

# Section 3



The  
Concept  
Plan

3.0 The Concept Plan

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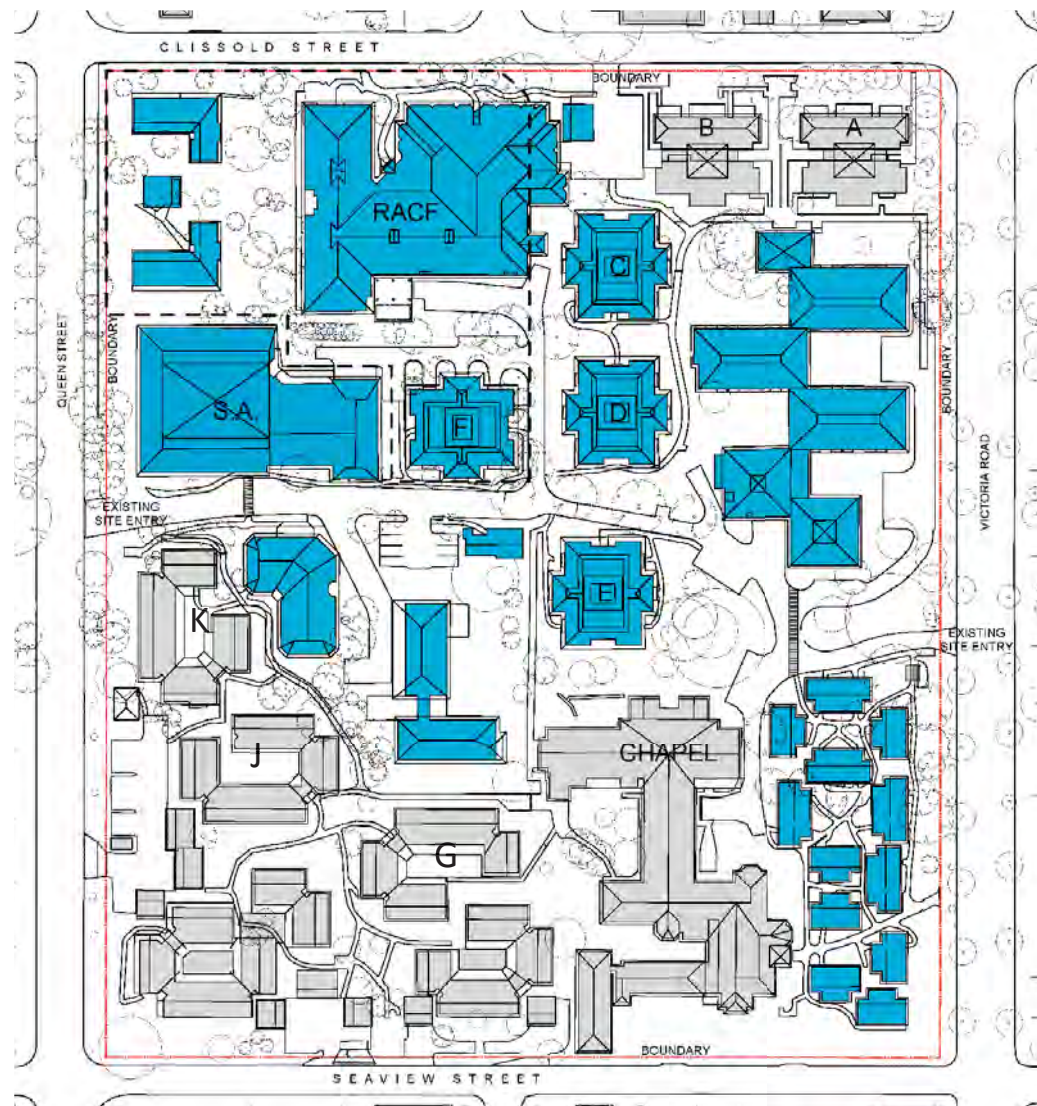


Figure 3.1a Village - Existing



Figure 3.1b Village - Proposed

### 3.1 Introduction

The Concept Plan as approved (see Figure 1c in the Executive Summary) and as proposed to be modified (Figure 3.1B) have evolved from a detailed study of the site and its context. This included a detailed assessment of the heritage significance of the site and the place of the site in the urban fabric of Ashfield by Graham Brooks and Associates.

Consultation with residents has also influenced the design of the modifications particularly in terms of:

- Designing spaces for social interaction in communal areas such as apartment lobbies;
- Providing buildings equipped with two lifts to continue to provide access in the event of one lift set not operating;
- Landscape and built form with greater emphasis on the garden setting of buildings and spaces for interaction between them;
- Increasing setbacks between existing and proposed buildings;
- Staging and construction with first priority to be given to the construction of the Residential Aged Care Facility.

The proponent will continue working with residents throughout the development process including:

- Participation in the final selection process for a construction contractor;
- Advice and feedback on detailed design features including kitchen, bathroom, windows, blinds/curtains and other interior finishes.
- Recognition of the need for the proposal to respect that the village is home to approximately 400 residents and that, while redevelopment will greatly enhance and improve the amenity of the Village, for existing residents, construction could be a stressful experience. The modifications have sought to stage the construction in a way that gives opportunities to ameliorate or minimise impacts wherever possible.

This section describes the modifications to the Concept Plan Approval and describes the Concept Plan in its modified form to ensure there is a clear understanding of the Concept Plan as modified. In describing the modifications reference is made to drawings contained in Section 6 that compare elements of the approved Concept Plan with the modified Concept Plan.

#### 3.1.1 Summary of Modifications to the Concept Plan Approval

The modifications to the Concept Plan as approved are:

##### Access

The access arrangements remain generally consistent with the approved Concept Plan. The east west street has been straightened to strengthen the concept of quadrants and provide a more legible and simplified site access arrangement. The east west access street (referred to as Victoria Lane) will become a two way road from Queen Street to Clissold Lane, and one way (west to east) from Victoria Street. It continues



to connect with the proposed north south accessway (Clissold Lane) providing access to Clissold Street. The two accesses from Clissold Street are retained. The direction of traffic flow remains consistent with the approved Concept Plan.

Redevelopment of the of Serviced Apartment Building

The existing serviced apartment building was designed as 49 small bedsit units; each unit was provided with an ensuite and small kitchenette. The building caters for residents generally in need of care and was seen as a stepping stone between independent living and nursing home care similar to the hostel building on the site. This form of accommodation no longer accords with current strategies for ageing in place and the retention of seniors in their homes as long as possible to minimise disruption due to a number of moves.

The funding of such units limits the ability to offer choices to residents and, consequently, there is declining demand for this type of accommodation in favour of larger units to which services can be provided as and when required. The building has a low occupancy (25%).

The building is of unusual design with internal ramps at each level and a structure that does not lend itself to redevelopment. Consequently, it is proposed to replace the building with a new ILU building. In this regard, it is noted that services will be available to every unit in the village as required and on a needs basis to enable residents to remain in their unit for as long as possible prior to moving into a high care facility such as the new RACF on the site.

Change to Building Layout and Design

The number of new buildings has been reduced from 13 to 8 (including the new building to replace the serviced apartment building). This has been achieved by consolidating buildings to increase the space between buildings and provide more meaningful open spaces. These changes include:

- The three separate buildings above a common basement car park in the Village Green Precinct, for example, have been integrated into one building providing an improved relationship to the east west access road and the village green. This also allows greater separation between the new building and the existing buildings in the south west quadrant;
- The Care Precinct remains as three separate ILU buildings with the building envelopes adjusted to accommodate an improved RACF design, the construction of a new building to replace the Serviced Apartment Building and to accommodate a revised unit layout. The buildings remain in essentially the same position;
- The five buildings above common basement car parking areas in the Victoria Precinct adjacent to Victoria Street have been integrated into 2 buildings. This is partly in response to the realignment of the east west access street and also has the benefit of improved building efficiencies and reduced construction time;
- The two buildings in the Heritage Precinct have been integrated into one building allowing the heritage garden to be increased in size and an improved relationship with the heritage buildings.

The changes to the layout remain consistent with the urban design principles of the approved Concept Plan as discussed below.

It is proposed that all Independent Living Unit buildings will be designed and constructed to comply with the provisions of SEPP 65 as is the case with the approved Concept Plan.

Changes to Landscaping

The strategy as modified remains consistent with the site landscape principles of the approved Concept Plan, as discussed in Section 3.2.9. The key modifications to the strategy are:

- Changes to reflect the new building locations, rationalised paths and streets, and altered areas of potential landscaped area;
- A change to the plantings proposed in response to the modified landscape spaces;
- Greater consideration to linkages to provide a variety of landscape experiences for residents moving through the village.

The landscape strategy retains and enhances the defining character of the village, including the preservation of mature and significant trees while opening view corridors and reinforcing the relationship between Glentworth House and key surrounding heritage items. Landscaping has been designed to relate to the improved path and street layout, improving site wayfinding and fostering a comfortable and safe pedestrian environment.

Improvement to Heritage Setting

The integration of building footprints enables a larger consolidated area of garden and a setting for Glentworth House and the Chapel to Victoria Street. There are improvements in the views to the transepts of the Chapel from the east and west created by the removal of buildings and increased building setbacks.

Changes to Staging

It is envisaged that the project will be constructed in 2 stages. This is a reduction in the proposed staging designed to reduce the construction period and the consequential impacts on residents. The first stage will be the development subject to the Project Approval (as modified) being the Care Precinct and the Village Green Precinct. The construction program is modified to facilitate the construction of the RACF as the first building, consistent with the wishes of the residents. The construction of the ILUs will follow.

Stage 2 includes the remaining buildings (Buildings 5, 6 and 7) which will be the subject of separate applications under Part 4 of the EP&A Act in accordance with the determination of the Minister pursuant to section 75P(1)(b). The staging of construction will be influenced by issues such as market demand, maintaining amenity for residents, maintaining services and community facilities, construction related impacts and commerciality.

Summary of Modifications for which Approval is Sought

Approval is sought for modifications to the approved Concept Plan for the redevelopment and renewal of Cardinal Freeman Village to enable the village to continue to provide high quality care to seniors in purpose built facilities designed to comply

with current design and accreditation standards of care and to meet community expectations and to allow “ageing-in place”.

The Concept Plan accommodates:

Approved Concept Plan	Modified Concept Plan
The continued use of the site for seniors housing and associated uses;	The continued use of the site for seniors housing and associated uses;
Construction of a Residential Aged Care Facility of approximately 132 beds to replace the existing 119 existing nursing home and hostel beds;	Construction of a Residential Aged Care Facility of approximately 133 beds to replace the existing 119 existing nursing home and hostel beds;
Construction of 225 new independent living units and serviced self care units to replace an existing 65 units to be demolished;	Construction of 240 new independent living units to replace an existing 115 units to be demolished;
Retention of the existing independent living units in the south western corner and the north eastern corner, and in Glentworth House (115 units);	Retention of the existing independent living units in the south western corner and the north eastern corner, and in Glentworth House (115 units);
Retention of the existing serviced apartment building (49 units);	Demolition and redevelopment of the existing serviced apartment building (49 units);
Provision of community facilities to meet the needs of the residents, staff and visitors;	Provision of community facilities to meet the needs of the residents, staff and visitors;
Minor alterations and additions to Glentworth House and Chapel to enable their on-going use for seniors housing and associated uses in accordance with the Conservation Management Plan and Strategy described in Section 3.7;	Minor alterations and additions to Glentworth House and Chapel to enable their on-going use for seniors housing and associated uses in accordance with the Conservation Management Plan and Strategy described in Section 3.7. including permanent use of the Chapel undercroft as cafe;
Access and carparking associated with the above uses subject to a maximum of 307 spaces as described in Section 3.10;	Access and carparking associated with the above uses subject to a maximum of 374 spaces as described in Section 3.10;
Public utilities including rainwater harvesting and on site detention generally as described in Section 3.13;	Public utilities including rainwater harvesting and on site detention generally as described in Section 3.13;
Ancillary and incidental uses to the above purposes.	Ancillary and incidental uses to the above purposes.
Approval is also sought for:	Approval is also sought for:
An intensity of use of the site for the uses described above expressed as a maximum gross floor area on the site as outlined in Section 3.5.4;	An intensity of use of the site for the uses described above expressed as a <b>revised</b> maximum gross floor area on the site as outlined in Section 3.5.4;
The containment of gross floor area within building zones as indicated on Figures 11 & 12 and as discussed in Section 3.5;	The containment of gross floor area within <b>amended</b> building zones as indicated on Figures 3.17 & 3.26 and as discussed in Section 3.5;
A height of proposed buildings controlled by a building height plane as indicated on Figures 9 to 10.7;	A height of proposed buildings controlled by an <b>amended</b> building height plane as indicated on Figures 3.13 to 3.15b;
The provision of parking spaces generally in the locations as indicated on Figure 11 and as discussed in Section 3.10;	The provision of parking spaces generally in the <b>amended</b> locations as indicated on Figure 3.26 and as discussed in Section 3.10;
The provision of landscaped areas and soft landscaping in accordance with the strategy described in Section 3.9;	The provision of landscaped areas and soft landscaping in accordance with the <b>amended</b> strategy described in Section 3.9;
Earthworks and associated services diversions and connections as described in Section 3.13;	Earthworks and associated services diversions and connections as described in Section 3.13;
Demolition of a number of existing buildings on the site;	Demolition of a number of existing buildings on the site <b>including the serviced apartment building</b> ;
The removal of trees as described in the report contained in Appendix P in Volume 5.	The removal of trees as described in the report contained in Appendix N in Volume 3..

It is proposed that subsequent project applications will be designed to be generally consistent with the principle strategies and requirements outlined in Section 3.



## 3.2 Urban Design Principles

The Concept Plan as modified continues to display an urban design based on the following key principles of the approved Concept Plan.

### 3.2.1 Objectives of the Concept Plan

The primary objectives of the Concept Plan remain the same. They are to:

- Provide a contemporary aged care village providing a variety of accommodation types to meet increasingly complex needs of seniors;
- Provide an integrated design solution for the site that considers existing historic items, existing buildings to be retained and the surrounding urban context;
- Re-organise the site to strengthen and re-establish the concept of quadrants providing opportunities for re-structuring the site in terms of urban form, heritage consideration and day-to-day provision of services;
- Re-engage Glentworth House and Chapel with newly defined settings integrated into the urban fabric of the site and the adjoining public domain;
- Provide a more legible and permeable movement system through the site and connection with the surrounding streets;
- Improve pedestrian accessibility across the site (i.e. disabled compliant access);
- Provide buildings and services that are sustainable;
- Provide a development that is compatible with the amenity of the adjoining residential area; and
- Create a safer environment by design which is important for the specific aged demographic.

The modifications are consistent with these objectives.

### 3.2.2 Site Organisation

The site remains logically divided into quadrants, centred on a communal open space. This reflects the historic development of the site with this natural progression to quadrants developed out of a pragmatic combination of factors:

- Subdivision pattern that divided the block into halves;
- Ownership pattern that enabled the site to function as a whole;
- Consistent siting of buildings on the southern, higher sections of the two lots;
- Historical arrangement and management of services with farming on the northern, lower sections of the two lots;
- The main entry gate for Glentworth House being approximately midway along the Victoria Street boundary;
- The construction of a cottage on the Bellevue site approximately midway down the Queen Street boundary; and
- Topography.

The Concept Plan as modified reinforces the natural

progression of quadrants that has developed over time by introducing a stronger grid street pattern with an east west street extending from Queen to Victoria Streets without a bend. This has the benefit of improving legibility and access by the deletion of the awkward existing bend in the internal road at its eastern end. The internal structure otherwise remains the same with a major communal space at the centre of the site forming a heart that links each quadrant and provides a layer of site organisation and connectedness. The site quadrants and their functions are:

- South East Quadrant containing Glentworth House and Chapel and ILUs with the modified Concept Plan providing a larger and more extensive heritage setting including a ceremonial entry, with relocation of heritage gates, to the precinct separate from the main entry to the village that would be available for use for funerals and other events;
- South West Quadrant containing existing villas to be retained, new ILUs, community facilities and gardens;
- North West Quadrant containing the Residential Aged Care Facility and ILUs with all ILUs now designed so that services can be provided. This quadrant also includes the Serviced Apartment Building to be demolished and replaced with a new building under the modified Concept Plan; and
- North East Quadrant containing ILUs in a garden setting.

The Village Precinct communal space and facilities continues to integrate the 4 quadrants.

Each quadrant will retain excellent address to both the public streets and new internal pathway and street system, thus creating a clear, legible and flexible structure for the block which is reinforced by the modifications to the approved Concept Plan.

All quadrants remain fully integrated into the overall site's path and garden network with the quadrants coming together



Figure. 3.2 Site Organisation- Quadrants and communal heart.

at the centre of the site to define the generous communal garden space of the Village Green, which provides an appropriate setting for the magnificent northern facade of the Chapel and mature trees. This remains the central hub for the Village offering a variety of community facilities and integrating the Chapel both spatially and functionally into the site. The realigned east west road as proposed in the modifications enables the provision of a main covered point of arrival at the Village Green for use by taxis, village buses and the like.

### 3.2.3 Urban interfaces

The modifications to the Concept Plan retains a balance of landscape and building fronts to all street frontages. Except for the existing heritage building on Seaview Street and several minor entry structures, the buildings as modified have a garden setback to match the predominant street front conditions in the neighbouring streets. Generally new buildings present as articulated facades interspersed with courtyard gardens, while a larger, generous new forecourt re-presents Glentworth House to the street. Where larger building footprints are proposed under the modified Concept Plan, such as to Victoria Street, façade design provides necessary articulation and appropriate building scale. Building setbacks to the streets are the same as the approved Concept Plan.

Existing boundary walls and fences continue to be retained with new openings and indentations in some locations for improved permeability and services.

The modifications include a new ceremonial entry to Glentworth House and Chapel to improve the sense of address to this precinct and provide an entry for services at the Chapel. The existing heritage gates and sandstone piers will be relocated to this ceremonial entrance.

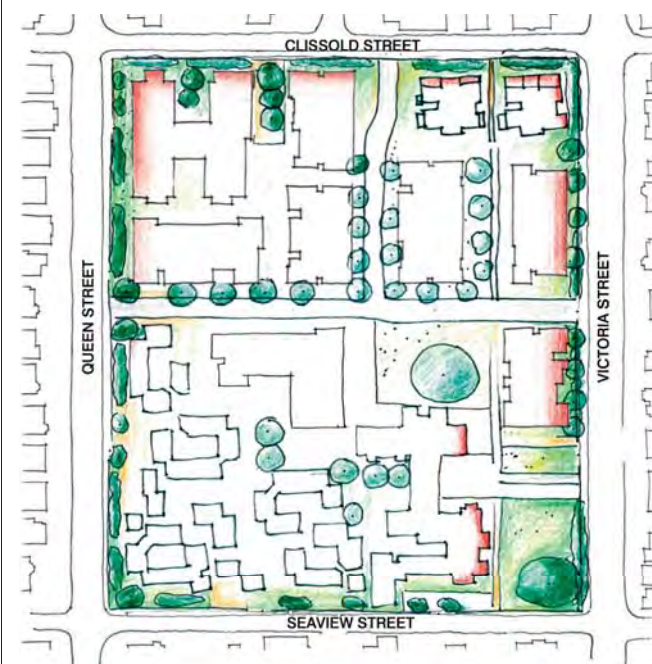


Figure. 3.3 Urban Interfaces

### 3.2.4 Heritage Building Inter-relationship

The main historic buildings on the site, Glentworth House and the Chapel, have a very strong architectural bond in terms of site planning, geometrical inter-relationship, scale and height. The Chapel was skilfully added on to the north-west corner of Glentworth House, extending the common eaves height as a datum that united the main body of the buildings.

A number of architectural elements project above the eaves, including the Glentworth House's tower, roof and chimneys, and the Chapel's parapets, gables and ridges, providing a memorable skyline silhouette for the Cardinal Freeman Village.

To maintain the prominence of this historic skyline and provide heritage continuity, the predominant height of all new building in the vicinity of Glentworth House and the Chapel seeks to reinforce this historically important eaves height. In particular the scale of the central green remains framed by a series of buildings that build parapets generally to this defining height (indicated with a 'P' on Figure 3.2.3).

The modifications result in buildings in the vicinity of the Chapel with a parapet height generally equal to or below the level of the Chapel eaves. In particular Building 7 responds to the Chapel eave and streetscape with a height comparable to the Chapel eave (see comparison 6.1.8 in Section 6 of this volume). Building 4 has a parapet height that is comparable to the eaves height of the Chapel with an upper level set behind the parapet line.



Figure. 3.2.3 Eaves Datum (Chapel north elevation)



### 3.2.5 Curtliage Principles

The settings of Glentworth House and the Chapel have been severely compromised by the building campaigns of the 1980s with buildings from that period obscuring the architectural scale and spatial relationships that had previously existed, substituting a suburban typology on a site that had a grand urban scale.

The approved Concept Plan is founded on creating a new and appropriate setting for the heritage buildings that respects their architectural scale and spatial arrangement. The proposed modifications reinforce this principle through the provision of a larger garden setting and removing the buildings from the front of the Chapel, integrating buildings along the Victoria Precinct to provide the larger green space and enhanced setting to the Chapel and Glentworth House.

A key urban design principle retained in the modified Concept Plan is to frame these elements with new buildings and major garden spaces. Glentworth House and the Chapel remain re-presented to Victoria Street, framed by new buildings defining reinstated landscaped spaces. The northern facades of the Chapel and Glentworth House's tower set out new orthogonal pathways, internal streets and garden spaces which are retained in the modified Concept Plan.



Figure 3.4 Historic Curtliage

### 3.2.6 Height Distribution

In deference to the existing historic skyline, the predominant height of all new buildings in the Concept Plan as modified has been kept at or below the Glentworth House and the Chapel's eaves height, with recessive or setback elements projecting above the parapet line.

The scale of the central green has been framed by a series of buildings that build generally to this height concentrating the taller buildings in the centre of the site. The Concept Plan as modified retains this scale with building heights to Victoria Street being generally marginally lower than approved and the buildings toward the centre of the site slightly higher.

Buildings along Victoria Street remain no more than 4 storeys in height, whereas to Queen Street (north quadrant) a 4 to 5 storey scale is considered appropriate given the street setback and the width of the street.

Buildings further to the north step down the slope and, relative to the eaves height RL, are lower.

The 4-5 storey maximum is retained allowing the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site's three-dimensional character and image. Under the modifications, the 4-5 storey building is above a parking podium in some cases.

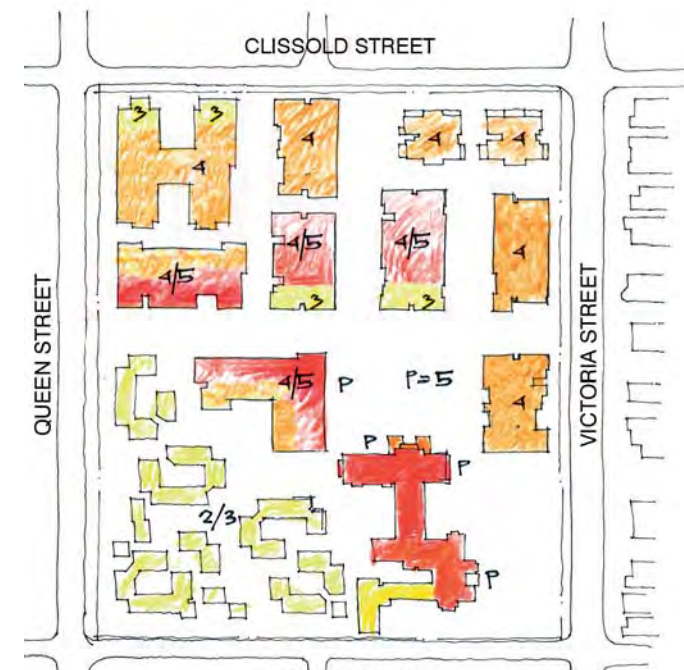


Figure 3.5 Height

### 3.2.7 Access and Address

The approved Concept Plan proposes a legible and connective site-wide structure for access and address. The Village Green creates an identifiable centre for the site, and most paths and internal streets define its edges. These principles are retained and reinforced in the modifications. The more direct access to Victoria Street and the provision of a point of arrival at the Village Green provides straight alignments and clear sightlines with the reduction in the number of buildings creating improved landscaping opportunities and a simplification of movement systems and building address.

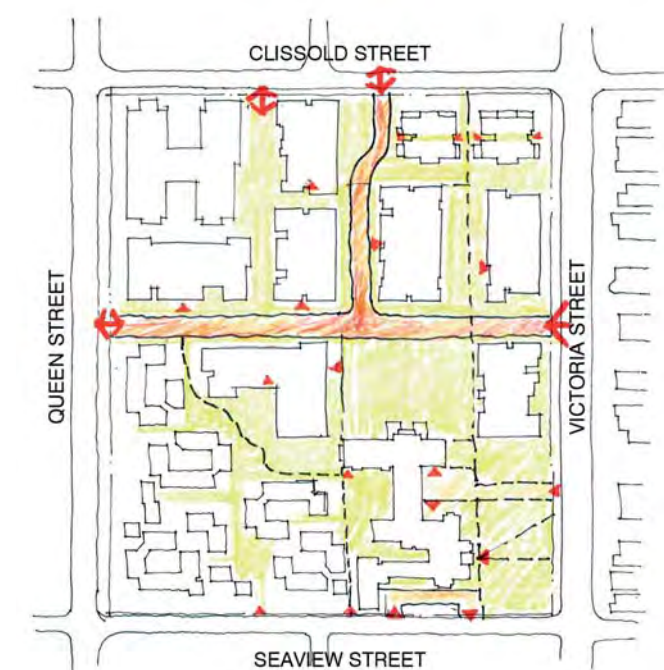


Figure 3.6 Access

### 3.2.8 Site Permeability and Vistas

The approved Concept Plan opens the historic buildings and new generous garden spaces to public view from the street and improves site permeability and vistas. The modifications increase the size of the garden space in front of the Chapel and Glentworth House with consequential improvements in the setting and vistas to these buildings.

The formal front garden gives Glentworth House and the Chapel a landscaped setting to Victoria Street, allowing it to be appreciated both axially and obliquely. The additional ceremonial access proposed in the modifications provides a separate vehicular entry to this space.

The T-shaped Chapel generates a series of new spaces, including the Village Green to the north and more defined linear spaces on the axis of each of its transepts. These spaces are retained under the modifications to the Concept Plan with the building in front of the eastern transept removed to provide greater axial and oblique views to the Chapel.

Access points and driveways are clearly identified, and offer welcoming routes into the heart of the site with a secondary additional access proposed to the Chapel under the modifications for ceremonial purposes such as funerals.



Figure 3.7 Site Permeability & Vistas

### 3.2.9 Site Landscape Principles

The Concept Plan as approved incorporates the following landscape principles. These do not change as a result of the modifications.

#### Urban Context

- Retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees, that define the block of the village within the framework of streets;
- Retain and where possible, highlight the features – the significant trees and buildings that ‘mark’ the village within its urban setting;
- Ensure that gateways for vehicles and pedestrians are clearly defined, to encourage physical interaction between the village and the surrounding areas;
- Reinforce the relationship between Glentworth House and key surrounding heritage items down Victoria Street, through landscape design.



Figure. 3.8 Landscape Site Organisation - quadrants & communal heart

#### Social Context

- Encourage casual socialisation through site design, with activity points along paths, and by creating the potential to meet and greet neighbours;
- Enhance privacy to units without compromising safety or outward views;
- Enhance the sense of entry and arrival at communal entrance points;
- Encourage use of outdoor areas by providing a range of use areas and spatial types, catering for diverse activities and group sizes;
- Design for activities specific to Seniors.

#### Site Character

- Respond to the scale of the buildings and site by creating a framework of larger trees, but include gardens of domestic scale to enhance the residential character;
- Create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents and using seats to identify a place or destination and reinforcing the communal accessibility of the gardens;
- Respect and enhance the defining character of the village, including preservation of mature and significant trees;
- Respond to, and build on, the heritage features, particularly the historic curtilage of Glentworth House;
- Recognise the cultural landscape created by the existing village occupants through small scale plantings in the gardens.

#### Access and circulation

- Rationalise paths and streets to improve circulation and maintenance;
- Create a network of accessible, comfortable and safe pedestrian links that are a pleasure to use;
- Ensure that all social and community facilities and spaces are accessible, and where possible integrate access for disabled within the main paths of travel.

#### Environmentally Sensitive Design

- Employ low maintenance, hardy, indigenous species where appropriate to the visual and physical environment;
- Utilise rainwater reticulation for landscape irrigation;
- Retain existing features where possible, recycle or re-use materials.





Figure. 3.9 Spatial Strategy for Heritage

- Buildings on site
- 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.



Figure. 3.10 Curtilage Strategy for Heritage Items

- Reception Rooms
  - Glentworth House
  - The Chapel
  - Curtilage for heritage items
  - Primary zone to define curtilage
  - Secondary zone to interlock curtilage and building zone defining curtilage
- Heritage items characterised by interlocking built form
- Curtilage zones reflecting the interlocking of heritage items' built form

### 3.3 Strategies for Site Planning

The approved Concept Plan is based on a number of strategies for site planning. These are presented below with changes as a consequence of the modifications noted.

#### Objectives

- To provide a rich urban environment within the Cardinal Freeman Village through the interpretation and integration of heritage elements within the Cardinal Freeman site;
- To provide a curtilage and setting for the heritage buildings on the site that reflects the history of development, respects the architectural and heritage significance of Glentworth House and the Chapel, and sympathetically acknowledges the richness of built form that occurs over time;
- Provide a rational and clearly legible arrangement of buildings on the site to serve the future requirements of the Village;
- Integrate the heritage items both functionally and spatially into the Village;
- Re-establish the visual connections of Glentworth House and the Chapel to the public domain.

#### Strategies

- Align new built form to the northern facades of the Chapel;
- Align the western walls of buildings addressing Victoria Street so as to re-establish a visual link from Clissold Street to the Entry Tower of Glentworth House;
- Align buildings in the western quadrants to re-establish a visual link from Clissold Street to the Chapel;
- The approved Concept Plan provided view corridors that frame the eastern transept rose window to Victoria Street between Buildings V4 and V5. This view is broadened and improved under the modifications with the removal of Building V5 and the integration of the eastern transept into the garden setting of Glentworth House and the Chapel;
- Provide new garden settings. The first is to be established to the north of the Chapel to define the setting and provide opportunities for adaptation and re-use of the chapel for community use. The second is to be established to the east of Glentworth House in deference to the historic garden of the original house.





### 3.4 Proposed Land Uses

The modification application does not change the land uses in the Concept Plan as approved. There is a relocation of some uses associated with the changing arrangement of buildings. Figure 3.11 indicates the proposed distribution of uses as modified. The proposed land uses represent a continuation of the present use of the site for housing for seniors in a variety of forms to meet the varying needs of seniors. Section 6 contains a comparison of the land uses as proposed as part of the Concept Plan and as proposed under the modification application at Figure 6.1.6.

#### 3.4.1 Residential Aged Care Facility

The Care Precinct in the north west quadrant contains a Residential Aged Care Facility, the new ILU building to replace the serviced apartment building and two new ILU buildings. All ILUs within the development will now be designed to enable services to be provided. All units will therefore be assisted living units. The RACF and the ILUs will replace the existing nursing home and hostel on the site, the serviced apartment building and additional associated buildings. There will be internal design changes to the RACF and it will continue to be designed to provide a homelike feel, be non-institutional, maintain resident dignity and allow for aging in place and provision of best practice dementia care principles.

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

Cardinal Freeman Village will provide continuity of care with accommodation for seniors with a higher level of independence to the confused elderly suffering from moderate to severe dementia requiring special care and management. Independent Living Units designed for ageing in place will be provided where residents would have a degree of independence and are capable of meeting most of their personal care needs but in a context of available support and assistance including meals. At the other end of the spectrum, the Residential Aged Care Facility will accommodate residents requiring a higher degree of care and management in a secure and well staffed environment including those with moderate to severe dementia (the confused elderly).

The facilities and services provided at the RACF have not changed although there are changes to the design of the building. Room numbers marginally increase from 132 to 133 beds.





### 3.4.2 Independent Living Units

Housing for seniors and people with a disability in the form of self contained dwellings will be located in all quadrants. This remains the same under the modifications to the Concept Plan.

Currently the site contains 180 independent living units and 49 serviced apartments. The building containing the 49 serviced apartments is now proposed for demolition under the modification application. Some 115 existing ILUs located in the south west quadrant, the recently completed Buildings A and B and in Glentworth House will be retained. The remaining 65 existing ILUs will be demolished and a number of new buildings as identified in the Concept Plan as modified, with associated built form controls as modified, will be built to accommodate a planned 240 new ILUs.

It is proposed that the ILUs will be constructed in substantial compliance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (including the Residential Flat Design Code).

The ILUs will be designed to provide aging in place, in compliance with AS 4299, Adaptable Housing and will continue to provide a mix of unit sizes and bedrooms.

### 3.4.3 Community Facilities and Administration

A range of community support facilities will be provided to meet the needs of the residents and their visitors. These will be located within the RACF and elsewhere on the site as generally indicated on Figure 3.12. These proposed on-site uses do not change as a result of the modification application.

The main area of communal facilities remains around the Village Green. This provides the opportunity to activate the open space system and use it as a focal point for the village.

It is envisaged that the following services will be provided:

- Convenience store for essential items for residents;
- EFTPOS (associated with the above);
- Café for residents and their visitors;
- Fitness centre/gym and swimming pool;
- Community dining hall including cinema space;
- Catering kitchen and bar;
- Craft work shop;
- Lounge/library/meeting rooms;
- Consulting rooms;
- Work Shop;
- Hair/nail salon;
- Bus;
- On site pharmacy (satellite supplied by a local pharmacist);
- ILU resident access to meals from the RACF kitchen (fee for service basis);
- ILU resident access to personal nursing care (respite recovery service in RACF);
- ILU resident access to home support (casual) – bills, shopping, cooking;
- ILU resident access to housekeeping (casual), and laundry service.

Administration and ground maintenance functions will be provided. There will be 24 hour nurse call and access to management and assistance.

Administration functions will be located primarily in Glentworth House and in the Village Green Precinct.





Figure. 3.13 Building Height Control Plan

### 3.5 Building Envelopes

The approved Concept Plan included the construction of new buildings within identified building envelopes as indicated on Figures 6.1.8 to 6.1.11 in Section 6.

The building envelopes are as defined in the approved Concept Plan being the three dimensional space within which buildings are to be located. It includes a primary building zone delineated by the outer walls of the building and an articulation zone which is the zone within which balconies, terraces, porches, bay windows, canopies and the like are permitted. The building envelopes exclude structures such as chimneys vents and other service installations and roof mounted plant.

The modifications to the Concept Plan propose new building envelopes to reflect the changes to the site layout as shown in Figures 3.13 to 3.17 and 3.26. The changes to the building envelopes are as described below.

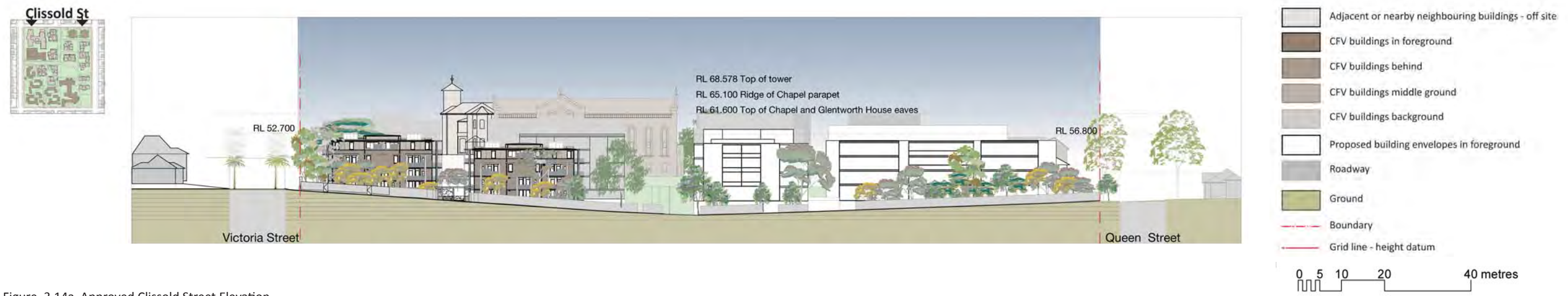


Figure. 3.14a Approved Clissold Street Elevation

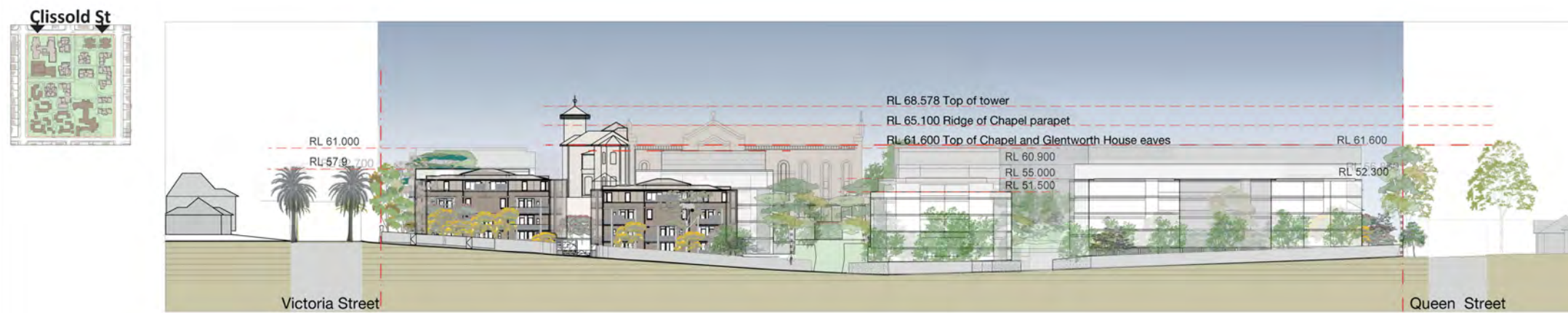
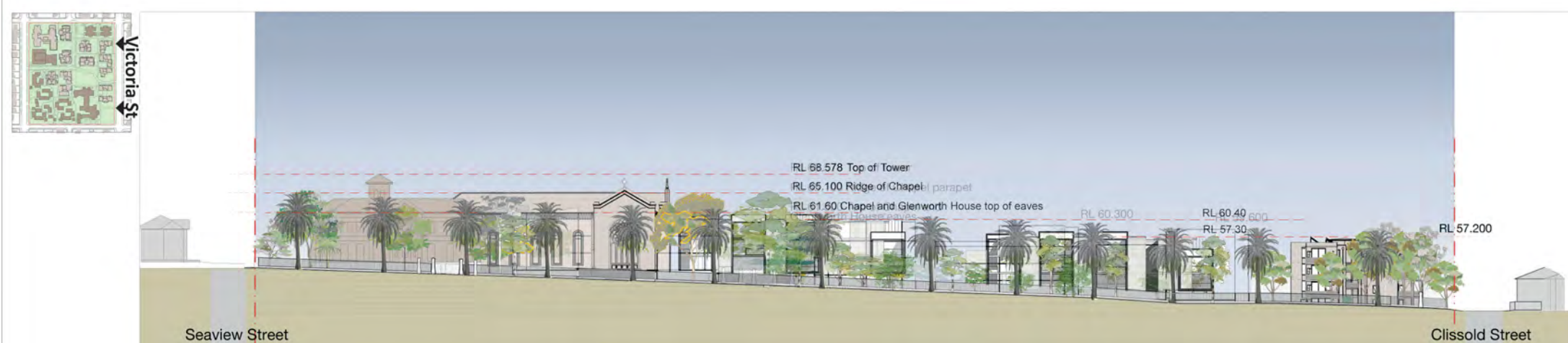
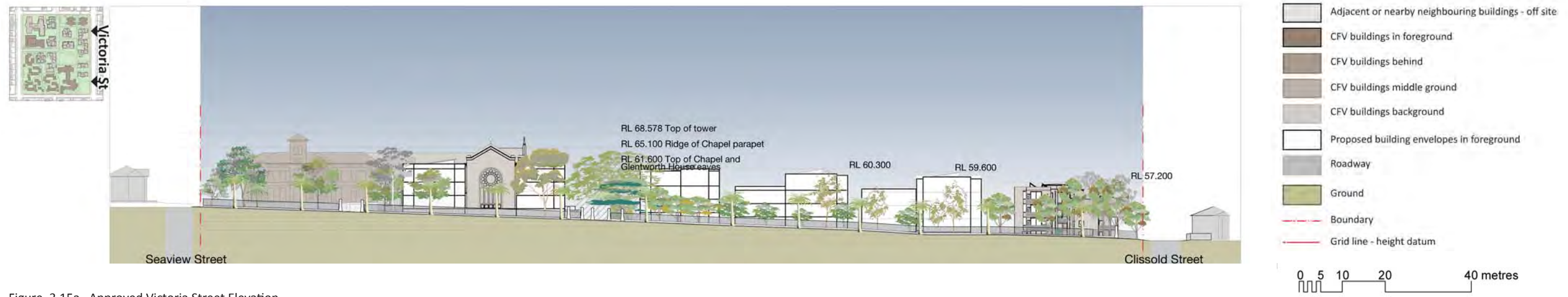


Figure. 3.14b Proposed Clissold Street Elevation









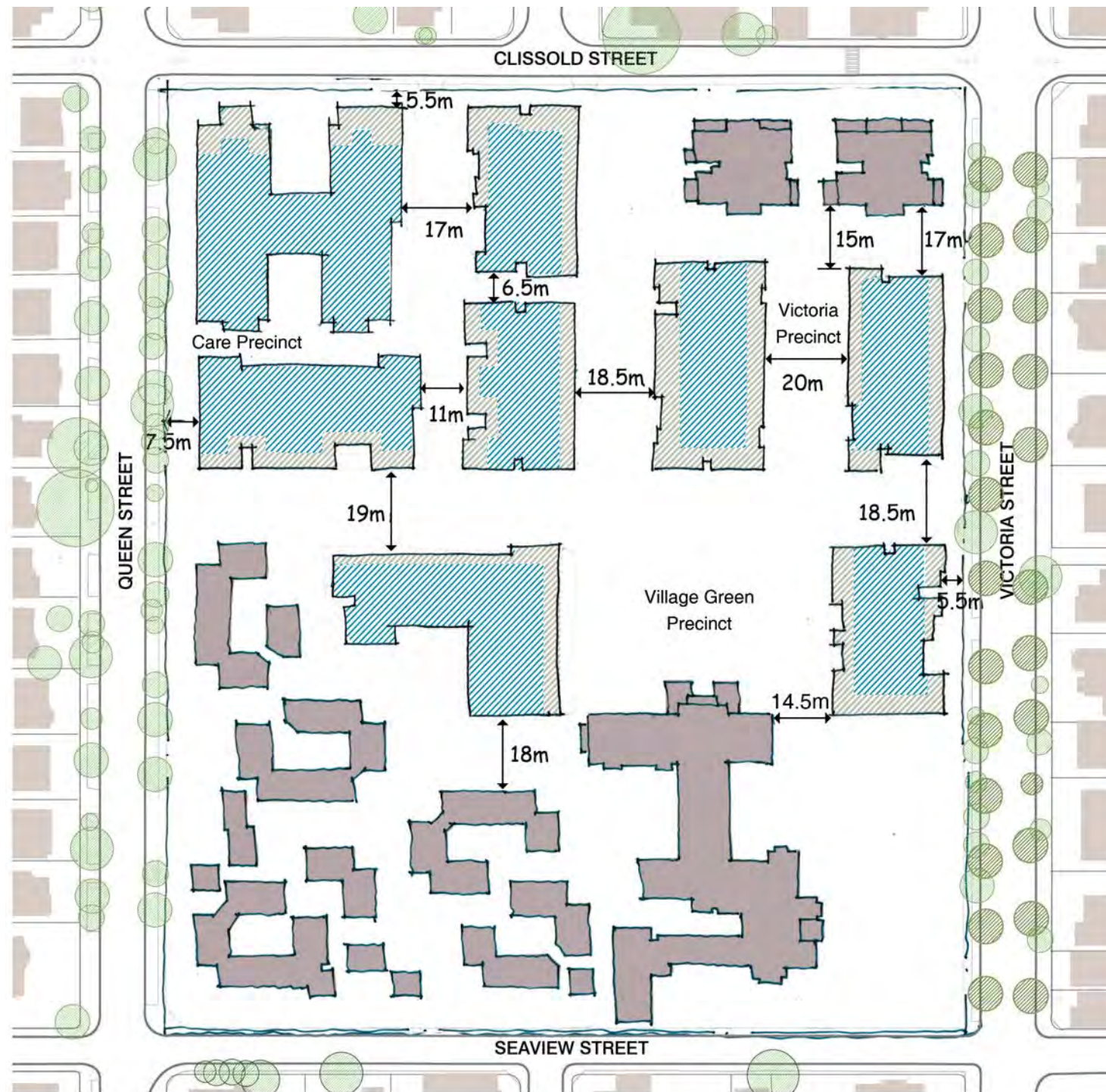


Figure. 3.17 Building Envelopes - Site Arrangement

### 3.5.1 Building Massing and Articulation

Figure 3.17 shows the building footprints and articulation zones in plan form. These reflect the reduction in the overall number of buildings and the integration of buildings above car parking basements.

Figure 3.26 shows basement zones under each building footprint.

Building footprints have been identified to ensure that future buildings will be designed within these footprints to meet the following requirements:

- Comply with the footprint controls as shown on Figures 3.17 and 3.26;
- A primary articulation zone depth of 2m to 2.5m for northern, eastern and western orientations to accommodate balconies and major façade articulation with a maximum of 45% of the articulation zone to be used of floor area;
- A secondary articulation zone depth of 1m to 1.5m for southern orientations to accommodate balconies and major façade articulation with a maximum of 45% of the articulation zone to be used of floor area;

- Maximise the number of dual orientation units to maximise natural light, ventilation and vistas;
- All balconies to be a minimum 2m deep to allow outdoor settings and comfortable use;
- Encourage secondary balconies where possible to maximise amenity while maintaining unit to unit privacy;
- Locate basements generally under building footprints above;
- Locate car parking and storage close to ILUs;
- Locate basement entries and exits so they are clearly visible;
- Design basements for ease of use by aged residents;

Approval is sought for buildings within these modified footprints shown in Figures 3.17 and 3.26.

The modifications to the concept plan in relation to the building envelopes include:

- A reduction in the number of buildings: The approved concept plan proposed 13 separate buildings grouped above common basement car parking. Buildings Q1 to Q3, and the RACF and Care Precinct ILUs in the approved Concept Plan are constructed over a common basement podium. Buildings C and V1; D, V2 and V3; and V4 and V5 in the approved Concept Plan are constructed over common basements.
- Building 4 as now proposed in the Village Green Precinct will replace Buildings Q1 to Q3. This has enabled a reduced overall building footprint and thus greater separation from the existing ILUs to the west and south and from the Chapel. The new building continues to provide a strong and active edge to the proposed Village Green and will continue to accommodate community facilities. The redesign of this building and the Village Green results in more function and useable outdoor spaces integrated with the main point of arrival to the development in the foreground of the Chapel. Floor levels have been varied to enable the ground floor of this building to relate to the lower ground floor in the Chapel and the outdoor areas of the Village Green.
- The Care Precinct remains as three ILU buildings over basement car parks with Building 1 being a new building to replace the existing serviced apartment building.
- The five buildings above common basement car parking areas in the Victoria Precinct adjacent to Victoria Street have been integrated into 2 buildings. This is partly in response to the improved realignment of the east west access street and also has the benefit of increased building efficiencies and reduced construction time;
- The two buildings in the Heritage Precinct have been integrated into one building allowing the heritage garden to be increased in size and an improved relationship with the heritage buildings.



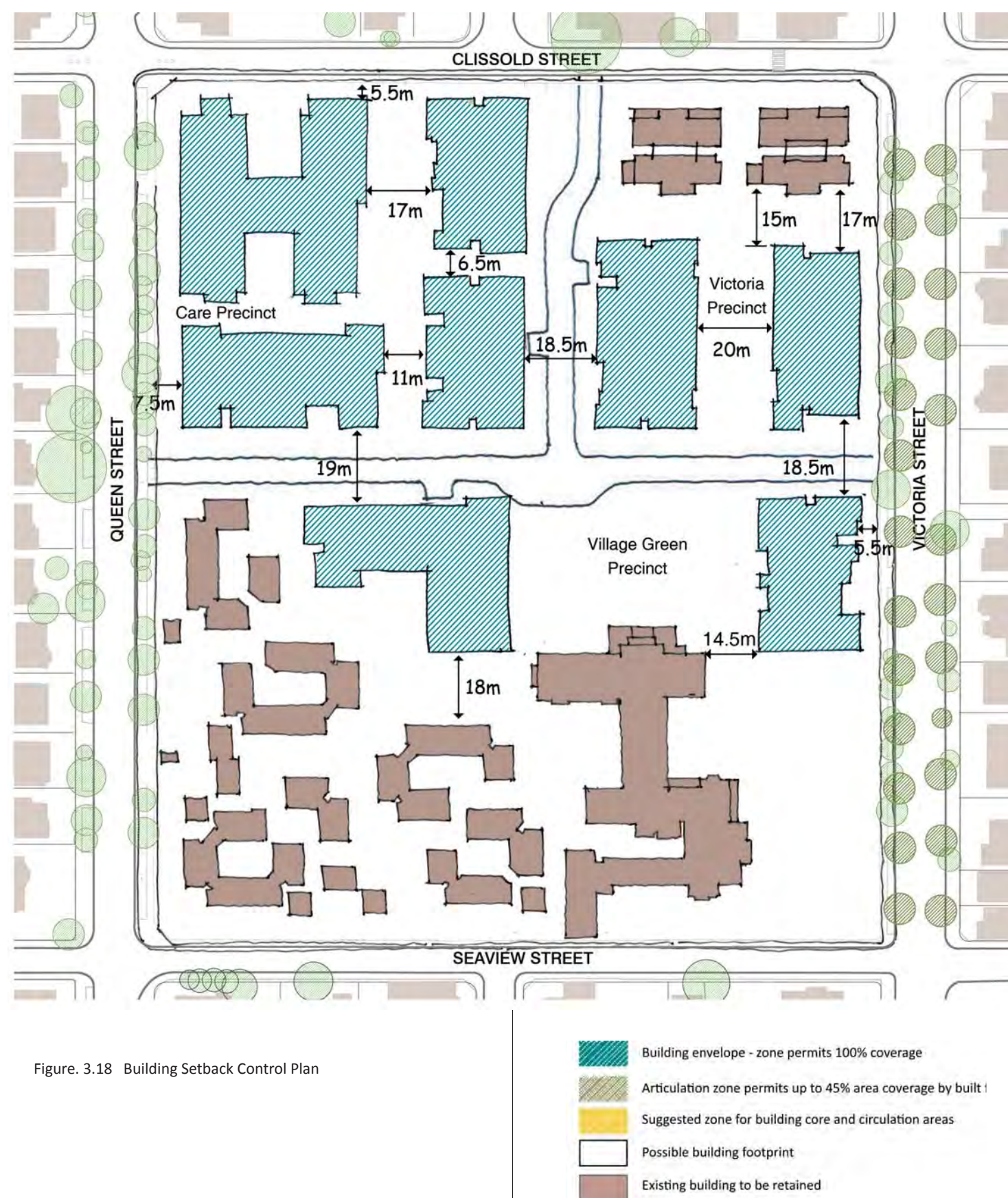


Figure 3.18 Building Setback Control Plan

### 3.5.2 Building Height

Building heights have been determined in order to:

- continue and reinforce the historic height datum of the eaves of Glentworth House and the Chapel;
- locate height in relation to the topography and heritage items on the site;
- reinforce the urban pattern within the context of senior's living and specialist care;
- allow for equitable solar access and outlook to the majority of dwellings within each building;
- maximise solar access to all communal and private landscape spaces;
- minimise the impact of built form on adjoining and nearby land;
- avoid placing higher buildings in areas that would block axial views of Glentworth House and the Chapel.

The approved Concept Plan provides that no building is to be above the eaves height of the Chapel and Glentworth House RL 61.60 (with the exception of minor roof elements, services plant, lift over-runs). The modifications maintain consistency with this design principle with the exception of proposed Building 4 which has a proposed height of RL 64.5. Whilst above the eaves height of the Chapel it is considered that the resulting height and design of this building is consistent with the objectives of the building height controls outlined above in that:

- The upper level is set back from the parapet height (RL 61), with the stronger parapet form maintaining a consistency with the Chapel eaves and the upper level recessive when viewed from ground level and the adjoining public domain;
- Allows for greater building separation between the existing ILUs on the site in the south west quadrant to the south and west of Building 4;
- The modified Concept Plan retains and improves axial views of the Glentworth House and the Chapel;
- The setback upper level remains below the roof ridge height of the Chapel and Glentworth House;
- There is greater separation between the proposed Building 4 and the Chapel structure;
- Solar access to open space is retained.

The modified Concept Plan is consistent with the approved Plan in that height of buildings follows the topography of the site cascading from the high point at Glentworth House and the Chapel to the low point along Clissold Street.

Figure 3.13 shows building height in storeys and reduced levels. Height is measured to the top most part of a building with the exclusion of minor roof elements, services plant and lift overruns.

The Concept Plan requires compliance with the height controls as shown on Figures 3.13 to 3.15b. Section 6 presents drawings that compare the approved Concept Plan with the modified Concept Plan.

Building heights and footprints for ILUs have been designed to ensure compliance with solar access provisions of SEPP 65 as discussed in Section 3.6.5.

### 3.5.3 Building Setbacks

The building envelopes incorporate proposed building setbacks and ensure an appropriate relationship to the streets, provided adequate building separation and to ensure that a significant proportion of the site is used for landscaped area. These setbacks are shown on Figure 3.21. The setback requirements are:

- Street front setbacks to Queen Street remain as per the approved Concept Plan and are to be a minimum of 7.5m, 5.5m to Clissold Street and 5m to other streets as shown on Figure 3.18;
- Internal setbacks are maintained in the modifications to provide axial views through the site of Glentworth House tower;
- Minimum 18m building separation across internal streets;
- Minimum 6m separation between living room windows and ancillary room windows of adjacent ILUs;\*
- ILUs to comply with requirements of SEPP 65 Design Guidelines;
- Glentworth House and chapel to provide setback datum;
- Comply with the setback distances as shown on Figure 3.17.

It is proposed that subsequent project applications will comply with these setback requirements.





Figure. 3.19 Gross Floor Area Distribution

3.5.4 Density - Gross Floor Area

Figure 3.19 indicates the distribution of gross floor area across the various site precincts. Development for which concept approval is sought will result in an overall site FSR of 1:18:1 and a gross floor area<sup>1</sup> of 48,106 square metres. This includes existing buildings to be retained and new buildings.

The distribution of GFA is based on the following objectives:-

- locate the higher density to the centre of the site around a new communal space;
- define the communal spaces and curtilage spaces of Glentworth House and the Chapel;
- minimise the impact of built form on adjoining and nearby land;
- maximise the potential for creating private and communal spaces within the site;
- locate height in relation to the topography and heritage items on the site;
- locate height to maximise privacy and solar access;
- control bulk and scale across the site;
- provide articulated building forms.

Modifications to the overall site FSR have occurred primarily because of the demolition of the serviced apartment buildings and its replacement with Building 1 and also because of the change in apartment mix with more two bedroom and two bedroom plus study apartments to meet identified demand. Apartments have been designed with better accessibility and increased circulation spaces are provided to ILUs. And an increase in the size of the RACF and single bed only rooms have been provided to improve amenity to residents.

<sup>1</sup> **Gross Floor Area**  
The sum of floor area of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls measured at a height of 1.4m above the floor and includes:

- (a) excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and
- (b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
- (c) excluding car parking needed to meet any requirements of SEPP SL or the council and any internal access to such parking, and
- (d) including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and
- (e) Excluding space for the loading and unloading goods, and
- (f) in the case of a residential care facility - excluding any floor space below ground level that is used for service activities provided by the facility.

Refer SEPP Housing for Seniors  
(Note: Stairwells and lift shafts excluded from calculations)

3.6 Building Design Performance Controls

It is proposed that the development as modified will continue to meet the following design and amenity performance controls applicable to the approved Concept Plan. Any changes to these performance controls as part of the modifications are noted.

3.6.1 Elevation Treatment

- Provide a rhythm of well articulated built form with landscape along all street elevations;
- All built form is to avoid long and unbroken wall faces so that deference is given to the surrounding residential scale;
- Under the approved Concept Plan, no built form (with the exception of lifts and service ducts/plant) is to be higher than RL 61.60, the level of the eaves of Glentworth House and the Chapel. As discussed in Section 3.5.2, the modifications allow one building, Building 4 to have a total height of the upper level higher than the Chapel eave which is justified for the reasons given in Section 3.5.2;
- All buildings across the site are to follow the natural topography of the site stepping down from south to north;
- View corridors are to be provided that reveal the Chapel and Glentworth House.

3.6.2 Street Address

- All street frontages are to have primary articulation addressing the street;
- Numbering and signage is to be clearly visible (Braille and tactile) for easy wayfinding from all street addresses;
- Letterboxes to be located in easily accessible, protected areas that can be easily accessed by residents and mail delivery personnel;
- Internal streets to be named and clearly signposted at junctions with public streets;
- All pathways - internal as well as those addressing street frontages - to provide clear way-finding throughout the village.

3.6.3 Architectural Character Principles for ILUs

- Provide housing specific to the Cardinal Freeman Village block;
- Design housing types of medium density architectural scale, formed from compact proportioned elements and/ or pavilions that are arranged to respond to the scale and language of the heritage items Glentworth House and Chapel;
- New architectural scale is to be in contrast to the squat and sombre character of the 1970s building stock;
- Large bulky forms with deep, square footprints are not permitted. Courtyard and slim footprint types are strongly encouraged;
- The use of masonry will be featured throughout the site. Rendered and painted elements will punctuate architectural elements. Metal sheet roofs will feature throughout.
- Elevations are to be designed to positively relate to the better quality buildings in the neighbourhood, in terms of scale, wall height, masonry character and rhythm.
- Consider the common circulation spaces as opportunities to provide slots for natural light and ventilation, site views, and to articulate the building forms into more slender forms.
- Proposed roof forms are to relate to the individual parts of each building to further promote overall building articulation.
- Avoid ‘institutional’ building character through considered identity of architectural elements such as windows and balcony structures.
- The architectural character is to positively express the environmental and amenity objectives of the project.
- Development stages are to demonstrate coordinated materials selection specific to each precinct while integrated with the architectural style across the site as a whole.
- A materials palette / sample board is required to be submitted with each planning application on this site.
- Pastiche of past architectural styles are not permitted as a means of expressing heritage considerations.
- Avoid references to historicist architectural styles and periods avoiding use of elements such as multiple gables, dormers, turrets, finials, porticoes, mock Federation, Tudor, Georgian, Tuscan, Manorhouse references and the like;
- Comply with the objectives for the material palette articulated below.

3.6.4 Colours Materials and Finishes

Details of colours, materials and finishes are to be submitted with each planning application.

The following principles apply:

- promote the use of a rich palette of varied materials including face brickwork, with a combination of different bonds;
- express communal areas with different materials such as concrete, concrete block or rendered frames, planes or volumes, with larger areas of operable glazing;
- shade canopies are to be of lightweight construction contrasting with the masonry volumes of buildings;
- materials and colour selection are to express the primary articulation of building form as well as the architectural identity of grouped architectural elements such as balconies, slab edges, windows and other openings, and facade articulation.

3.6.5 Solar Access

- At least 70% of residential units must have one living room that has at least 3 hours of sunlight reaching glazing to that room during daylight hours on June 21;
- 60% of the area of the development’s principal communal garden spaces should receive a minimum of 3 hours sunlight during daylight hours on June 21;
- Otherwise to comply with Requirements of SEPP 65 in relation to solar access.

3.6.6 Visual Privacy

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

3.6.7 Acoustic Privacy

- Common walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia;
- The noise level from mechanical plant, including air conditioning units and pool filtration units, must not exceed 5dBA above ambient background noise level measured at the property boundary;
- Dwellings affected by noise from Victoria Street, Queen Street or Clissold Street shall be designed in accordance with AS3671-1989 Acoustics - Road traffic noise intrusion - Building Siting and Construction.

3.6.8 Unit Size and Mix

- Dwelling types should address social issues of senior’s household sizes and sustainable building typologies that maximise the efficient use of urban capable land;
- Multi unit ILU buildings are to have regard to the NSW Residential Flat Design Guidelines;
- To address the expected needs of residents, the following typical apartment sizes (internal area) apply -
  - Studio 48 - 55 sqm
  - 1 bedroom 50 - 70 sqm
  - 1.5 bedroom 71.5 - 79 sqm
  - 2 bedroom up to 93 sqm
  - 2.5 bedroom up to 98 sqm
  - For any additional bedroom over + 20 sqm

These sizes exclude associated outdoor spaces and basement storage to meet the requirements of this Section.

Apartment mix has been modified to reflect residents’ feedback on the type of units they require to meet their needs. This has resulted in an increase in the number of two bedroom units which is more appropriate for ageing in place and remaining as long as possible living in the units with services delivered.



3.6.9 Dwelling Amenity

The approved Concept Plan provided a series of design principles for dwelling amenity. For consistency with relevant design guides, the modified Concept Plan proposes that designers should seek to maximise the amenity of all dwellings, complying with the requirements of SEPP 65. This replaces the need for additional or duplicative dwelling amenity principles.

3.6.10 Storage and Site Facilities

- Provide storage to comply with SEPP (Housing for Seniors) 2004 requirements;
- The minimum dwelling sizes outlined above exclude storage provision located in a basement or elsewhere;
- Storage additional to kitchen, linen and bedroom cupboards can be either on the same level as ILU, within ILU or located in secure cages or rooms in the basement;
- Car parks can be fitted with over-bonnet containers arranged through one supplier;
- All water, sewerage, recycled water, electricity, gas, and telecommunications connections are to be provided in accordance with the requirements of the relevant utility provider;
- All meter boxes are to be located in positions that are accessible to each utility provider as required - but should be screened from public streets and open spaces;
- All mailboxes are to be provided in accordance with the delivery requirements of Australia Post;
- ILU buildings and RACF should be provided with a common television/radio antennae or receptor;
- Satellite receiver dishes are not permitted to be installed where they will be visible from the public domain;
- Provide a 24-hr monitored Nurse Call/Call Alert system.
- Potential for fold out wall mounted clothes lines on balconies.

3.6.11 Waste Management

- A Waste Management Plan consistent with “Ashfield DCP: Planning for Less Waste” is to be submitted with each planning application;
- Waste Management practices for ILU Buildings should be generally consistent with Better Practice Guide for Waste Management in Multi Unit Dwellings, Resource NSW and Ashfield DCP: Planning for Less Waste;
- Waste storage facilities for garbage and recycling containers in ILU Buildings and RACF are to be provided either in a centralised garbage/recycling room accessible to garbage compactors or in a facility where bins can be easily wheeled to the street for collection. The maximum preferred grade for manual bin carting is 1:14;
- The location and design of waste collection facilities are to be recessive when viewed from public places. Any waste facilities located between the front alignment of any building and any public street or open space must be in a screened enclosure;
- Provide separate waste collection areas for residential and any commercial waste;
- All kitchens and communal laundries must be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials;
- The CFV site must have a landscaped area or areas that are able to provide for on-site composting and/or a worm farm.



3.7 Works to Heritage Items

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 G of Volume 3;
- Cardinal Freeman Village Heritage Management Strategy prepared by Graham Brooks and Associated dated May 2009 contained in Appendix H of Volume 3;

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

3.8 Demolition

Demolition of a number of buildings on the site is required to accommodate new development. Approval is sought, as part of the Concept Plan for the demolition of buildings.

3.9 Landscape Strategy

The following landscape statement has been provided by Oculus Landscape Architects.

The landscape strategy forming part of the approved Concept Plan has been modified by Landscape Architects OCULUS (Figure 3.20). The strategy as modified remains consistent with the site landscape principles contained in Section 3.2.9. The key modifications to the strategy are:

- Changes to reflect the new building locations and altered areas of potential landscaped area;
- A change to the plantings proposed in response to the modified landscape spaces;
- Greater consideration to linkages to provide a variety of landscape experiences for residents moving through the village;

The landscape strategy seeks to retain and enhance the defining character of the village, including the preservation of mature and significant trees. The landscape design responds to the scale of the buildings and the site by creating a framework of larger trees but also includes gardens of domestic scale to enhance the residential character of the village.

The landscape scheme also seeks to reinforce the relationship between Glentworth House and key surrounding heritage items along Victoria Street through landscape design.

The role of landscape in creating social interaction within the village has been a key principle in the design. The landscape has been designed to encourage social interaction by providing a range of usable areas and spaces, catering for diverse activities and group sizes. This will create greater opportunities to engage in social activities and the potential to meet and greet neighbours.

The relationship of landscaping with access and circulation has been carefully considered. Paths and streets have been rationalised to improve circulation and maintenance. A network of accessible, comfortable and safe pedestrian links is to be created and all social and community facilities and spaces are accessible.

The landscape scheme is an environmentally sensitive design. It will utilise indigenous species which are low maintenance and hardy. Features and materials will be retained, recycled and reused where possible.

The landscape is intended to be an environmentally sensitive design. It will utilise a significant proportion of indigenous or native species (alongside select use of exotics) which are low maintenance and hardy. Existing features and materials will be retained, recycled and reused where possible. New materials will be carefully selected for low embodied energy, local source of supply, longevity, and the ability to be recycled or reused.

It is intended that this landscape strategy will apply to both Stage 1 (RACF and Buildings 1-4) and 2 (Buildings 5-7).

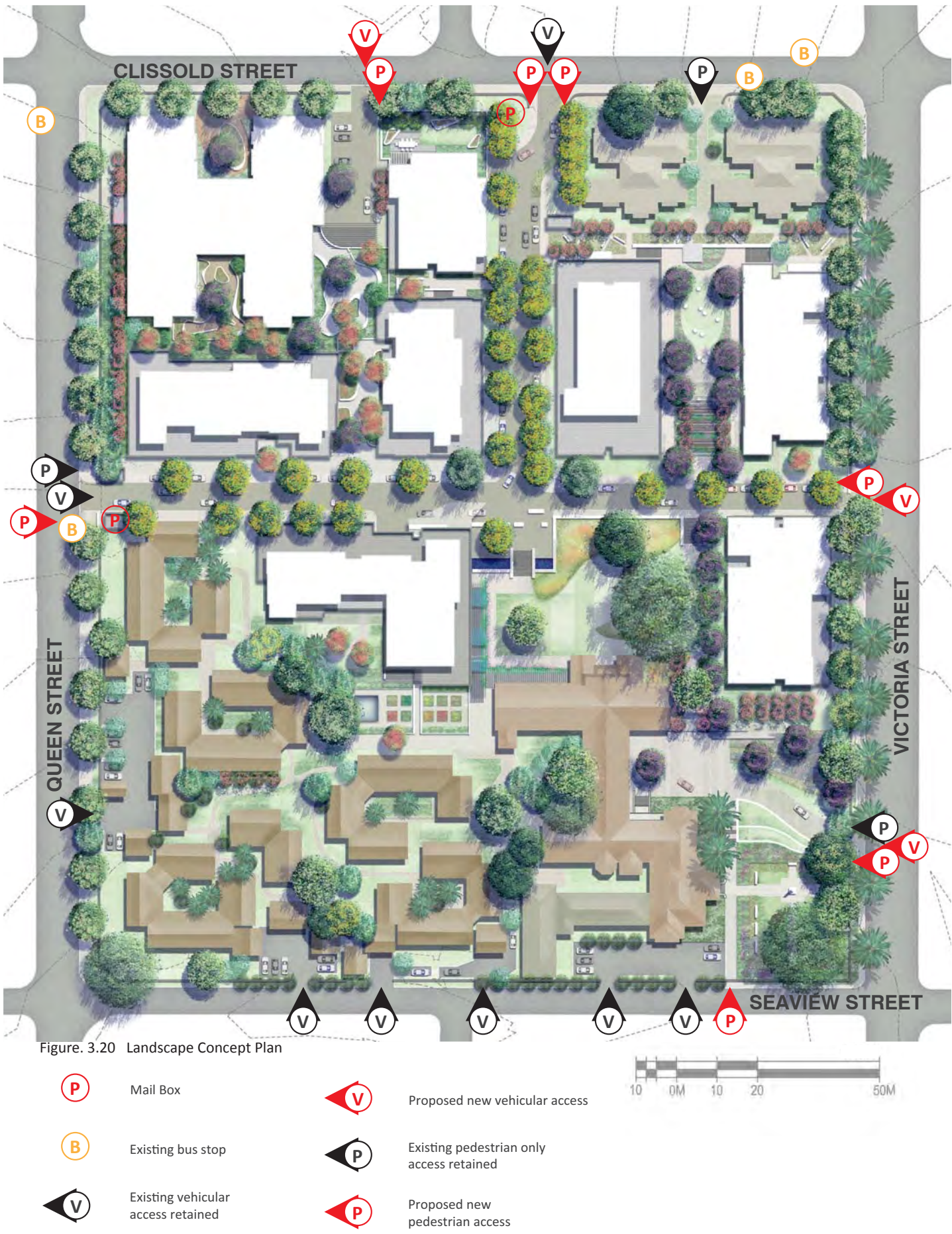
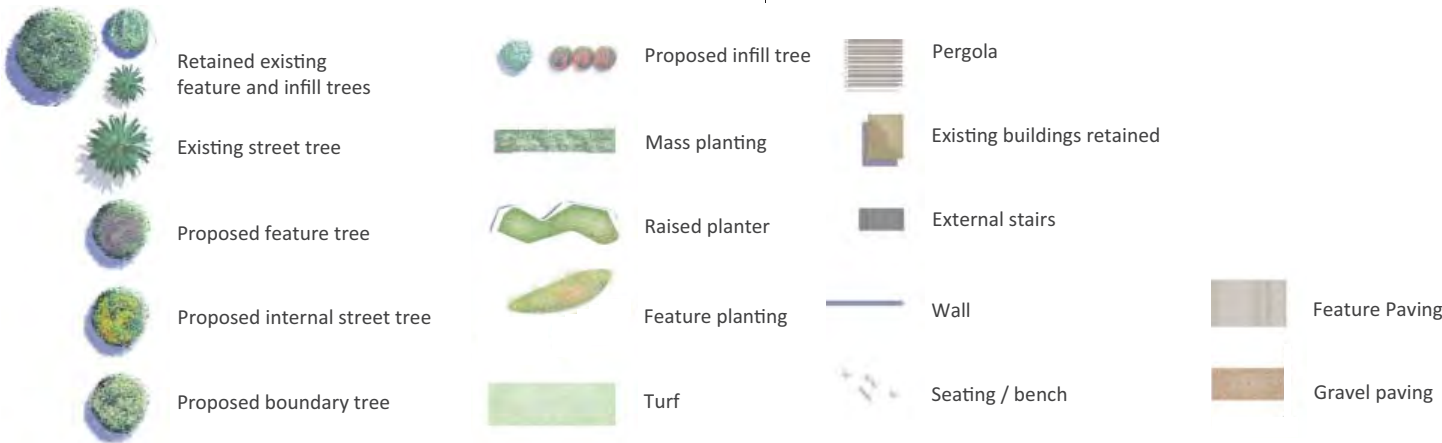






Figure. 3.21 Landscape Spaces

### 3.9.1 Landscape Spaces

A range of landscape spaces are proposed across the site, varying in scale and character to accommodate a variety of activities for residents and visitors, and to create an interesting and engaging outdoor environment. The design encourages casual socialisation with activity points along paths, and creates the potential to meet and greet neighbours. Community facilities have associated outdoor areas, to extend their potential use and provide diversity in social spaces. Recreation spaces allow for activities specific to seniors and have the flexibility to accommodate change of use over time.

The types of landscape spaces incorporated into the Concept Plan remain in accordance with the approved landscape strategy. These are illustrated in Figure 3.21 and include the following.

#### 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 Heritage Gardens associated with Glentworth House that will be designed to reflect the heritage values of the house. The modified building layout allows for an increase in the size of the heritage gardens.

#### Small Social Spaces

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

#### Structured Landscape

Landscape treatments that define site edges, entries, streets pathways and major destinations create a strong framework and enhance legible movement through the site.

#### Private Gardens

Small scale spaces attached to living units provide opportunities for making gardens that articulate the site landscape to create a domestic scale and reinforcing privacy.