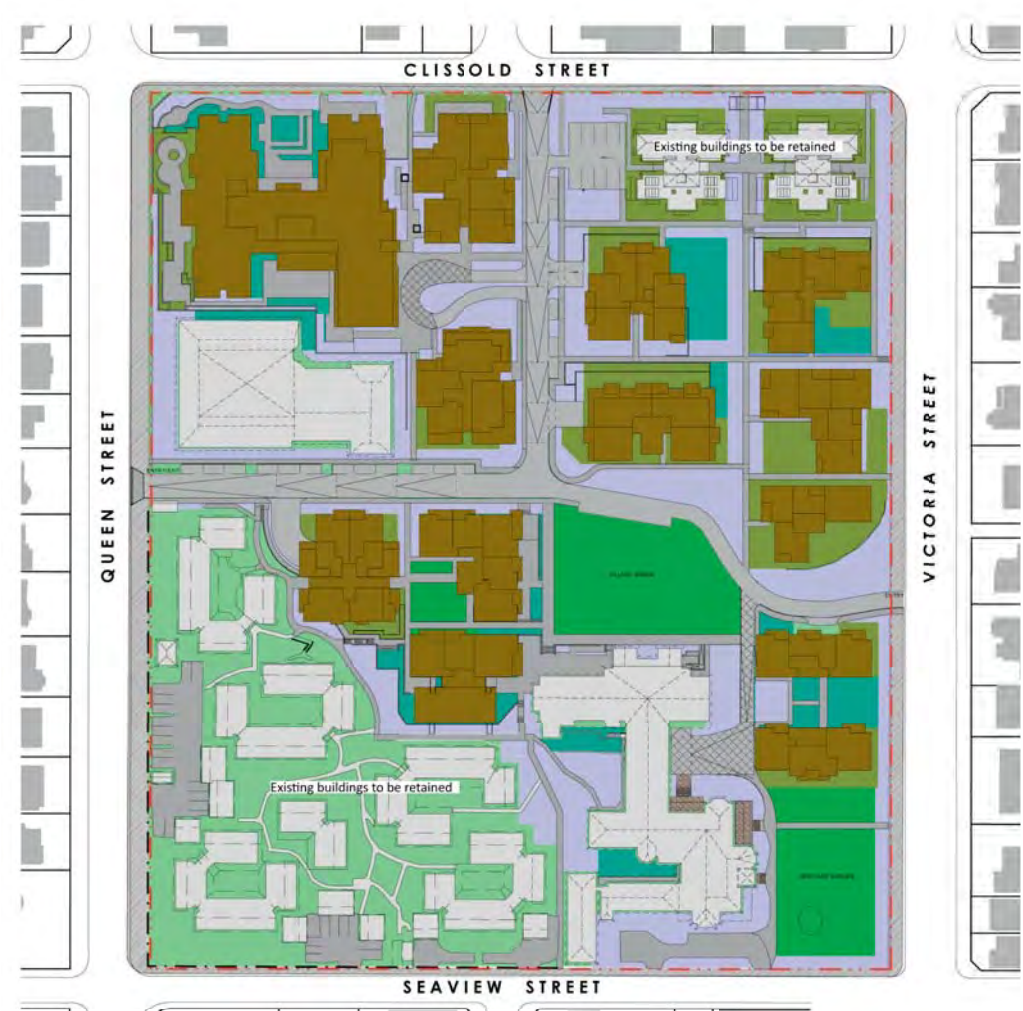


Figure. 16. Landscape Spaces



Figure. 3.21 Landscape Spaces

The following landscape strategies will be used:

Major Community Spaces
Destination landscape spaces that are focal points for activity, publicly accessible and allow for events and larger gatherings. This category includes the proposed gardens to the east of Glentworth House that will be designed to reflect the heritage values of the house as well as the gardens to the north of the Chapel which seek to also reinstate a curtilage to these heritage items.

Structuring Landscape
Landscape treatments that define entries, pathways and major destinations to create a strong framework and enhance legible movement through the site. This category includes the grassed banks around Glentworth House and the Chapel that help define a landscape curtilage for these heritage items.

Small Social Spaces
Courtyards and gardens associated with community buildings and shared community spaces attached to units that allow for small gatherings and casual socialisation.

Private Gardens
Small scale spaces attached to ILUs that provide opportunities for making gardens and that articulate the site landscape to create a domestic scale.

Legend

Major community Spaces

Structured Landscape

Small Social Spaces

Private Gardens

Existing residential gardens to be retained