

Cardinal Freeman Village

Urban Design Study and
Concept Plan

137 Victoria Street, Ashfield
for Aevum Ltd



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Prepared by Hill Thalís Architecture + Urban Projects with Jane Irwin Landscape Architecture

Part 1 Introduction and Existing Site Conditions

1.0 Preliminary

- 1.1 Introduction and Project Description
- 1.2 Citation
- 1.3 Land Covered by this Plan
- 1.4 Use of this plan
- 1.5 Acknowledgements

2.0 Context and Site Analysis

- 2.1 Regional Context
- 2.2 Local Urban Conditions
- 2.3 Site Context
 - 2.3.1 Cardinal Freeman Village - 200m radius
 - 2.3.2 Ashfield LEP - Heritage
 - 2.3.3 Local Building Heights and Types
 - 2.3.4 Victoria Street and Surrounds
 - 2.3.5 Victoria Street and Surrounds
 - 2.3.6 Queen Street and Surrounds
- 2.4 Existing Site Structure
 - 2.4.1 Survey
 - 2.4.2 Topography
 - 2.4.3 Current Subdivision Pattern
 - 2.4.4 Building Footprints
 - 2.4.5 Internal Streets and Car Parking
 - 2.4.6 Footpaths
 - 2.4.7 Impervious area
 - 2.4.8 Trees and Vegetation
 - 2.4.9 Fences and Boundary Conditions
 - 2.4.10 Existing Building Uses
- 2.5 Site History and Elements
 - 2.5.1 Subdivision and Ownership Pattern
 - 2.5.2 Block Structure and Permeability
 - 2.5.3 History of Construction - Stages 1 to 4
 - 2.5.4 Evolution of Quadrants
 - 2.5.5 History of Setting
 - 2.5.6 Design Principles - Alignment and Architectural Elements
 - 2.5.7 Design Principles - Planning

Part 2 The Concept Plan

3.0 Design Principles

- 3.1 Site Organisation (Quadrant Plan)
- 3.2 Urban Interfaces
- 3.3 Historic Building Inter-relationship
- 3.4 Historic Curtilage
- 3.5 Height Distribution
- 3.6 Access and Address
- 3.7 Site Permeability and Vistas
- 3.8 Site Landscape Principles

4.0 Site Structure

- 4.1 Illustrative CFV Concept Plan - Vision Statement
 - 4.1.1 Proposed Block Structure
 - 4.1.2 Proposed Building Use
 - 4.1.3 Communal Facilities and Services Strategy
- 4.2 Strategy for Site Planning
 - 4.2.1 Heritage
 - 4.2.2 Curtilage Precedents - International
 - 4.2.3 Curtilage Precedents - Australia
 - 4.2.4 Curtilage Strategy
 - 4.2.5 Curtilage Concept 3-d Views
- 4.3 Internal Streets - Vehicle Access and Car Parking
- 4.4 Pedestrian Links
- 4.5 Landscape Strategy - Vision Statement
 - 4.5.1 Public Domain Interface
 - 4.5.2 Landscaped Space Types
 - 4.5.3 Tree Strategy
- 4.6 Site Servicing Strategy
 - 4.6.1 Water Sensitive Urban Design
 - 4.6.2 Hydraulic Services Reticulation Strategy
 - 4.6.3 Electrical Services Strategy
 - 4.6.4 Communications Strategy
 - 4.6.5 Access Strategy
 - 4.6.6 Waste Management Strategy
 - 4.6.7 Environmentally Sustainable Design Strategy
 - 4.6.8 Acoustic Strategy

5.0 Building + Landscape Controls

- 5.1 Building Envelopes
 - 5.1.1 Mass and Articulation
 - 5.1.2 Building Height Control Plan
 - 5.1.3 Setback Control Plan
 - 5.1.4 Gross Floor Area Distribution Plan
 - 5.1.5 Building Envelope Shadow Analysis
- 5.2 Illustrative Concept Plan Controls
 - 5.2.1 Street Elevations - Existing 1:1000
 - 5.2.2 Street Elevations - Proposed 1:1000
 - 5.2.3 Site Sections - Existing 1:1000
 - 5.2.4 Site Sections - Proposed 1:1000
- 5.3 Performance Controls
 - 5.3.1 Solar access
 - 5.3.2 Visual Privacy
 - 5.3.3 Acoustic Privacy
 - 5.3.4 Independent Living Unit size and mix
 - 5.3.5 Amenity
 - 5.3.6 Environmentally Sustainable Design
 - 5.3.7 Security and Crime Prevention through Environmental Design (CPTED)
 - 5.3.8 Waste Management
 - 5.3.9 Storage
 - 5.3.10 Public Street Interfaces
 - 5.3.11 Street Address
 - 5.3.12 Communal Space Interfaces
 - 5.3.13 Private Open Spaces
- 5.4 Vehicular Access Controls
 - 5.4.1 Car Parking Provision
 - 5.4.2 Visitor Parking
 - 5.4.3 Design of Parking Areas
 - 5.4.4 Design of Driveways and Access
- 5.5 Architectural Character
- 5.6 Colours, Materials and Finishes

6.0 Development Staging

- 6.1 Illustrative Long-term Staging Plan
- 6.2 Proposed Staging Strategy for this Application
- 6.3 Construction Management Plan