5.0 Building + Landscape Controls

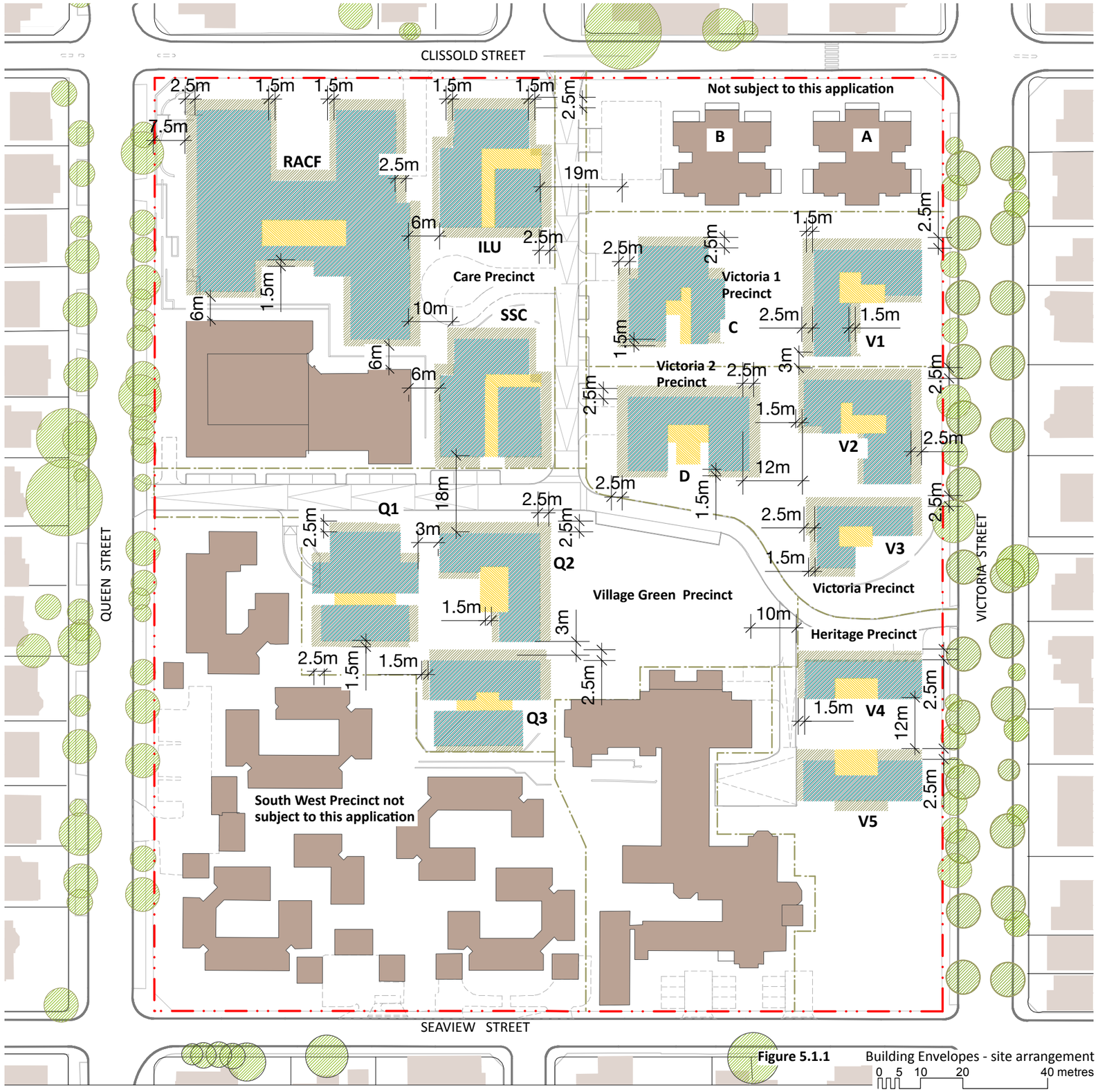

Figure 5.1.1 Building Envelopes - site arrangement

0 5 10 20 40 metres

5.1 Building Envelopes

5.1.1 Mass and Articulation

Objectives

- To define a physical, spatial environment within the Cardinal Freeman Village.
- To demonstrate the distribution of floor space over the site and over proposed stages of development.
- To encourage innovative architectural design.
- To maximise outdoor and landscape amenity.
- To encourage building articulation consistent with an architectural and urban design response to the differing site conditions in particular:
  - Glentworth House and the Chapel
  - public street interfaces
  - communal space interfaces
  - internal roadway interfaces
  - building to building interfaces
- To maximise amenity for residents living in Cardinal Freeman Village units.
- To manage the potential impact of proposed development on existing adjoining properties.
- To integrate vehicular, pedestrian, landscape and servicing strategies with building mass, scale and articulation.
- To promote building forms that optimise natural light, ventilation and privacy.

Principles

- Development is to occur within the envelopes shown in Section 5 of this document.
- Within the building envelopes, building depth window to window is to be 12m maximum.
- Single orientation units to be limited to north and east orientation with habitable rooms to have a maximum depth of 8m window to back wall. **Note** This excludes the Heritage Precinct only where maximum of 3 south facing ILUs may be permitted to achieve Heritage objectives.
- A primary articulation zone depth of 2m to 2.5m generally for northern, eastern and western orientations.
- A secondary articulation zone depth of 1m to 1.5m generally for southern orientations or other secondary articulation is desired.

Building footprint zone permits 100% area coverage. This zone encourages 0.5m structural articulation to promote architectural character.

Articulation zones dimensioned:
Primary zone 2m to 2.5m accommodates balconies and major facade articulation, also permits 45% of built form;
Secondary zone 1m to 1.5m accommodates secondary balconies and building articulation, also permits 45% maximum of built form.

Extent of Precinct Landscape Zone

Suggested zone for building core

Building footprint for proposed Stage 1 Village Green Precinct

Existing building footprint to be retained

Figure 5.1.2 Building Height Control Plan

5.1 Building Envelopes

5.1.2 Building Height Control Plan

Objectives

Building heights in the Cardinal Freeman Stage 1 Concept Plan are distributed to :

- continue and reinforce the historic height datum of the eaves of Glentworth House and the Chapel;
- locate height in relation to the topography and heritage items on the site;
- reinforce the urban pattern within the context of senior's living and specialist care;
- allow for equitable solar access and outlook to the majority of dwellings within each building;
- maximise solar access to all communal and private landscape spaces;
- minimise the impact of built form on adjoining and nearby land;
- avoid placing higher buildings in areas that would block axial views of Glentworth House and the Chapel.

Principles

- No point of any building is to be above the eaves height of the Chapel and Glentworth House RL 61.60 (exclusions are minor roof elements, services plant, lift over-runs).
- All buildings are to follow the topography of the site cascading from the high point at Glentworth House and the Chapel to the low point along Clissold Street.

Wall height and height-to-roof listed below exclude basement protrusions and minor roof elements.

Basement + one storey permitted.
5m maximum wall/parapet height above Ground Floor Level
6.5m maximum roof height above Ground Floor Level

Basement + three storeys permitted.
10m maximum wall/parapet height above Ground Floor Level
11.5m maximum roof height above Ground Floor Level

Basement + four storeys permitted.
13.5m maximum wall/parapet height above Ground Floor Level
14.7m maximum roof height above Ground Floor Level

Basement + five storeys permitted.
16.4m maximum wall/parapet height above Ground Floor Level
17.9m maximum roof height above Ground Floor Level

Q1-Q3 Basement protrusion max 1.0m above GL

C,D, V1-V5 Basement protrusion max 2.7m above GL

RACF Basement protrusion max 2.7m above GL

0 5 10 20 40 metres

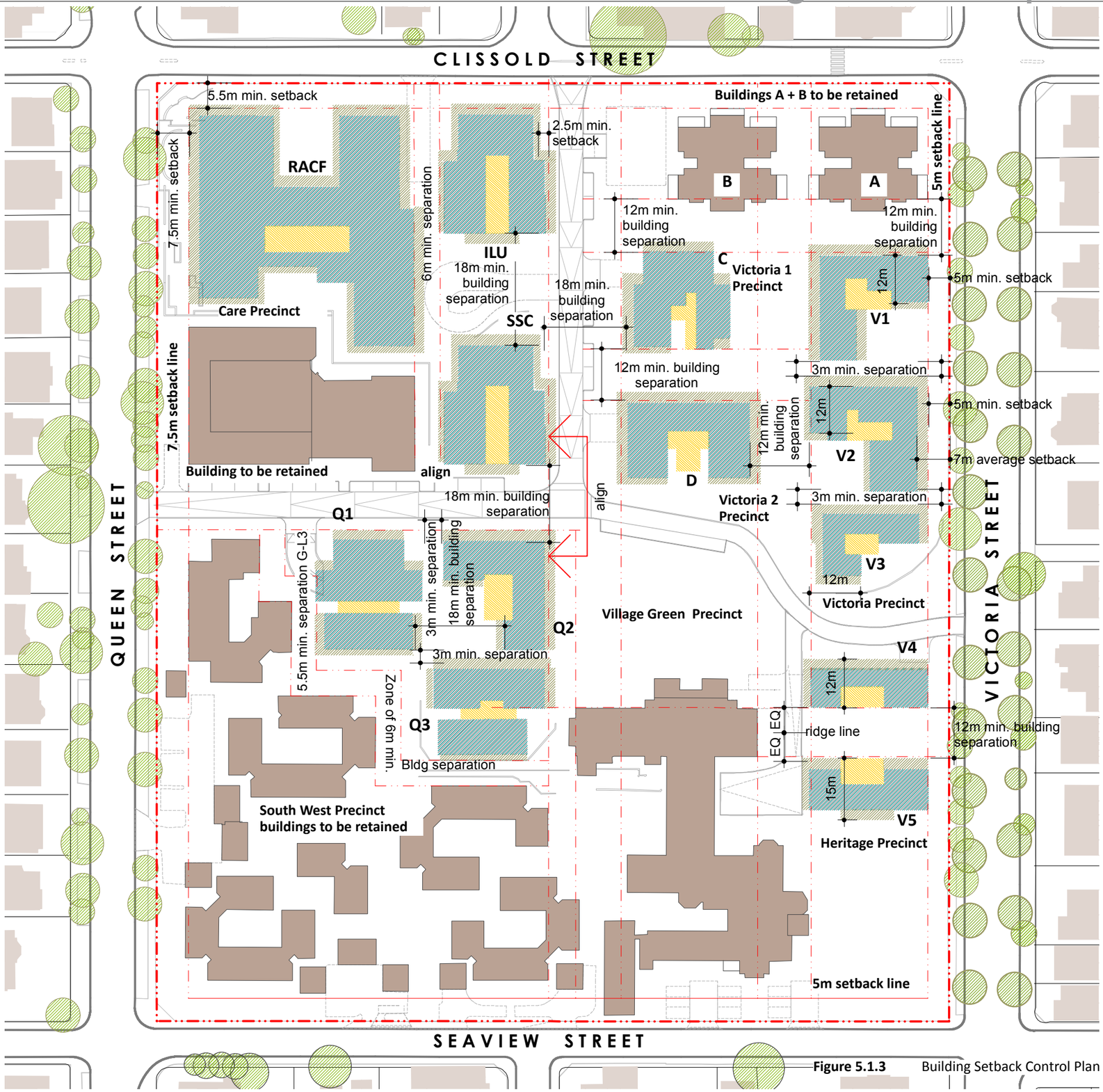

Figure 5.1.3 Building Setback Control Plan

5.1 Building Envelopes

5.1.3 Setback Control Plan

Objectives

Setback controls in the Cardinal Freeman Stage 1 Concept Plan are distributed to :

- allow built form to reinforce the urban pattern;
- ensure that separation between buildings within the site achieves adequate levels of privacy and solar access to each dwelling;
- define the communal spaces and curtilage spaces of Glentworth House and the Chapel;
- allow for the creation of contiguous and distinct landscaped areas within the site that will contribute to the public domain interface, provide separation, green and leafy outlook and amenity;
- encourage efficient use of urban land;
- provide articulated building form.

Principles

- Street front setbacks 5m. Minimum 7.5m to Queen Street.
- Internal setbacks to provide axial views through the site of Glentworth House tower.
- Minimum 12m separation between living rooms of ILUs.
- Minimum 18m building separation across internal streets.
- Minimum 6m separation between living room windows and ancillary room windows of adjacent ILUs*.
- Glentworth House and the Chapel to provide setback datum.
- Comply with requirements of SEPP 65 Design Guidelines.

Provide a minimum 5m setback from the allotment boundary to any part of the building as noted on the Setback Control Plan.
These areas form the street interface. For guidance relating to the design of these areas see Sections 5.4, 5.5 and 5.6

Provide a minimum 6m setback as shown on the Setback Control Plan for BCA compliance as required for opening separations.*
These areas form landscape spaces. For guidance relating to the design of these areas see section 5.7.14.

Generally, provide a minimum 12m separation between buildings as shown on the Setback Control Plan unless noted otherwise.
These areas form private landscape spaces and necessary building separation. For guidance relating to the design of these areas see section 5.7.14.

* (3m separation permitted in Village Green Precinct provided visual privacy can be demonstrated and BCA requirements met).

Building envelope - zone permits 100% coverage

Articulation zone permits up to 45% area coverage by built form

Suggested zone for building core and circulation areas

Possible building footprint

Existing building to be retained

0 5 10 20 40 metres

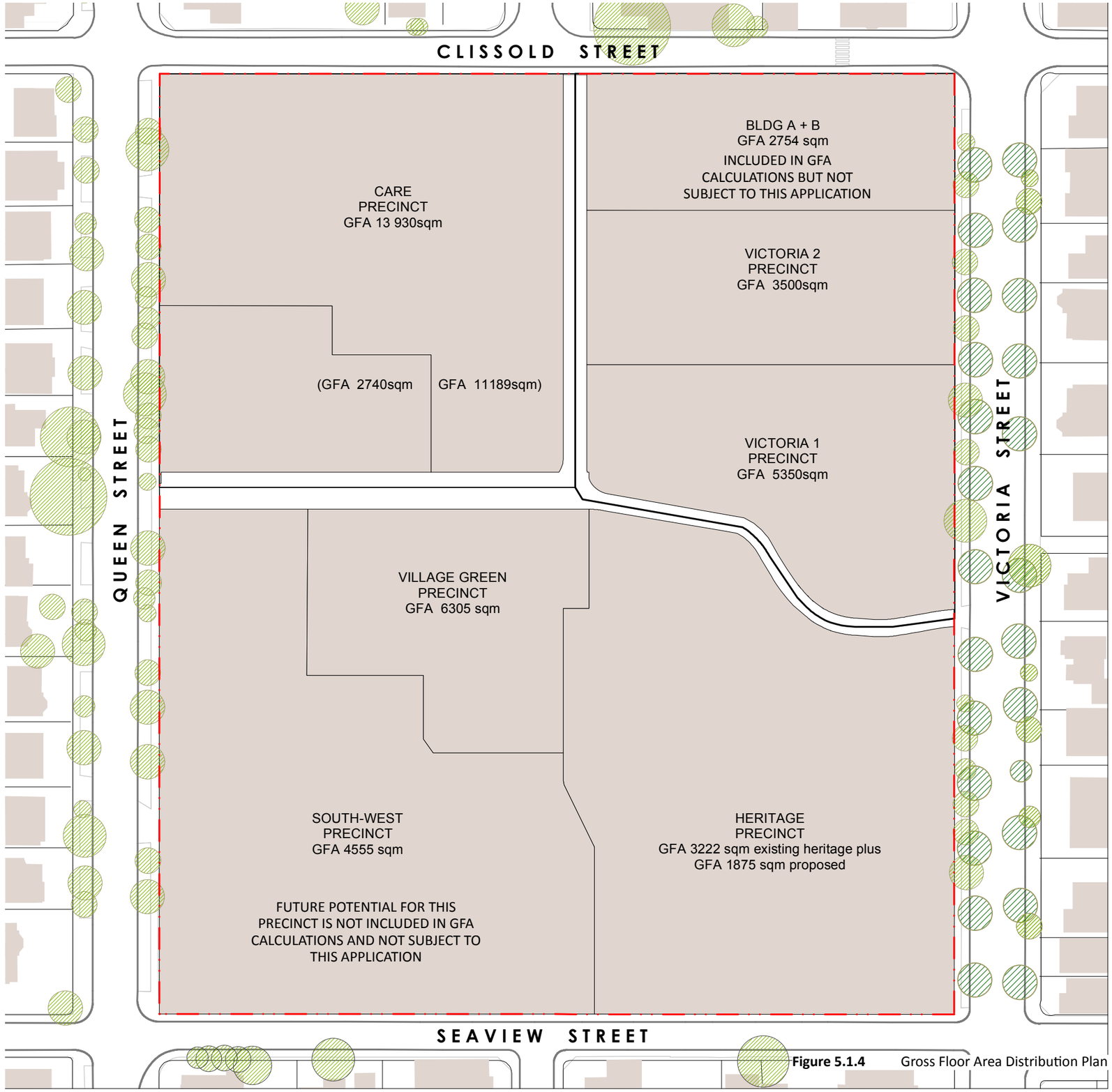

Figure 5.1.4 Gross Floor Area Distribution Plan

5.1 Building Envelopes

5.1.4 Gross Floor Area Distribution Plan

Objectives

Density in the Cardinal Freeman Village Concept Plan is distributed to :

- locate the higher GFA to the centre of the site around a new communal space;
- define the communal spaces and curtilage spaces of Glentworth House and the Chapel;
- minimise the impact of built form on adjoining and nearby land;
- maximise the potential for creating private and communal spaces within the site;
- locate height in relation to the topography and heritage items on the site;
- locate height to maximise privacy and solar access;
- control bulk and scale across the site;
- provide articulated building forms.

Principles

- The Concept Plan proposes a distribution of Gross Floor Area (GFA) as indicated on Figure 5.1.4.
- The site area is approximately 40,860 sqm.
- The maximum GFA across the site subject to this application shall be a total of 41,490 sqm.
- This represents a Floor Space Ratio of 1.01 : 1 (and excludes future potential for development of the South West Precinct which would be subject to a future separate application).

Gross Floor Area

The sum of floor area of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls measured at a height of 1.4m above the floor and includes:

(a) excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and

(b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and

(c) excluding car parking needed to meet any requirements of SEPP SL or the council and any internal access to such parking, and

(d) including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and

(e) Excluding space for the loading and unloading goods, and

(f) in the case of a residential care facility - excluding any floor space below ground level that is used for service activities provided by the facility.

Refer SEPP Housing for Seniors

(Note: Stairwells and lift shafts excluded from calculations)

0 5 10 20 40 metres

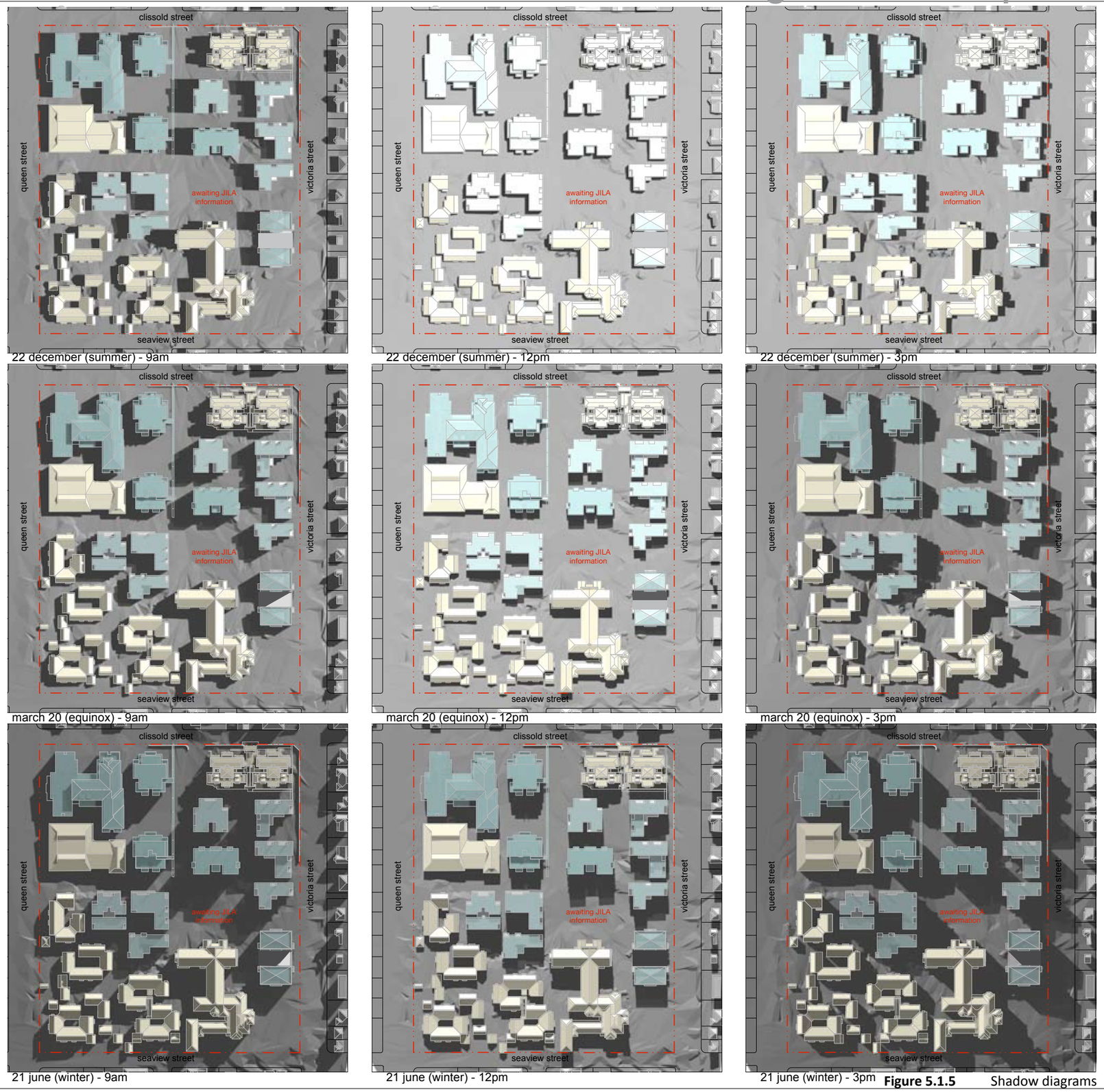

Figure 5.1.5 Shadow diagrams

5.1 Building Envelopes

5.1.5 Building Envelope Shadow Analysis

Objectives

Shadow analysis in the Cardinal Freeman Stage 1 Concept Plan has been prepared to :

- consider equitable solar access across the site at all times of the year;
- consider adequate sun access to each building during winter months;
- ensure that separation between buildings within the site achieves adequate levels of solar access to each dwelling;
- ensure that the communal spaces and curtilage spaces of Glentworth House and the Chapel achieve maximum solar access;