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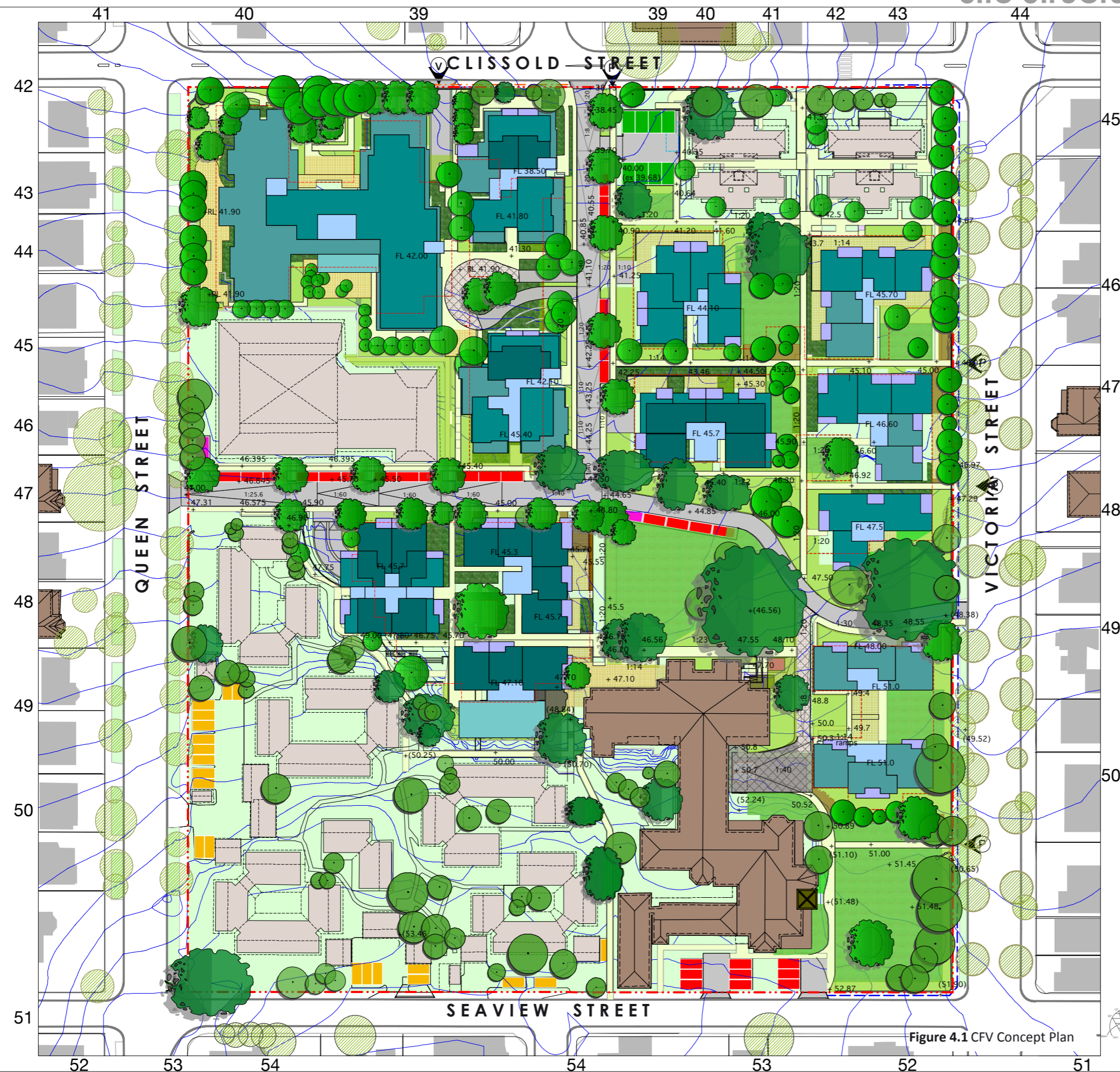


Figure 4.1 CFV Concept Plan

4.1 CFV Concept Plan

Vision Statement

- Provide a contemporary aged care village providing a variety of accommodation types to meet the 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 to provide opportunities for re-structuring the site in terms of urban form, heritage considerations and day-to-day provision of services.
- Re-engage Glentworth House and the 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 to connect with the surrounding streets.
- Provide compliant access across the site as part of an integrated, improved pedestrian network.
- Provide sustainable buildings and services.
- Provide a development that is compatible with the amenity of the adjoining residential area.
- Create a safer environment by design suitable for the specific aged demographic.

- Boundary
- Landscaping retained (All Precinct landscape refer to Landscape Architect's Plan)
- Landscaping Community space (refer to Landscape Plan)
- Landscaping garden (refer to Landscape Plan)
- Pedestrian path (refer to Landscape Architect's Plan)
- Trees to Landscape Architect's Plan
- Existing significant tree retained

Built Form

- 5 Storeys
- 4 Storeys
- 3 Storeys
- 1 Storey
- New building circulation
- New balcony
- Heritage building
- Existing building

NOTE: RLs indicate site ground levels and building Ground Floor levels. See Height Control Plan 5.1.2 for building height RLs.

Vehicular Access

- Realigned internal road
- Existing parking
- Underground parking (shown dotted)

0 5 10 20 40 metres

4.1 CFV Master Plan

4.1.1 Proposed Block Structure

Objectives

- To integrate the site into the local block structure taking into account the location of adjacent street junctions, footpath and walkway locations.
- To create rational site organisation and subsequent paths of travel through the site.
- To encourage opportunities for social interaction with neighbouring residents outside of the site.

Strategies

- Create new internal street alignments that rationalise existing routes where possible.
- Integrate vehicular traffic strategies with pedestrian circulation.
- Siting of all buildings to maximise opportunities for a rational site organisation.
- Locate paths to align or be close to adjacent street junctions and walkways.
- Design paths of different character to create a hierarchy of movement within the site.
- Provide a ‘street address’ for buildings.

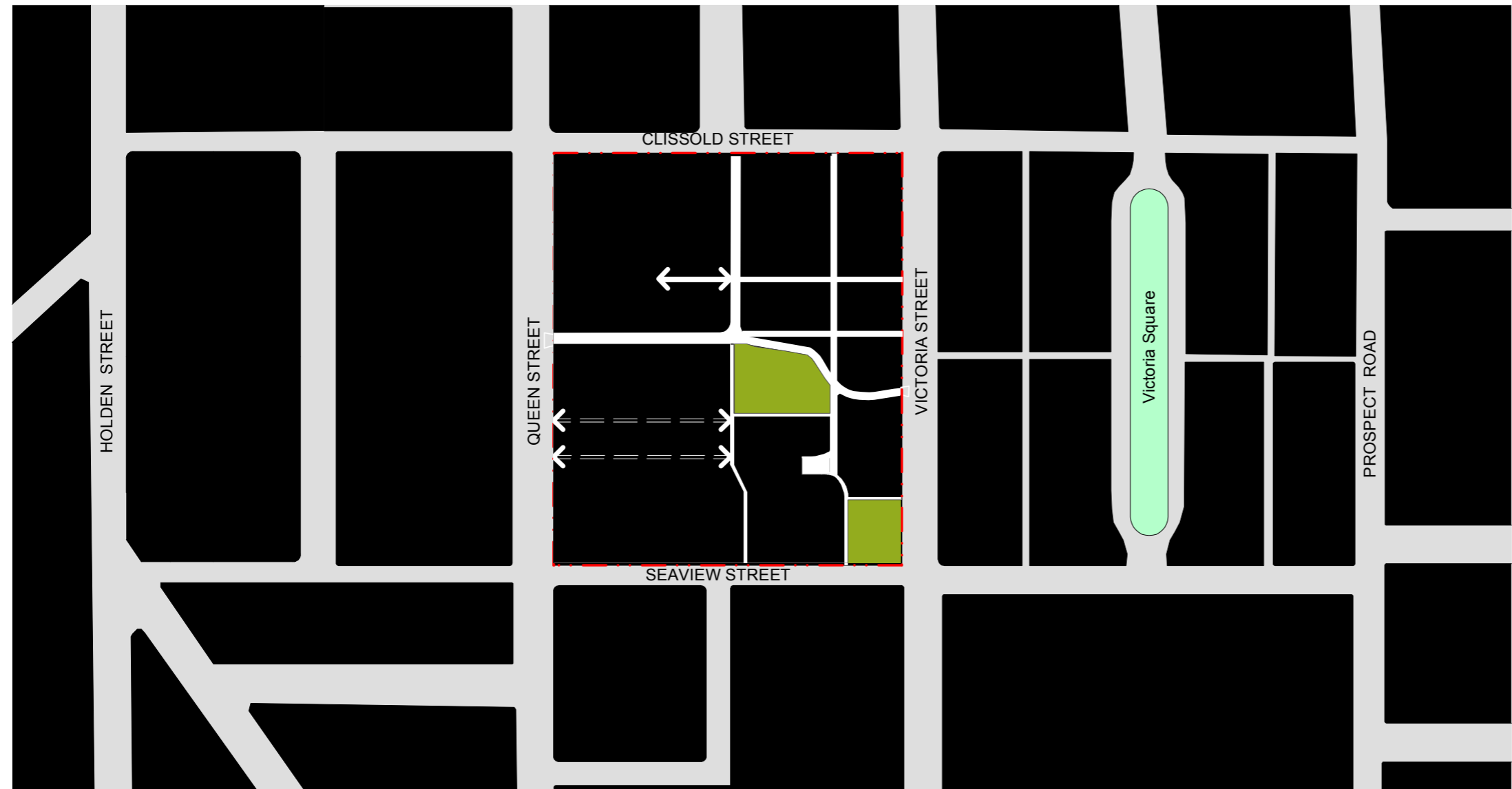
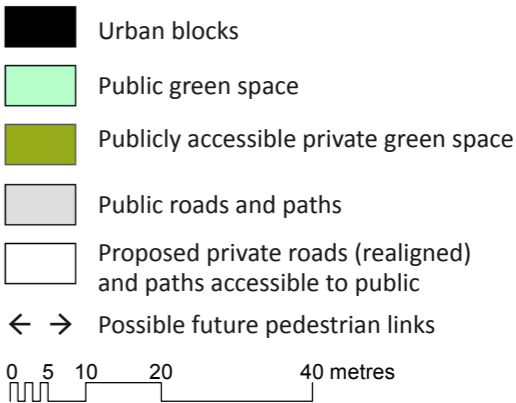


Figure 4.1.1 Proposed Block Structure



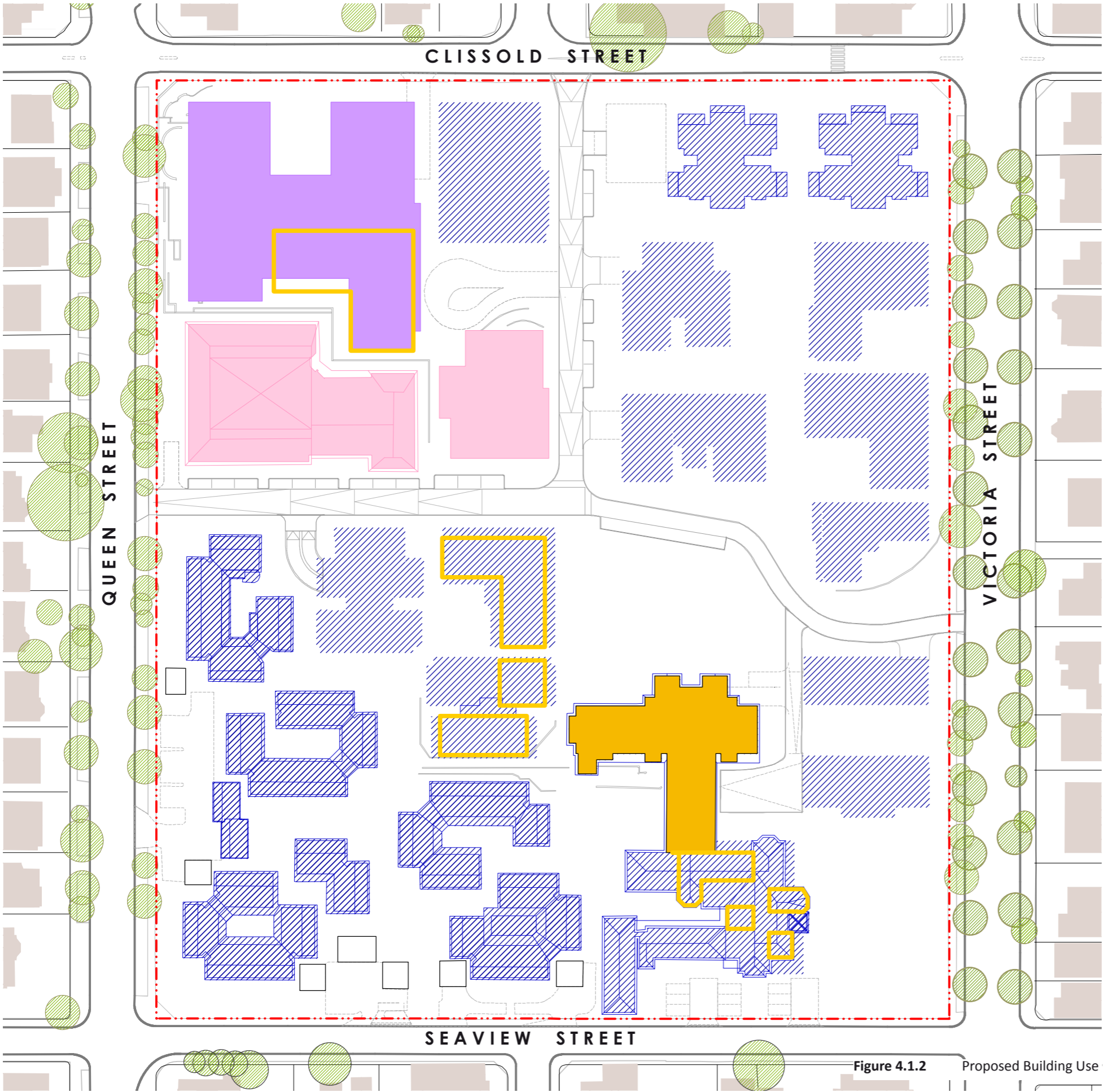


Figure 4.1.2 Proposed Building Use

4.1 CFV Concept Plan

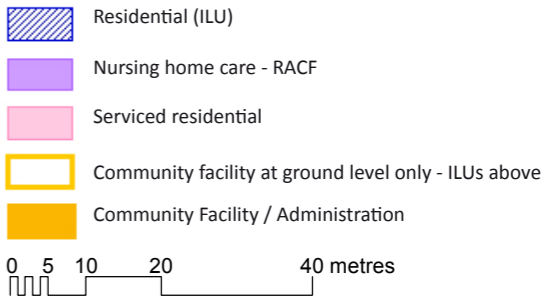
4.1.2 Proposed Building Use

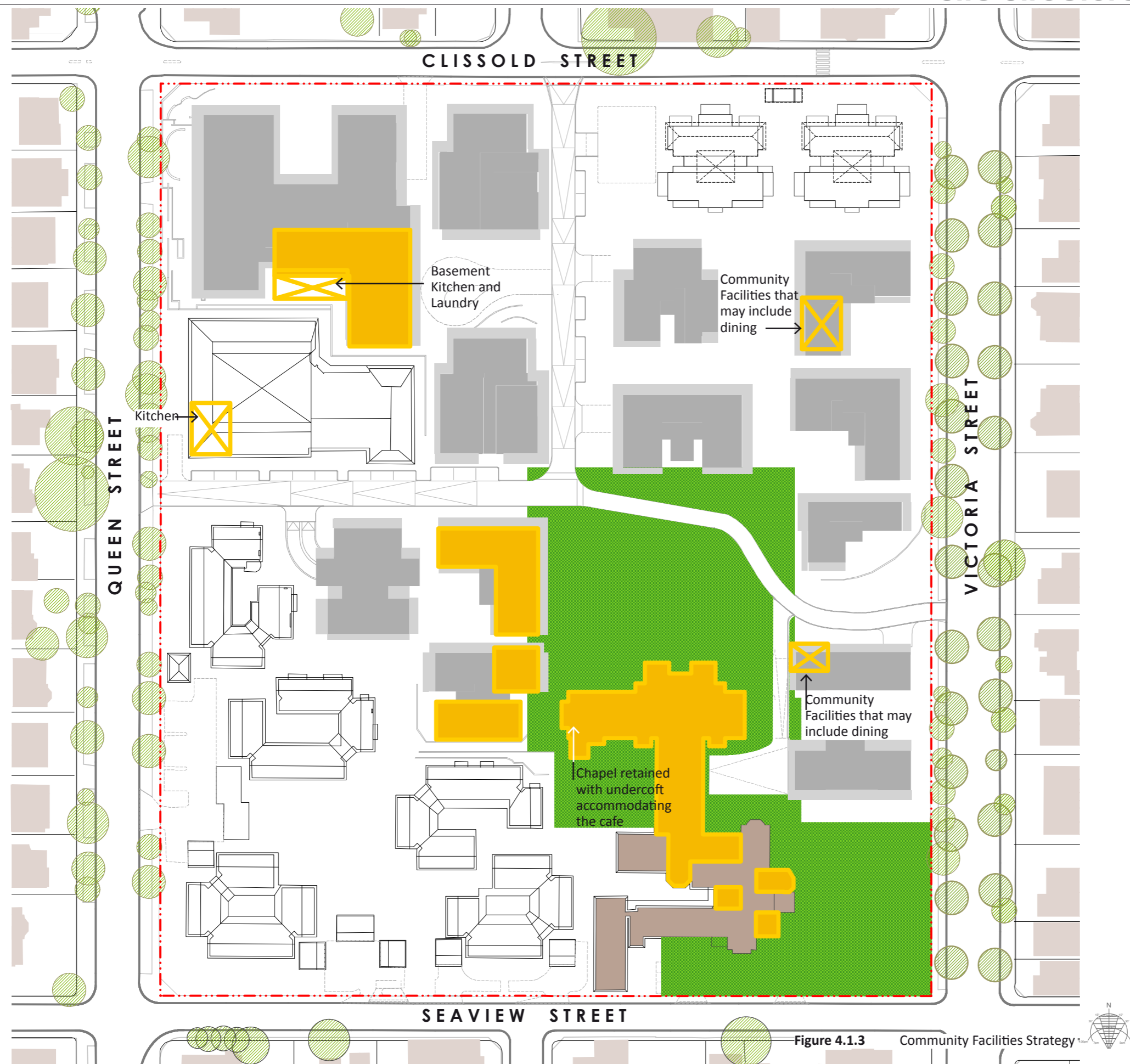
Objectives

- To co-ordinate proposed building use with landscape type.
- To group compatible building uses together.
- To maximise the opportunity for all residents to make use of services that are offered on site.

Strategies

- Communal building uses and activities are located around central communal spaces.
- Residential uses have a more private landscape type to encourage individual outdoor activity.
- Locate buildings around courtyard spaces that act as destination to encourage social interaction.
- Locate Care precinct buildings for ease of access to services that reflects the higher needs of residents.





4.1 CFV Concept Plan

4.1.3 Communal Facilities and Services Strategy

Objectives

- To provide a rich urban environment within the Cardinal Freeman Village.
- To provide residents with opportunities to mix and create a sense of connectedness with other residents and with the wider community.
- To provide efficient on-site management of communal facilities.

Strategies

- Provide spaces conducive to establishing small business opportunities within the CFV.
- Locate communal facilities around communal spaces.
- Provide clear through site vistas to communal facilities and spaces.

Proposed on-site services will also include:

- Food services (meals provided on a fee-for-service arrangement)
- Cleaning services (house keeping)
- Maintenance
- 24hr site security
- 24hr live-in manager
- Visitor accommodation
- Respite care (up to 5 days per annum in the RACF included in ongoing/recurring fees)
- Bus - regular daily service to Ashfield city centre
- Hair salon (located in the RACF)

Note: Existing site facilities are to be relocated on-site during all construction stages to ensure continuity of service provision.

Detail to be provided at each Development Application stage.

- Existing building footprint
- Building footprint
- Building articulation zone
- Community facility - includes administration, services, pool, meeting spaces, cafe etc
- Dining facilities - ILUs
Kitchen and Laundry - RACF
- Community spaces servicing the entire Village and accessible to the public
- Glentworth House