

Figure 2.4.1 Site Survey 2010 prepared by Lockley Land Title

2.4 Existing Site Structure -

2.4.1 Survey

Site Area	approx 40850 sq m
Dimensions	approx 185.925 x 219.9 sq m
Lots	<ul style="list-style-type: none"> • Lot 1 in DP 1126717 - 137 Victoria Street • Lot 101 in DP 702245 - 8 to 10 Clissold Street • Lot 4 in DP 717062 - 4 to 6 Clissold Street • Lot 6 and 7 in DP 717644 - 102 to 102a Queen Street
Services	indicated on survey
Topography	High point RL 54.10 (south) Low point RL 38.50 (north)
Significant trees	multiple healthy native varieties see Section 2.4.8
Internal road network	See Section 2.4.5 for further detail
Site separation	See Section 2.3.1 for further detail.



0 5 10 20 40 metres

2.4 Existing Site Structure

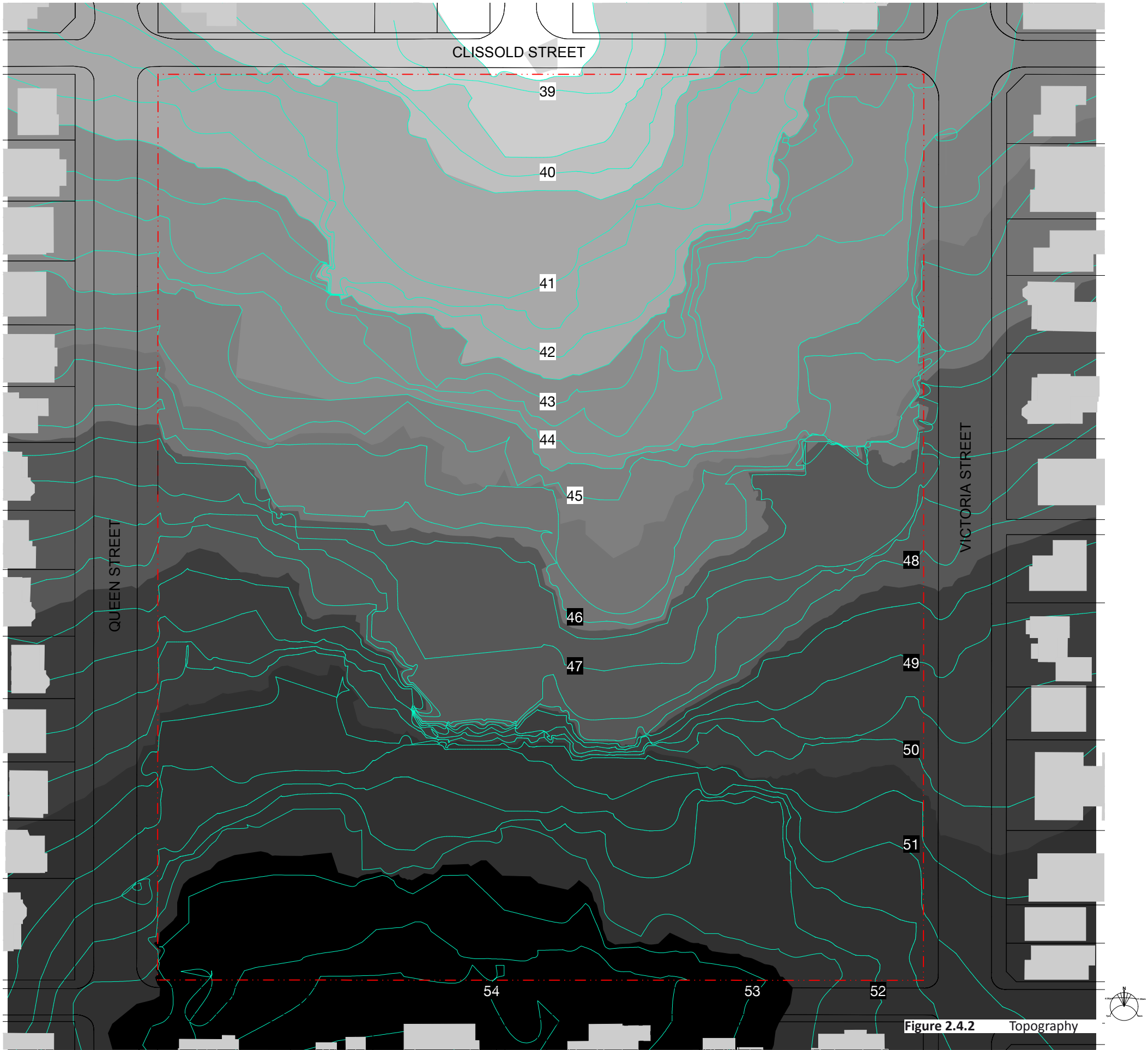
2.4.2 Topography

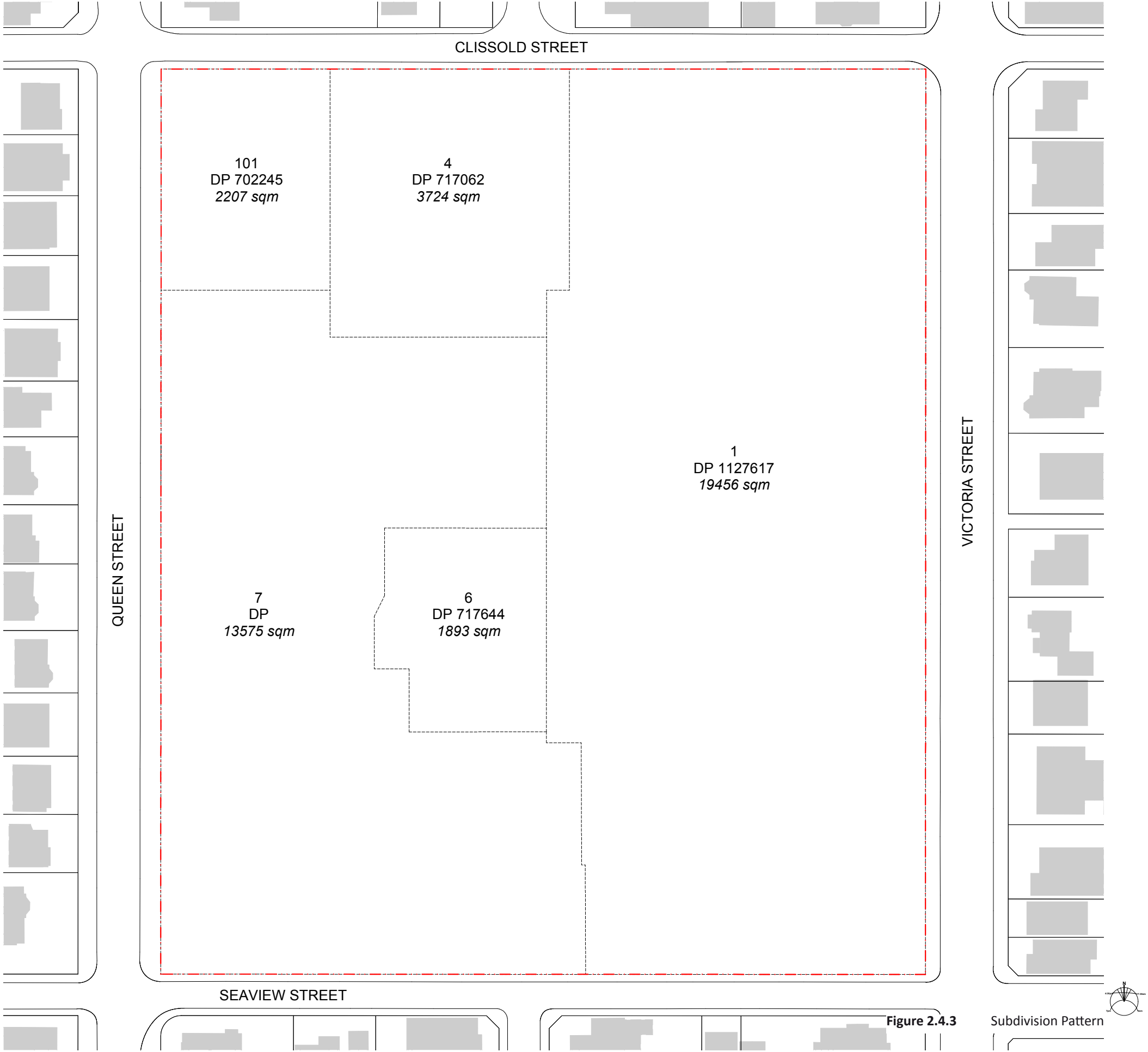
The Cardinal Freeman Village block is rectangular, bounded on all 4 sides by public streets. The site is a natural amphitheatre sloping down in a symmetrical bowl from south to north. Indeed there is evidence in old aerial photos of a creek that flowed northward through the centre of the site although this no longer exists.

The high point, in the middle of the Seaview Street frontage, is RL 54.12. The low point, in the middle of the Clissold Street frontage, is RL 38.25, which equates to a maximum fall of almost 16 metres, across a dimension of 220 metres. The Queen Street frontage, with a fall of approximately 11 metres at 1:20 grade, is steeper than the Victoria Road frontage, which has a fall of less than 8 metres equal to a grade of 27.5:1. While the Seaview Street frontage has gentle grades, the Clissold Street frontage has a pronounced V-profile.

Within the site, there are several areas of pronounced cut, which result in large retaining walls. Other areas are relatively flat, or have a gentle fall to the north. Generally the east - west cross sections also have a V- profile, falling gently to the centre of the site. A number of the buildings have an upper and lower ground floor to negotiate the slope, and in some cases accommodate basement car parking. The Chapel has the most dramatic cross fall, allowing a full lower ground level containing the crypt and garden stores. By contrast Glentworth House is set up on a grassed embankment, which is one of the few remnants of the original landscape design.

The scattered site planning of the 1980's buildings tends to obscure the reading of the slope. The placement of standard buildings blocks, often turned through 90 degrees, results in localised cut and fill, that in turn distorts the levels of the path system. As a result, many of the existing paths are not accessible.





2.4 Existing Site Structure

2.4.3 Current Subdivision Pattern

The Cardinal Freeman Village site was created as a complete urban block in Ashfield in the mid 1870's. The land had originally been part of a crown grant of 100 acres to William Patterson in 1794.

The block is square in proportion, measuring approximately 220 by 185 metres, giving a site area in the order of 4 hectares (10 acres).

The first subdivision, associated with the construction of Glentworth and Bellevue Houses in the mid 1880's, divided the block into eastern and western halves.

More recently there have been a series of further subdivisions within these original lots, including boundary adjustments to the original lot boundary. As a result there are 5 lots in total currently. The further subdivisions are tied to individual uses on the site, such as the hostels and later convent. (Refer Section 2.5 Site History and Elements).

2.4 Existing Site Structure

2.4.4 Building Footprints

Figure 2.4.4 demonstrates the distribution of built form to space over the CFV site.

The existing buildings on the site fall into four categories that are further detailed in Section 2.4.10.

1 The historic Glentworth House / Chapel Group

Glentworth House is a substantial Victorian-era villa, which has a series of extensions and internal alterations to its rear wings. In 1940, the substantial T-shaped Chapel was added as a contiguous extension to the villa's north facade. This historic group has a magnificent architectural scale, and form the only buildings of significant architectural merit remaining on the site. No trace remains of the matching major group of the Bellevue House and the College which used to dominate the s-w quadrant.

2 Low Level Care Buildings

There are two low level care buildings on the site, all built since the 1980's. One is located on the north west quadrant of the site and has a very deep footprint accommodating serviced self care units, while a sprawling pavilion type building occupies the Victoria Street frontage in the north-east quadrant and provides additional care support in hostel units.

The both buildings are substantially two storey structures, with the n-e building partly cut into the ground. All have heavy and prominent tiled roof forms.

3 High Level Care Buildings

The high level care building is located in the north-west quadrant and is a two storey structure with less prominent tiled roof form and deep building footprint.

4 Independent Living Units / Villas / Ancillary Buildings

Since the 1980's, clusters of Independent Living Units (ILUs) were built across the site. Starting on the eastern half of the site, the ILUs crowded Glentworth House and the Chapel, losing any sense of curtilage or garden setting, and obscuring the relationship to Victoria Street. Soon afterwards the demolition of the College allowed for the incremental development of the western half of the site for ILUs, Hostels, a modest new Convent and site amenities buildings. The quadrant in the s-w corner was the last to be rebuilt.

The ILUs and Ancillary Buildings were generally brick one and two storey buildings, neat in their detailing but modest in architectural ambition. Most have heavy tiled roof forms that tend to dominate their massing.

5 New Independent Living Units

Recently (2008), two of the 1980's ILU buildings in the n-e quadrant have had substantial additions, transforming them into a pair of 4 storey buildings that address Clissold Street. The new buildings bring a contemporary quality to the site, as they are fully compliant with both SEPP 65 and SEPP Seniors Living. This transformation heralds the beginning of a new phase of renewal of the Cardinal Freeman Village buildings and grounds, as envisioned in this Concept Plan.

0 5 10 20 40 metres

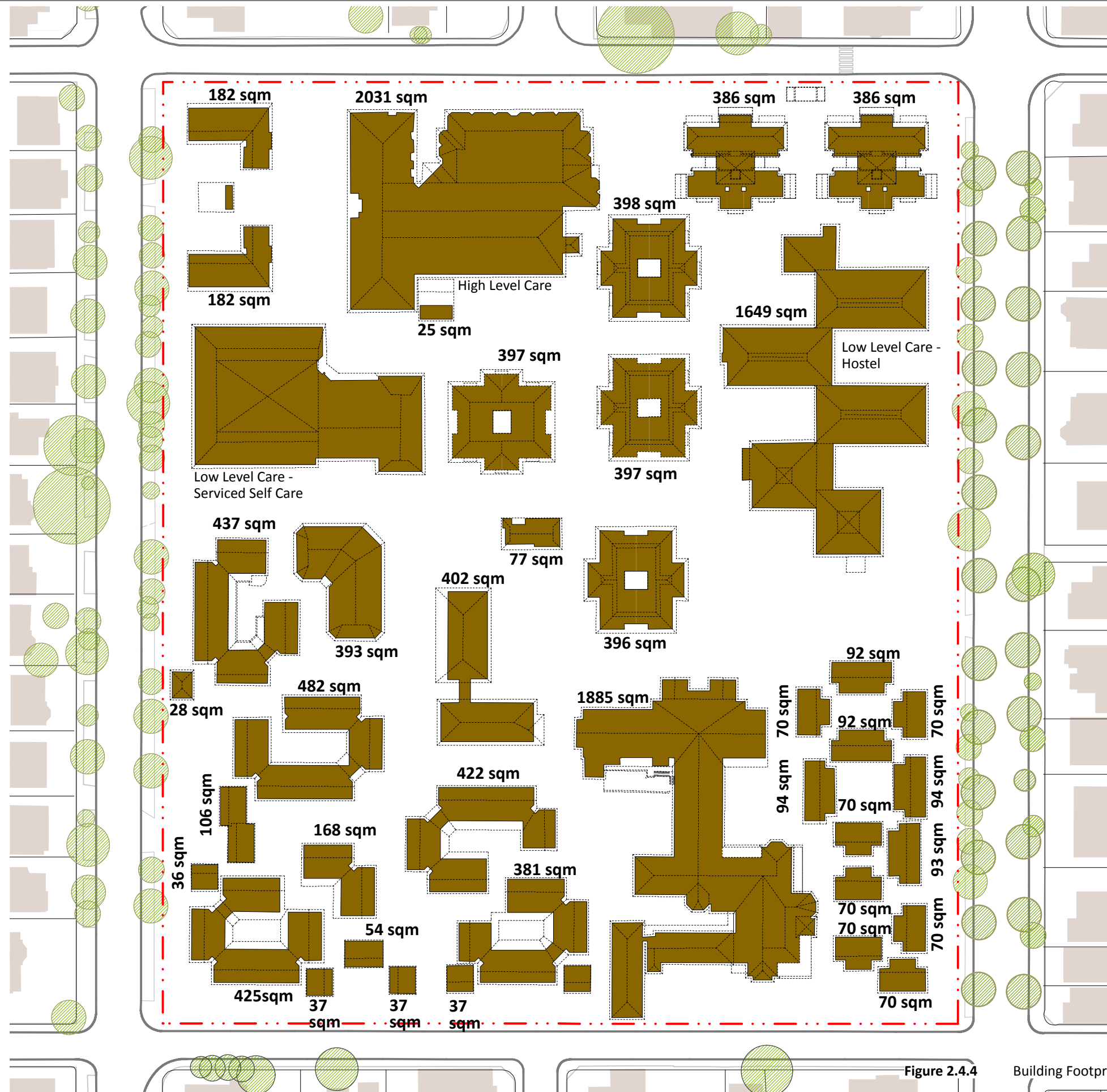


Figure 2.4.4

Building Footprints

2.4 Existing Site Structure

2.4.6 Footpaths

The existing pathway system across the site is convoluted.

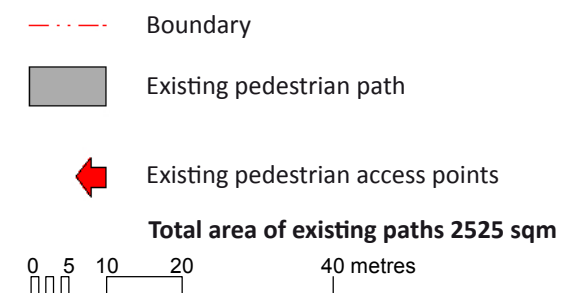
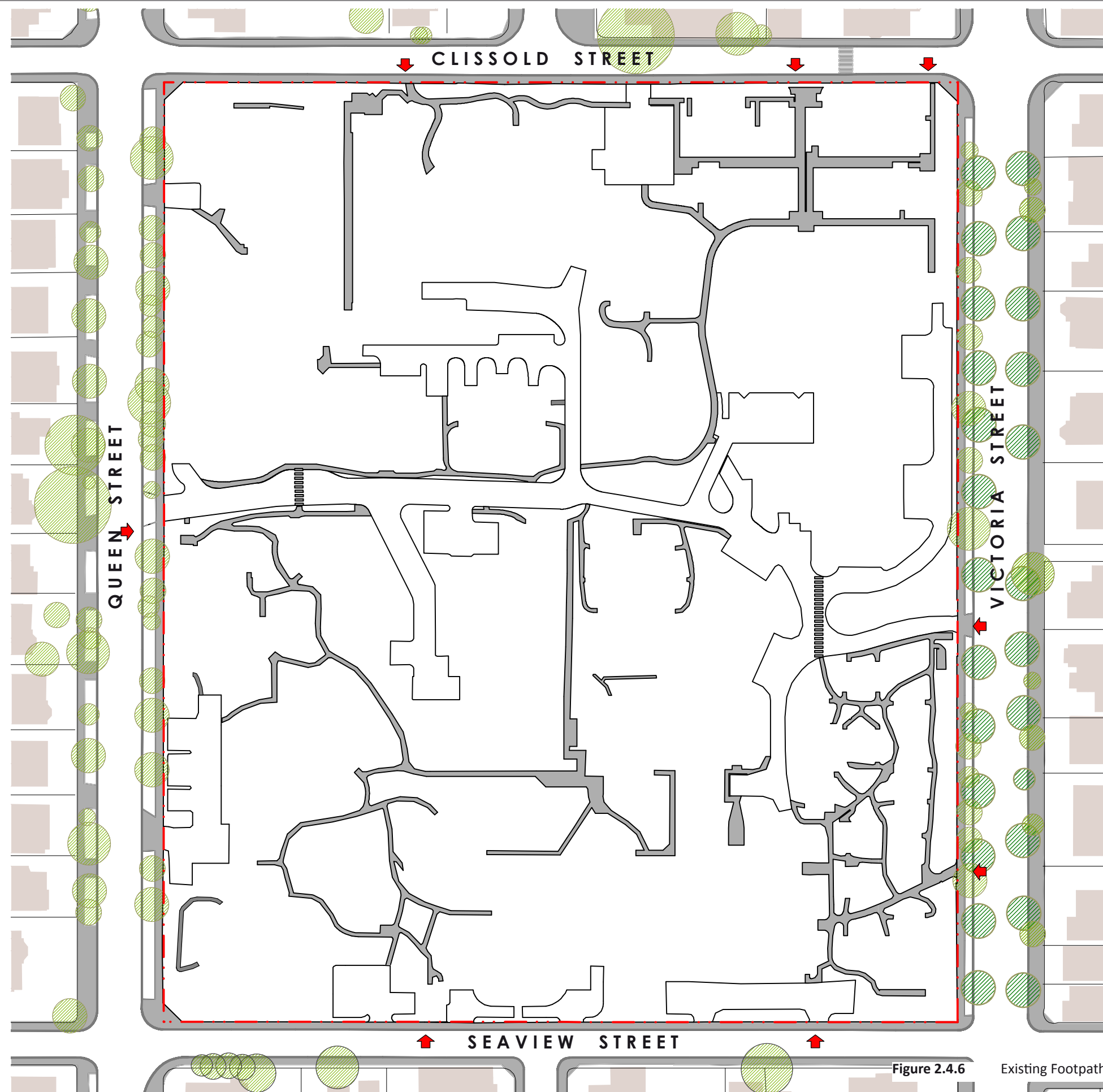
The path system seems to have grown as separate parts related to the various building campaigns. There appears to have been no attempt at an overall structure. Like the internal roadways, the paths do not aid site legibility or address. Indeed there is no recognisable relationship to the internal roads, some of which seem to function as de facto shareways.

The path system is also limited in terms of universal access. The site has a noticeable fall from south to north of approximately 15m, so the paths are frequently interrupted by stairs and retaining walls.

Some internal street pedestrian crossings are well delineated, while others appear more as retrofitted.

The path system is not well integrated with building and unit wayfinding and address, nor is it well designed in terms of transition with landscape spaces.

The redevelopment of Buildings A and B has led to a renewal of paths in the north-east corner, including incorporation of a new bus stop and shelter to Clissold Street.



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2.4.7 Impervious Area

The impervious area of the site is demonstrated in Figure 2.4.7.

The total impervious area is approximately 21,220 sqm or approximately 52% of the site.

Note: Architectural calculations of impervious area includes building footprint, and all paved surfaces such as courtyards, paths and roadways.

Overhanging roofs are excluded where ground is pervious and run-off occurs into garden spaces beneath a roof overhang. This may differ from hydraulic calculations that include roof area regardless of whether there are pervious surfaces at ground level below them.

