



Figure 5.2.1a Existing Clissold Street Elevation

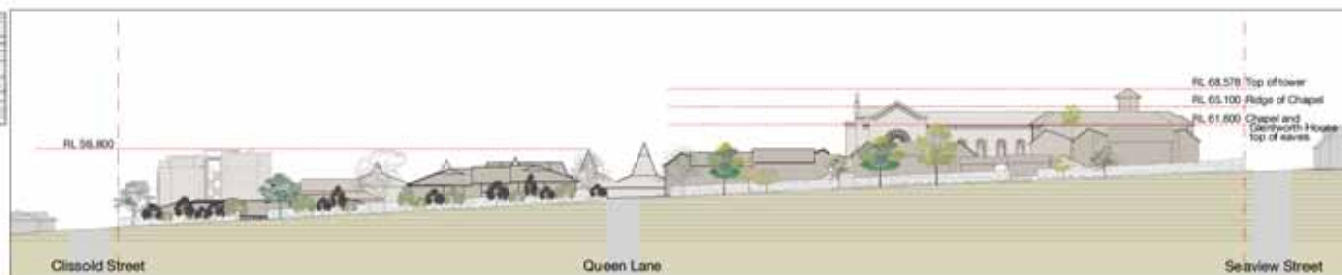


Figure 5.2.1b Existing Queen Street Elevation

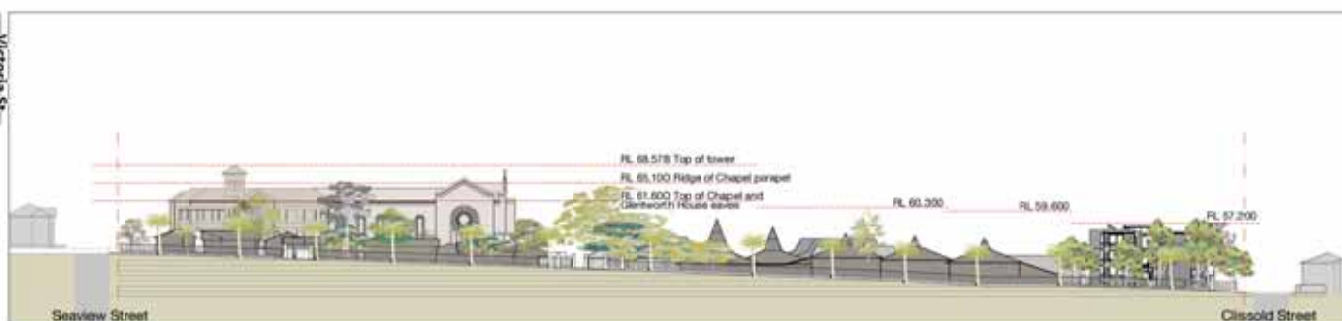


Figure 5.2.1c Existing Victoria Street Elevation

5.2 Illustrative Concept Plan

5.2.1 Street Elevations - Existing 1:1000

Objectives

- 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.
- To promote building forms that optimise natural light, ventilation and privacy.
- To promote a comfortable inside/outside relationship for all units.

Design Principles

- Maximise the number of dual orientation units to achieve optimal natural light, ventilation and vistas.
- No single orientation south facing units permitted. Building V4 will permit a maximum of 3 south facing units with detailed performance requirements to be achieved.
- All balconies to be a minimum 2m deep to allow outdoor settings and comfortable use.
- Encourage secondary balconies where possible to maximise amenity while maintaining unit-to-unit privacy.
- No units to be deeper than 12m window to window.

- Adjacent or nearby neighbouring buildings - off site
- CFV buildings in foreground
- CFV buildings behind
- CFV buildings middle ground
- CFV buildings background
- Roadway
- Ground
- Boundary
- Grid line - height datum

0 5 10 20 40 metres

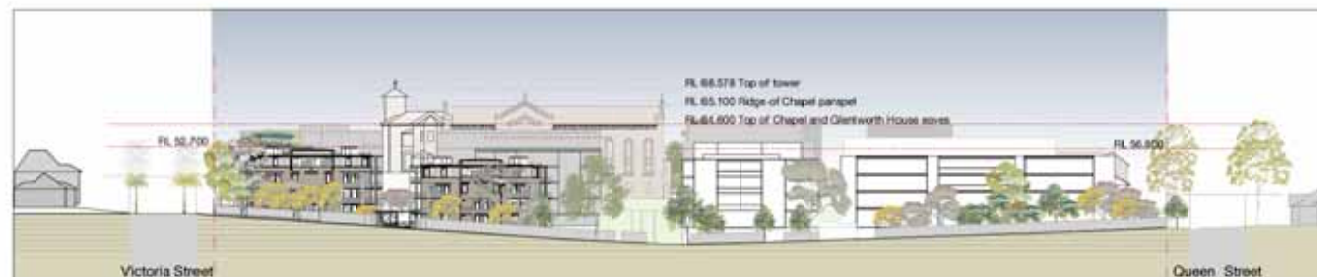


Figure 5.2.2a Proposed Clissold Street Elevation



Figure 5.2.2b Proposed Queen Street Elevation



Figure 5.2.2c Proposed Victoria Street Elevation

5.2 Illustrative Concept Plan

5.2.2 Street Elevations - Proposed 1:1000

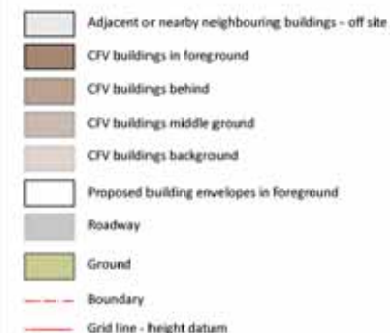
Objectives

Proposed elevation controls in the Cardinal Freeman Village Concept Plan are intended to:

- provide new building types for the long term provision of aged care for new and existing residents that will allow them to age in place.
- Allow new built form to reinforce the urban pattern.
- Provide articulated building form.
- Preserve the heritage significance of Glentworth House and the Chapel.
- Maximise views and solar access by following the topography of the site.

Principles

- Provide a rhythm of well articulated built form with landscape along all street elevations.
- All built form is to avoid long and unbroken wall faces so that deference is given to the surrounding residential scale.
- No built form (with the exception of lifts and service ducts/ plant) is to be higher than RL 61.60, the level of the eaves of Glentworth House and the Chapel.
- All buildings across the site are to follow the natural topography of the site stepping down from south to north.



5.2 Illustrative Concept Plan

5.2.3 Site Sections - Existing North-South and Existing East-West 1:1000

Section n-s existing

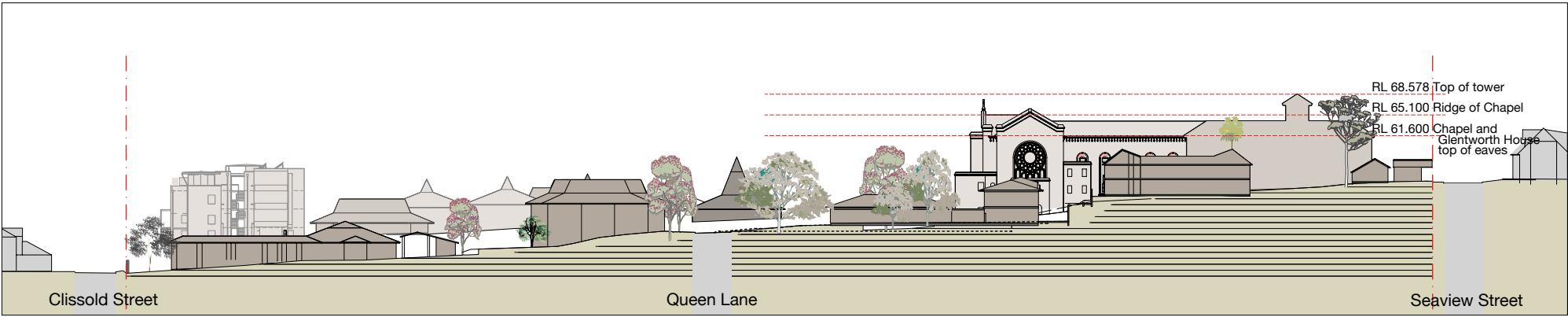


Figure 5.2.3a Existing North-South Section AA

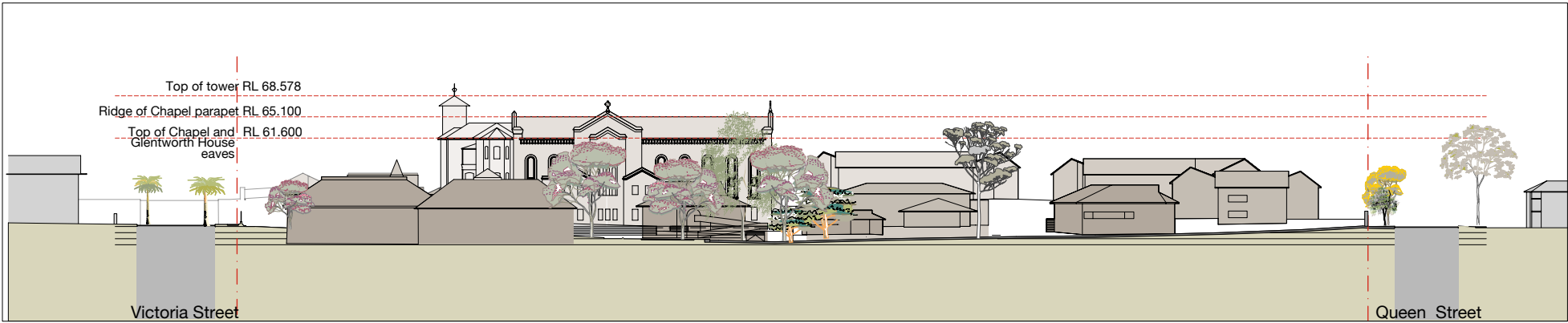
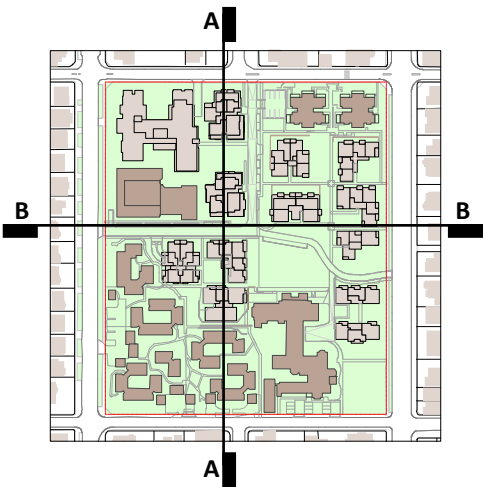


Figure 5.2.3b Existing East-West Section BB



- Adjacent or nearby neighbouring buildings - off site
- CFV buildings in foreground
- CFV buildings behind
- CFV buildings middle ground
- CFV buildings background
- Roadway
- Ground
- Boundary
- Grid line - height datum



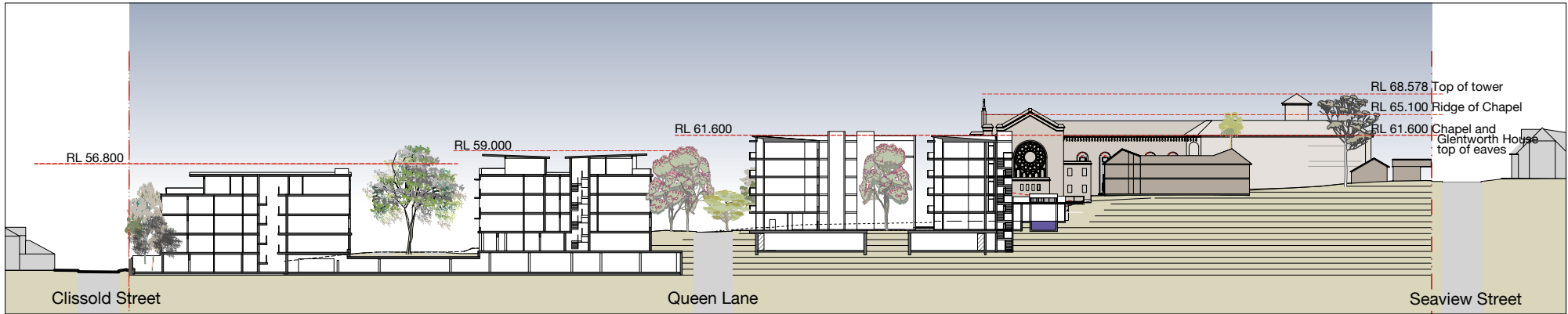


Figure 5.2.4a Proposed North-South Section AA

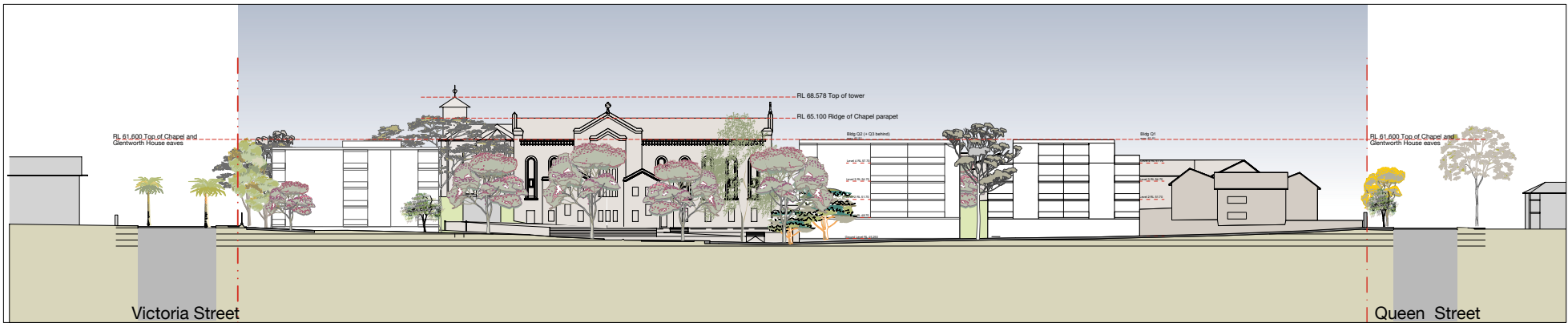
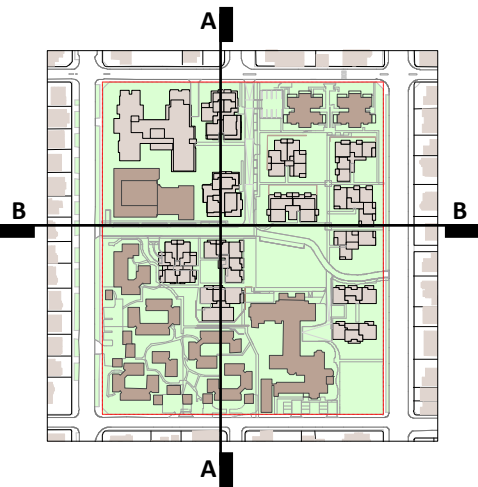


Figure 5.2.4b Proposed East-West Section BB



5.2 Illustrative Concept Plan

5.2.4 Site Sections - Proposed North-South and Proposed East-West

Objectives

- To optimise the topography of the site to accommodate secure resident and covered visitor and staff car parking, service functions.
- To optimise the potential for landscaped areas both as deep soil and above structure.
- To optimise the potential for active street addresses for communal activities and resident accommodation.
- To maximise the potential for daylight, natural ventilation reaching all units.
- To respond to the heritage items on the site.
- Promote safe and well lit basement areas within CFV.
- Maximise undercover car parking for residents.
- Rationalise car parking over the CFV site.
- Encourage staff to use public transport and cycling.

Principles

- All primary roof heights are not to exceed RL 61.60 - the top of the eaves of the Chapel and Glentworth House.
- All buildings are to step down the site from the high point to the south to the low point at the north of the site.
- All buildings are to accommodate freeboard requirements for surface run-off.
- Locate basements under building footprints above.
- Locate carparking and storage close to nominated ILUs.
- Locate basement entries and exits so they are clearly visible.
- Design basements for ease of use by aged residents.
- Design resident spaces to be accessible and to AS 2890.
- Include secure bicycle parking.

- Adjacent or nearby neighbouring buildings - off site
- CFV buildings in foreground
- CFV buildings behind
- CFV buildings middle ground
- CFV buildings background
- Proposed building envelopes in foreground
- Roadway
- Ground
- - - Boundary
- - - Grid line - height datum

0 5 10 20 40 metres