



1.0	Preliminary
1.1	Introduction
1.2	Citation
1.3	Land Covered by this Plan
1.4	Use of this Plan
1.5	Acknowledgements



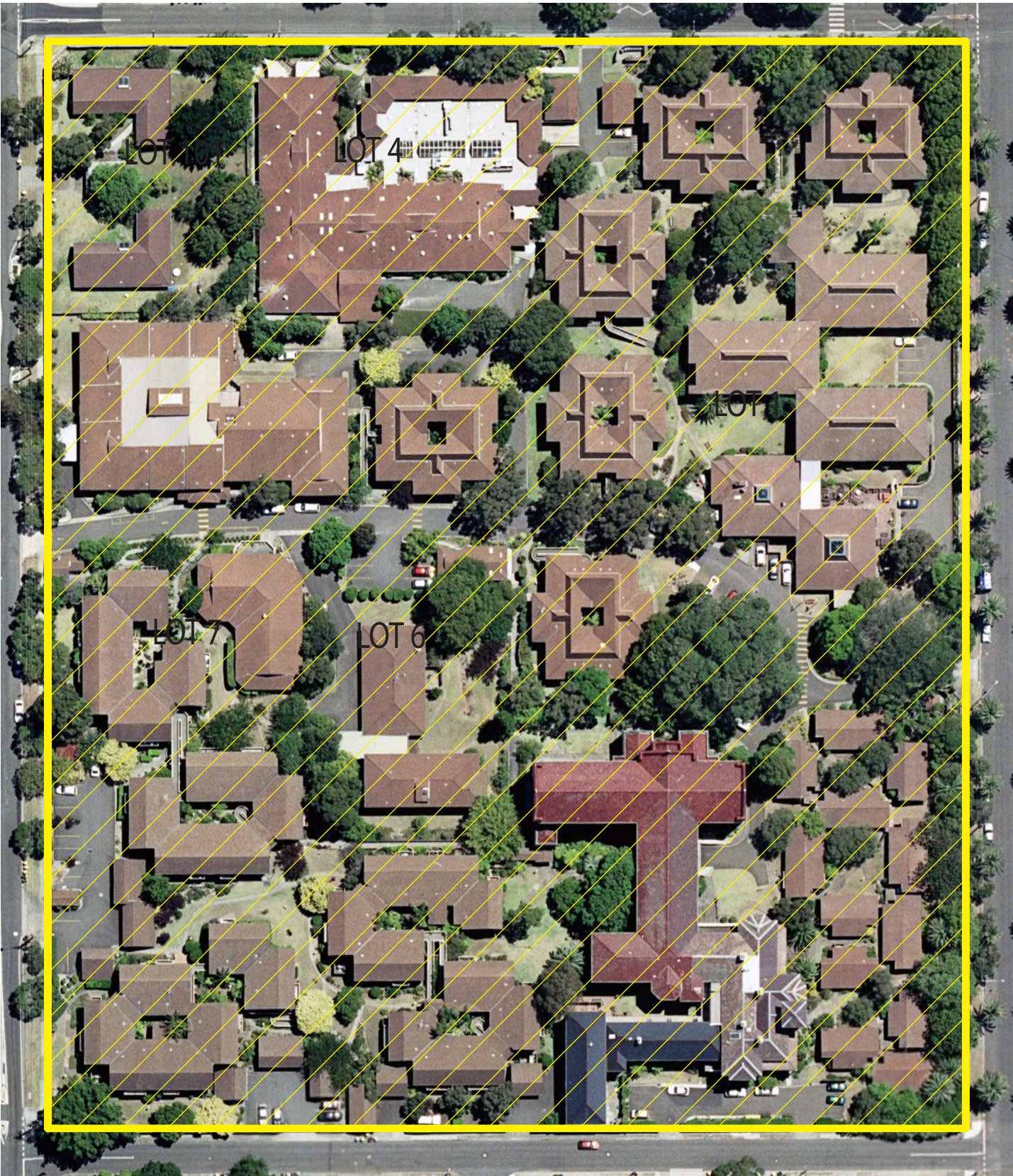


Figure 1 Land to which this plan applies

1.1 Introduction

This Concept Plan guides and prescribes

- public domain elements
- private domain elements
- private domain built form controls and standards for the Cardinal Freeman Village site at 137 Victoria Street, Ashfield

1.2 Citation

This proposal may be cited as the “CFV Concept Plan”.

1.3 Land Covered by this Plan

This plan relates to:

- Lot 1 in DP 1126717 - 137 Victoria Street, Ashfield
- Lot 101 in DP 702245 - 8 to 10 Clissold Street, Ashfield
- Lot 4 in DP 717062 - 4 to 6 Clissold Street, Ashfield
- Lot 6 and 7 in DP 717644 - 102 to 102a Queen Street, Ashfield

1.4 Use of this Plan

Part 1 Introduction and Site Context and Analysis

Section 2.0: provides an analysis of the site, its surrounding context and existing site conditions.

Note: There is no information relating to *proposed* development included in Part 1.

Part 2 The Concept Plan

Section 3.0: explains the design principles which have guided the proposed layout.

Section 4.0: describes the principles, setout and technical details for the Concept Plan built form and Landscape.

Section 5.0: of the CFV Concept Plan sets out controls for built form envelopes and includes site sections that graphically represent the built form envelope controls in the site context.

Section 6.0: describes the indicative staging of the development.

Part 3 Project Applications

The proponent submit a Project Application for the Stage 1 of the project described within this document.

1.5 Acknowledgements

This plan was prepared on behalf of Aevum Ltd by Hill Thalís Architecture and Urban Projects with Jane Irwin Landscape Architecture.

The plan has been developed with the assistance of the following consultants:

Urban Design/Concept Plan/Stage 1 Village Green Architect

Hill Thalís Architecture + Urban Projects

Landscape	Jane Irwin Landscape Architecture
Surveyors	Lockley Land Title Solutions
Planning	BBC Consulting Planners
Heritage	Graham Brooks & Associates
Aged Care Architect	Suters Architects
Aged Care Landscape	Terras Landscape Architects - Aged Care and Dementia
Aged/Disability access	Accessibility Solutions
Arborist	Earthscape Horticultural Services
Mechanical	Engineering Partners
Electrical	Jim Hatz & Associates
ESD	Cundall
Hydraulic	Whipps Wood Consulting
Structural	Robert Bird Group
Civil	Robert Bird Group
Traffic	McLaren Traffic
Consultation	Aevum Ltd
	Greengate Consulting
Ecology	Cumberland Ecology
Geotechnical	Coffey International
Hazard and Contamination	Hibbs & Associates
Acoustic	Acoustic Logic
BCA	BCA Logic
Quantity Surveyor	Davis Langdon
Development Management	Greengate Consulting
Community Consultation	Straight Talk