

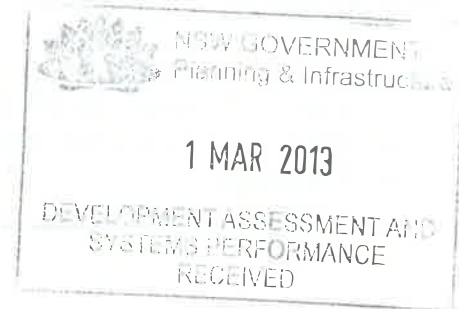
Retirement Living

Level 25, 133 Castlereagh Street
SYDNEY 2000

T 02 9035 2986
F 02 8988 2986

www.stockland.com.au

PO Box 998
SYDNEY 2000



Friday, 29 February 2013

Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Matthew Rosel

Dear Matthew,

Re: Response to Submissions Report Modification application MP 08_0260 for Cardinal Freeman Village at 137 Victoria Street, 4-10 Clissold Street and 102-102A Queen St, Ashfield

Reference is made to your email dated 7 February 2013 in relation to building 1 (B1) and building 4 (B4) and in particular the Queens Street elevation of B1 and the relationship B4 has to the chapel. Following our meetings 14 February and 22 February 2013, we undertook additional studies, refined the designs and now submit additional information for your determination.

Your email of 7 February 2013 states:

Building 1 (B1)

As you may recall, there has been a number of objections submitted in response to the height of buildings, including specific impacts on Queen Street. In your Response to Submissions you talk specifically about the modifications to the approved building envelopes. However, B1 is a new structure and as it would present a 4/5-storey facade to Queen Street (substantially higher than the existing 2-storey building it replaces) and is only setback 7.5m metres from the street frontage its street presence will be particularly dominant within the immediate streetscape.

Where it faces Queen Street, the design of the top floor of B1 indicates a 2.2m set back with a pronounced oversailing roof (900mm set back). I am concerned, owing to the limited setback and roof design for the top floor that the building would be perceived as a full 5-storeys from pedestrian perspective at Queen Street. I also note the significant jump in height between the sunken 4-storeys of the RACF and the full height of B1 (see Section no.4 on drwg DA3105a). It may be beneficial if the top floor (where it faces Queen Street) was treated more recessively. I am initially keen to hear your views on how you think this may be resolved and of course happy to work towards a solution.

In response to these concerns we have redesigned the layout of two of the uppermost units in Building 1 to increase the setback of the top floor from Queen Street. These units, previously submitted in the application of October 2012 were a two-bedroom and a three bedroom unit. They are now proposed as 2 x two-bedroom units. This provides a 4.3m setback from the façade of the lower floor and ensures that that the

uppermost floor will recede from view. The roof of this top floor has also been set back further and redesigned as a pergola so that it is visually light and transparent while still fulfilling its sunshade function.

Please refer to Drawings:

- Plan 12018 – DA2107F – PRECINCT NW – L4
- Plan 12018 – DA2108E – PRECINCT NW – L5
- Elevations
- Additional photomontage studies – Views 4 and 5

Building 4 (B4)

Comparing B4 with Q2/3 of the approved Project Approval, I note that B4 would be set a further 1.5m away from the Chapel and that it would display an improved architectural treatment, both of these aspects are welcome.

The key difference between B4 and Q2/3 is the addition of a setback top floor level. The design of the new roof element is similar to that of B1 in that it is a recessed top floor with pronounced oversailing roof. Furthermore, on the eastern facade, it appears that a free-standing solid 'wrap-around' architectural feature has been included that would stand proud of the set back and roof - although as the roof dwgs (DA2127d and DA2126e) show different roof designs the exact proposal is unclear. The CGI provided showing the relationship of B1 and the Chapel is instructive. However, it appears to be taken from a 1st/2nd floor level, rather than a pedestrian perspective. It perhaps would have been helpful if the sensitive vantage point, within the Village Green (eastern half) at natural eye level, was provided.

With specific reference to the relationship of B4 to the Chapel, your heritage Consultant Ms Lynch, states that as 'the higher component of B4 is set back from the eastern facade, which addresses the Chapel, and will not be readily perceived in views from pedestrian level in this location'. I agree with the principle of Ms Lynch's comments, however, this has not yet been demonstrated and I am concerned that the actual design of the proposed building form, where it projects towards the Chapel, may be visually dominant when viewed from a pedestrian perspective. As with B1, I am initially keen to hear your views on how you think this may be resolved and of course happy to work towards a solution.

As previously reported Building 4 is higher than the approved Concept Plan (RL64.3m compared to RL61.6m). However the parapet height of this building is below the eaves height of the Chapel (RL61.6m) with the upper level setback and the overall height of the building (at RL64.3m) being lower than the ridge height of the chapel (RL65.10m). This achieves the design intent of allowing the roof elements of the Chapel and Glenworth House to be dominant in height on the site when viewed from the public domain. Building 4 is located towards the centre of the site and will appear recessive when viewed from the surrounding streets and the re-established heritage garden setting.

This approach is further supported by the advice of the Heritage Expert, Graham Brookes and Associates, who states in his supplementary letter that:

The tower, parapet, hipped roofs, and architectural detailing of the Chapel and Glenworth House will continue to be the dominant elements on the skyline of the Cardinal Freeman Village.

The cause of the minor increase in building height is due to the changes to the basement floors which drive the levels across the site. The design intent is to limit the level change throughout the site to facilitate ease of access and provide large level garden areas such as the Village Green for mobility-impaired residents.

We have nevertheless refined the design of the uppermost floor of Building 4 by deleting the architectural feature previously proposed on the eastern façade and changing the solid roof overhang to a pergola, as per Building 1. We have also undertaken additional studies of the relationship between B4 and chapel when standing in the Village Green to demonstrate the view from eye level. Three different viewing points have been illustrated. Please refer to:

- Additional photomontage studies – Views 1, 2 and 3

In addition, we have updated and amended the discrepancy between drawings DA2126e and 2127d. Please refer to:

- Plan 12018 – DA2126F – PRECINCT SW – L4
- Plan 12018 - DA2127E - PRECINCT SW – L5
- Elevations

In our meetings, you also drew attention to the drawing of the Chapel as shown in View 1 'looking southwest', on page 4 of Volume2/3 of the modification application, October 2012. In error, View 1 had omitted to show the roof of the chapel. We have corrected this image for your records. Please refer to:

- Volume 2 revisions – Photomontages page 4

I trust these refinements and additional studies meet your requirements, however should you wish to discuss this further or require additional information I would be pleased to meet with you at your convenience.

Yours faithfully



Calum Ross
Development Manager



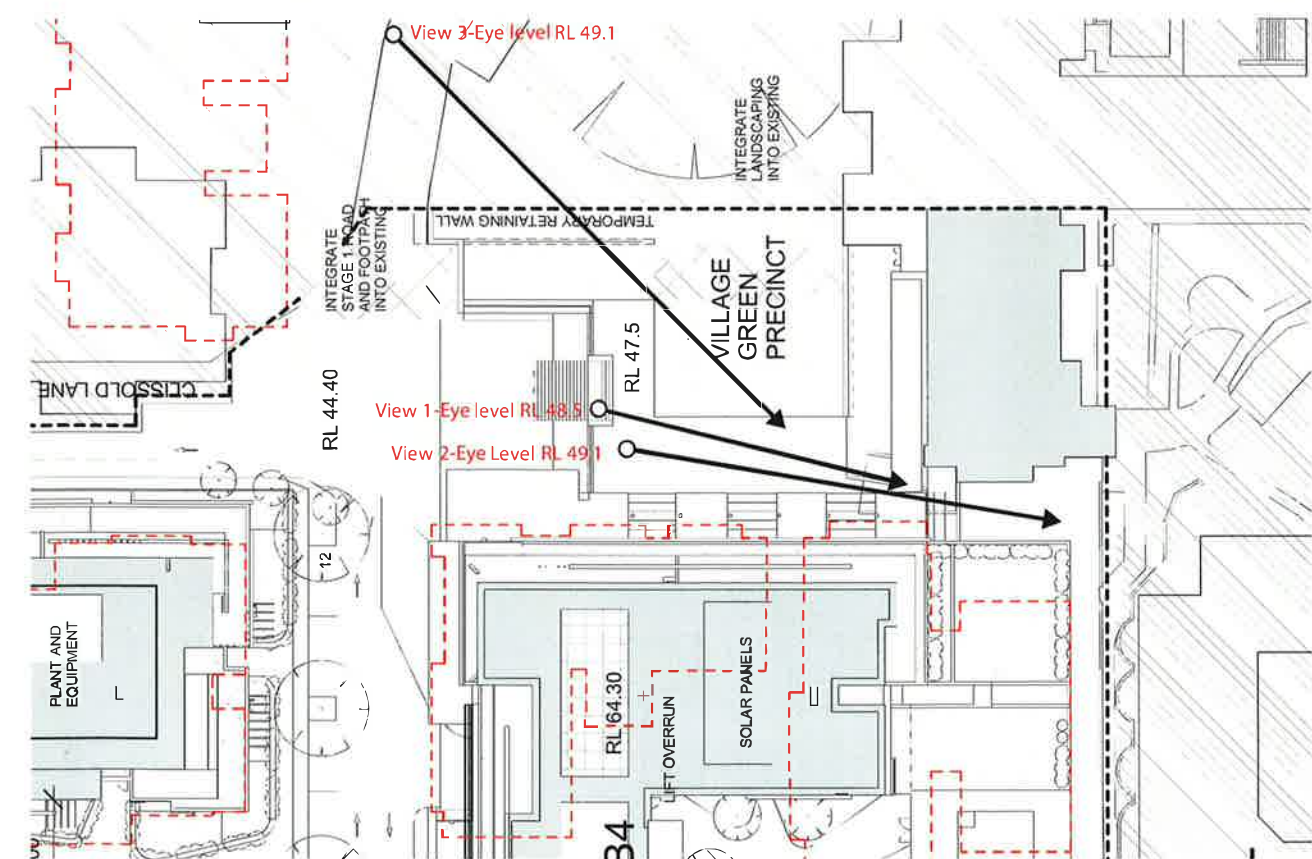
View 1 - Looking toward Chapel and Building 4 from top of stair



View 2 - looking south toward Chapel and Building 4



View 3 - Looking toward Chapel and Building 4 from Village Green

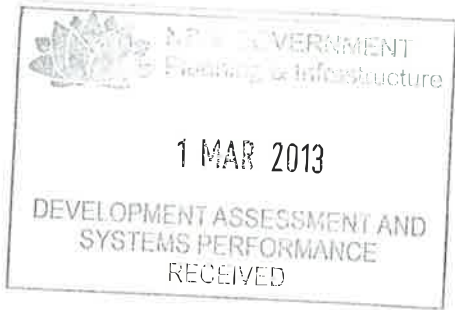




View 4 - looking South along Queen Street at RACF and Building 1



View 5 - looking North along Queen Street at RACF and Building 1





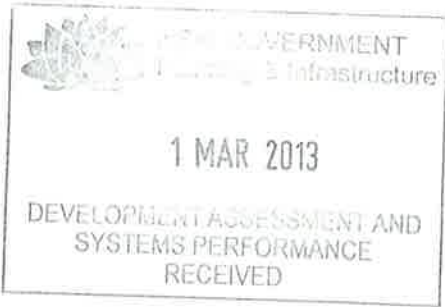
View 1 looking southwest



View 2 looking south along Queen Street



View 3 looking southeast towards the corner of Clissold and Queen Streets

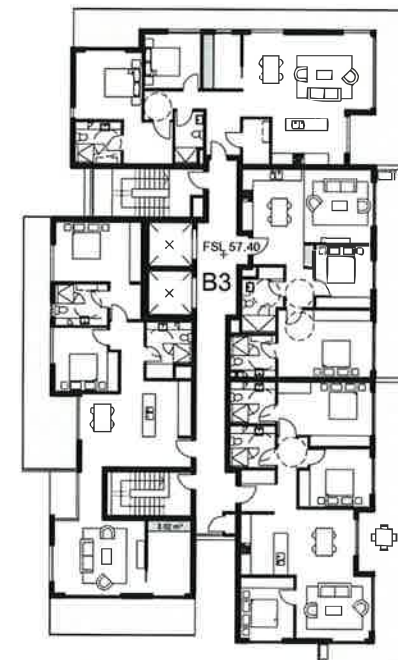


NSW GOVERNMENT
Planning & Infrastructure

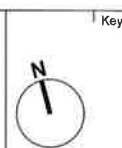
1 MAR 2013

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED

SITE BOUNDARY



Revisions	No	Date	Description	Ver	App'd
A	260912		WORK IN PROGRESS		
B	051012		WORK IN PROGRESS		
C	111012		WORK IN PROGRESS		
D	151012		05/4/17 TSW REVIEW		
E	181012		TSW ISSUE		
F	260213		TSW AMENDMENT		



Key

Client
Stockland Development Division

Architect
AJ+C
Architects
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p: +61 2 9311 8222 f: +61 2 9311 8200
ABN 53 003 782 250

Project
Cardinal Freeman Village
137 Victoria Street
ASHFIELD
NSW
Proj. No.
12018

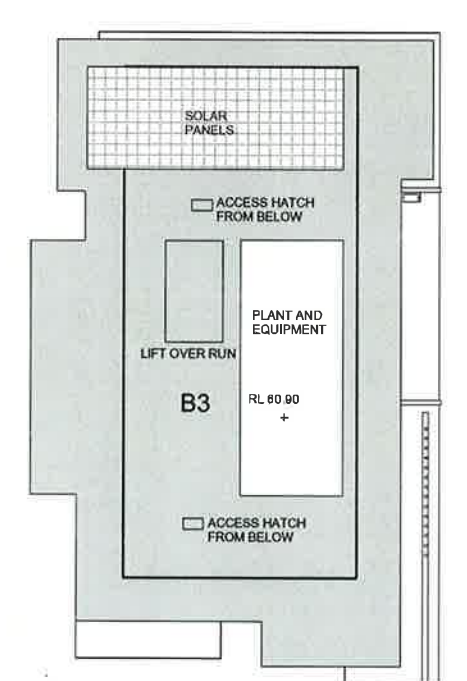
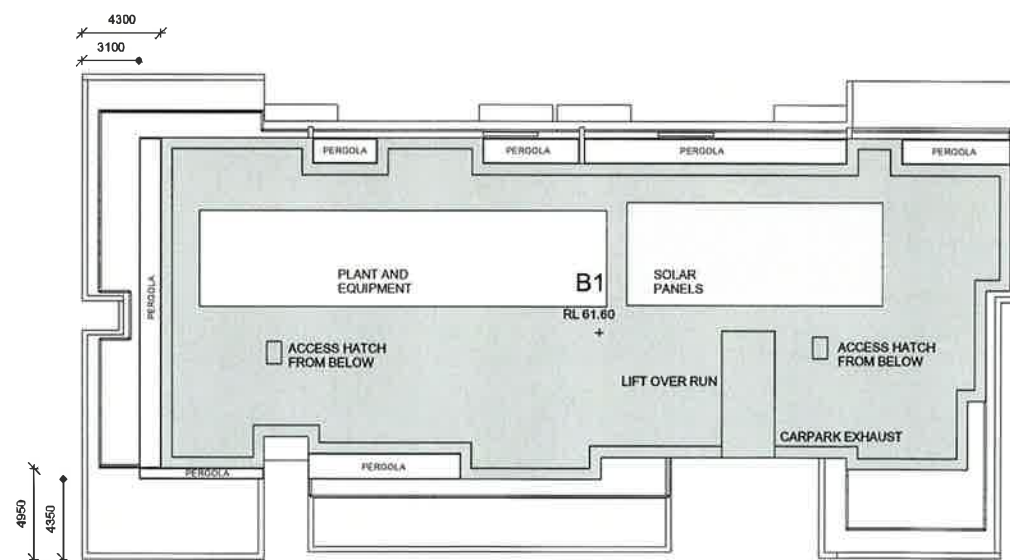
Drawing Title
PRECINCT NW_L4

Scale
1 : 200 @A1

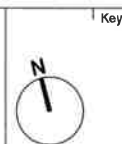
Drawing No.
DA2107

Issue
F

NOT FOR CONSTRUCTION



Revisions	No.	Date	Description	Ver	App'd
A	051012	WORK IN PROGRESS			
B	111012	WORK IN PROGRESS			
C	151012	DRAFT TSW REVIEW			
D	181012	TSW ISSUE			
E	260213	TSW AMENDMENT			



Client
Stockland Development Division

Architect
AJ+C
Architects
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p: +61 2 9311 8222 f: +61 2 9311 8200
ABN 53 003 782 250

Project
Cardinal Freeman Village
137 Victoria Street
ASHFIELD
NSW
Proj. No.
12018


Drawing Title
PRECINCT NW_L5

Scale
1 : 200 @A1

Drawing No.
DA2108

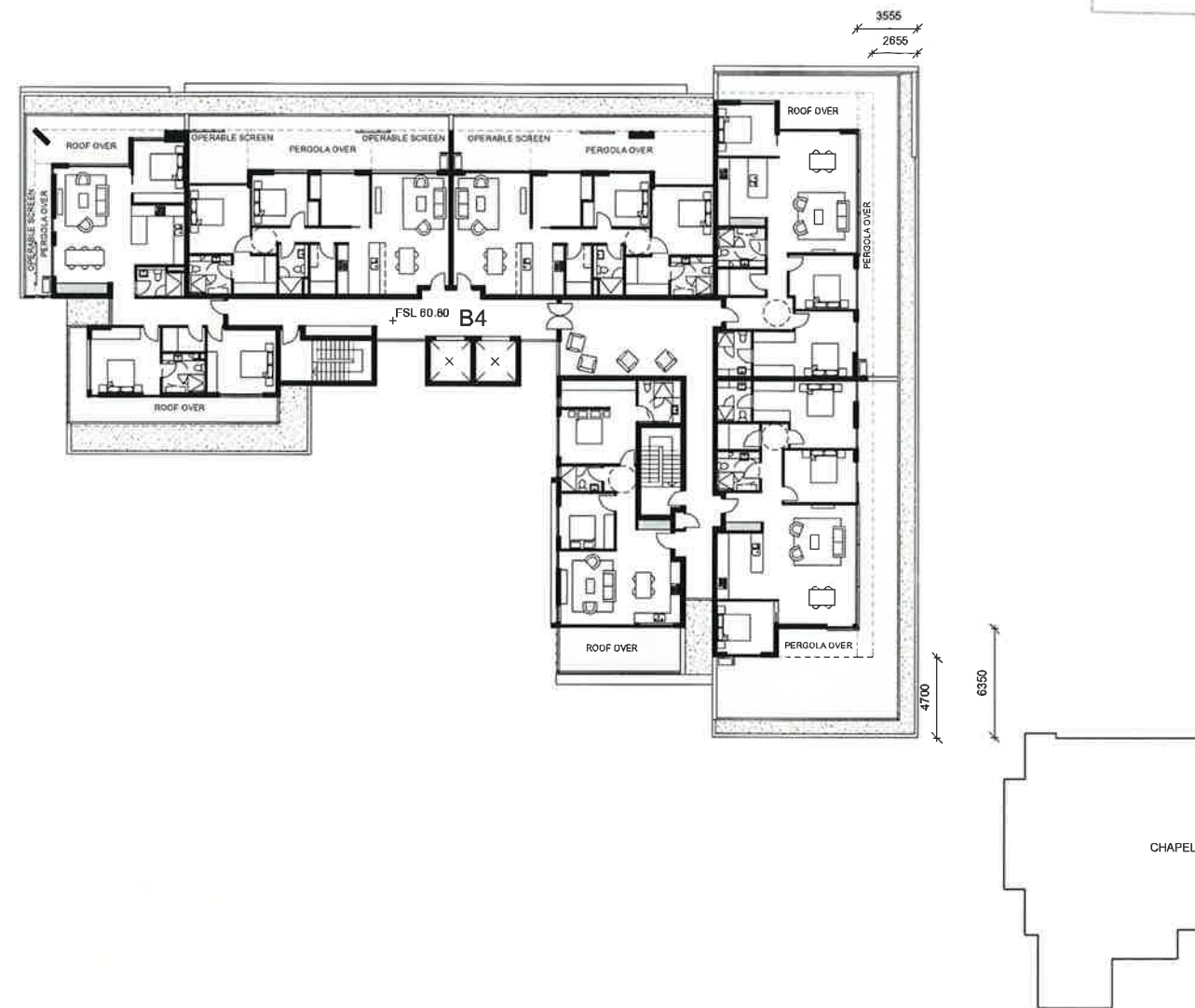
Issue
E


NOT FOR CONSTRUCTION

GOVERNMENT
of Western Australia
Infrastructure

1 MAR 2013


DEVELOPER ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED



Revisions					Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
No.	Date	Description	Var	App'd								
A	260912	WORK IN PROGRESS				Stockland Development Division	 79 Myrtle Street Chippendale NSW 2008 AUSTRALIA p +61 2 9311 8222 f +61 2 9311 8200 ABN 53 003 782 250	Cardinal Freeman Village 137 Victoria Street ASHFIELD NSW Proj. No. 12018	PRECINCT_SW_L4	1 : 200 @A1	DA2126	F
B	051012	WORK IN PROGRESS										
C	111012	WORK IN PROGRESS										
D	151012	DRAFT 7SW REVIEW										
E	181012	7SW ISSUE										
F	260213	7SW AMMENDMENT										
					NOT FOR CONSTRUCTION							

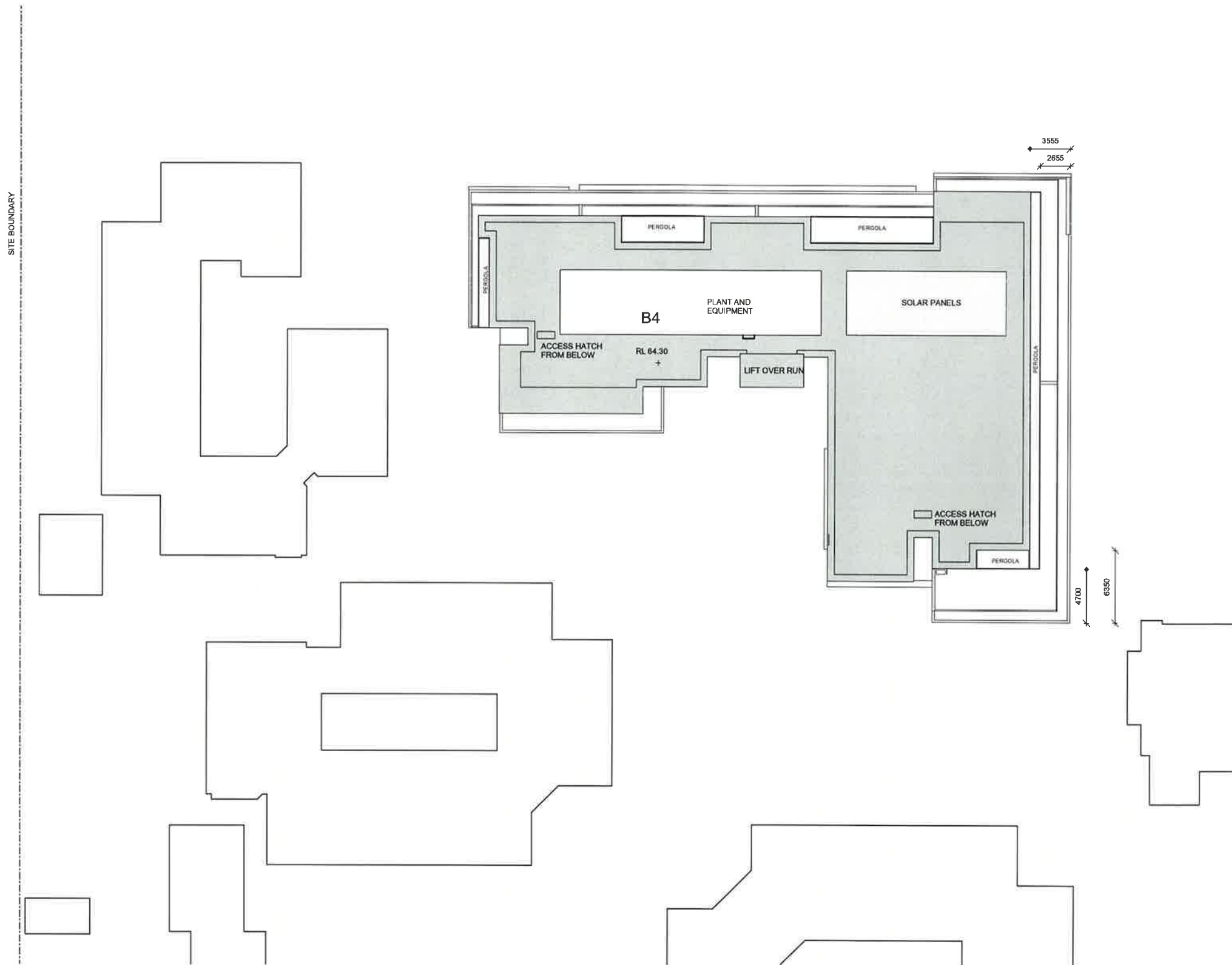
Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work. The preparation of shop drawings or the fabrication of components. This drawing is the copyright of AJ+C Architects and is protected under the Copyright Act 1968. Do not alter, reproduce or transmit in any form, or by any means without the express permission of AJ+C Architects. Michael Heron 12018, Peter Ireland 12018.

FILED: 2013/03/01 11:46 AM
DRAWN: M. Heron
CHECKED: P. Ireland
DATE: 26/02/2013
BY: M. Heron

NSW GOVERNMENT
Planning & Infrastructure

1 MAR 2013

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED



Revisions	No	Date	Description	Var	App'd	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
A	051012	WORK IN PROGRESS				Stockland Development Division	AJ+C Architects	Cardinal Freeman Village 137 Victoria Street ASHFIELD NSW	PRECINCT SW_L5	1 : 200 @A1	DA2127	E
B	111012	WORK IN PROGRESS										
C	151012	DRAFT TOWN REVIEW										
D	181012	TOWN ISSUE										
E	260213	TOWN APPROVED										

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p: +61 2 9311 8222 k: +61 2 9311 8200
ABN 53 003 782 250

12018

NOT FOR CONSTRUCTION



B2 SOUTH

B3 NORTH

B1 NORTH

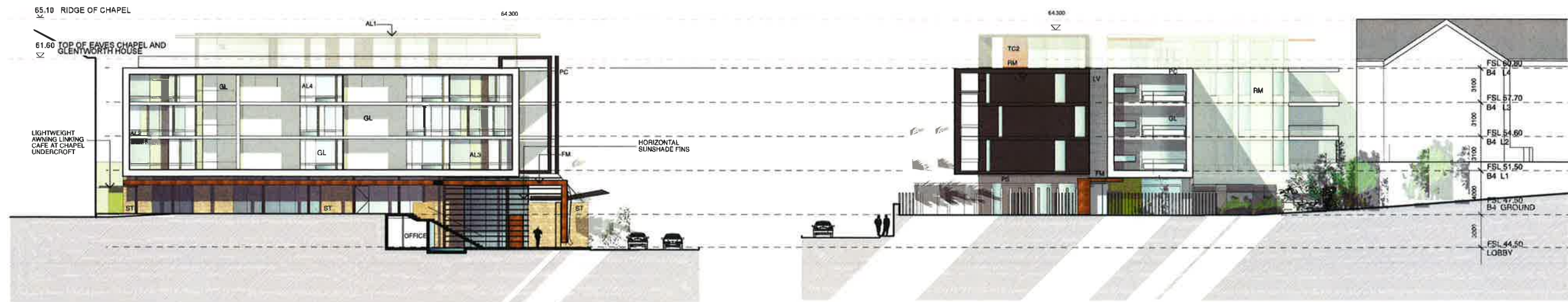


B1 EAST

B1 SOUTH

B1 WEST

Revisions			Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
No.	Date	Description								
A	28/09/12	WORK IN PROGRESS		Stockland Development Division	AJ+C ALLEN JACK + CUTLER ARCHITECTS	Cardinal Freeman Village 137 Victoria Street ASHFIELD NSW Proj. No. 12018	BUILDING 1 ELEVATIONS	@A1	DA3102	F
B	05/10/12	WORK IN PROGRESS								
C	15/10/12	DRAFT 75W REVIEW								
D	18/10/12	75W ISSUE								
E	18/10/12	75W ISSUE								
F	26/02/13	75W AMENDMENT								
Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work. The preparation of shop drawings or the fabrication of components. This drawing is the copyright of Allen Jack + Cutler Architects and is protected under the Copyright Act 1968. Do not alter, reproduce or transmit in any form, or by any means without the express permission of Allen Jack + Cutler Architects. Notwithstanding to whomsoever. Michael Freeman 02/04/2014 Peter Ireland 06/01/13										

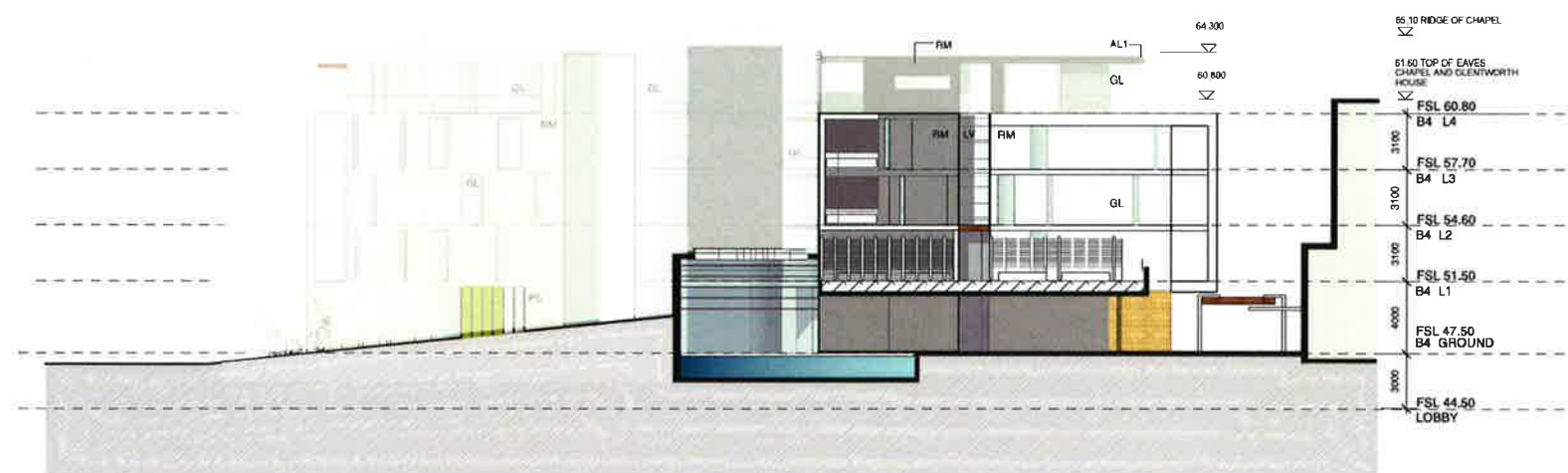


B4 EAST

B4 WEST



B4 NORTH



B4 SOUTH

Revisions	No.	Date	Description	Var	App'd
A	280612		WORK IN PROGRESS		
B	051012		WORK IN PROGRESS		
C	151012		DRAFT 75W REVIEW		
D	161012		75W ISSUE		
E	161012		75W ISSUE		
F	260213		75W AMENDMENT		

Key

Client
Stockland Development Division

Architect

AJ+C
ARCHITECTS

78 Myrtle Street Chippendale NSW 2008 AUSTRALIA
p1 +61 2 9311 8222 f1 +61 2 9311 8200
ABN 53 003 782 250

Project
Cardinal Freeman Village

137 Victoria Street
ASHFIELD
NSW
Proj. No.
12018

Drawing Title
BUILDING 4 ELEVATIONS

Scale
@A1 DA3104

Issue
F

NOT FOR CONSTRUCTION