

5.4.1 Car parking provision

- Car parking provision for all dwellings is to be generally in accordance with the SEPP Seniors Living. The site should adopt a minimalist approach to private car parking provision.
- On-site bicycle parking provision is to be in accordance with the Ashfield City Council Development Control Plan: Parking.
- There is to be a whole village approach to the allocation of carparking. Table 5.4.2b below demonstrates compliance of how the car parking allocation could be distributed over the site subject to final assumptions by Aevum.

5.4.2 Visitor Parking provision

- Visitor parking is to be provided predominantly on site.
- Visitor parking numbers have been calculated as shown in Figure 5.4.2 below.
- Parking is to comply with the requirements of AS1428.1, AS2890.1 Parking Facilities - Off Street Parking
- A minimum of 2 disabled visitor parking spaces are to be provided on the internal streets.

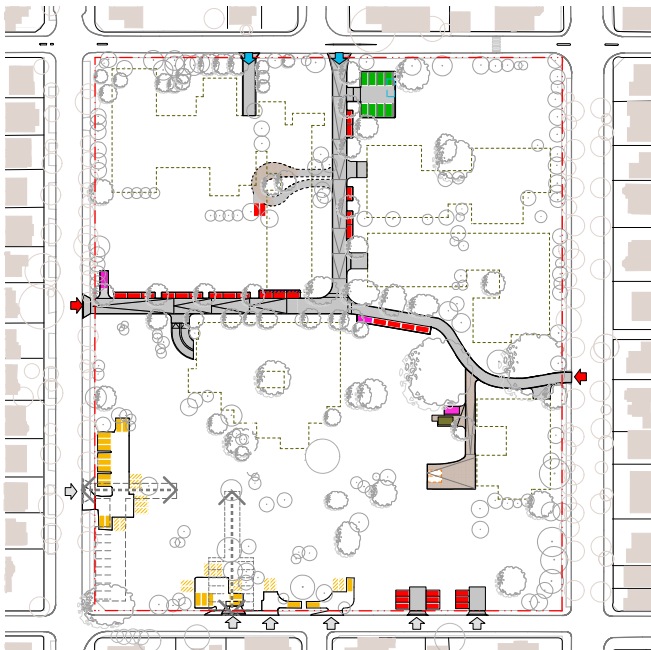


Figure 5.4.2a See Section 4.3 for further detail

5.4.3 Design of Parking areas

- All parking and service vehicle areas should be designed in accordance with:
 - AS2890.1 Parking Facilities - Off Street Parking and
 - AS2890.2 Parking Facilities - Off Street Commercial;
- Generally provide common parking areas in basement or semi basement configurations only. Where surface parking is provided, it is to maximise sustainability principles for stormwater run-off.
- Where possible, maximise natural ventilation to the upper level of basement and semi-basement car parking.
- ILU and RACF parking layouts must enable vehicles to enter and leave the site in a forward direction.
- Bicycle parking areas are to be located primarily for staff and to be located in secure areas, generally basement level.
- Small rigid vehicle access to be accommodated for service delivery within the Care Precinct and Village Green Precinct.

5.4 Performance Controls

5.4.4 Design of Driveways and Access

- All parking and service vehicle accessways should be designed in accordance with
 - AS2890.1 Parking Facilities - Off Street Parking and
 - AS2890.2 Parking Facilities - Off Street Commercial.
- Surface materials and finishes are to be consistent and compatible with those used throughout the development. Stencilled concrete finishes are not permitted.
- Driveway entries must be separated from pedestrian entries.
- Driveways must have a maximum width of 5.5m at the property boundary, footpath crossing or internal street crossing.

PROPOSED CARDINAL FREEMAN VILLAGE CAR PARKING									
			Units	SEPP SL requirement	Resident Pkg	Visitor	Staff	Informal	Total Parking
Stage 1	Village Green Precinct	Buildings Q1 + Q2 +Q3 (59)	58*	44	44	17	2		64
Stage 2	Care Precinct	SSC (23) + ILU (23) + RACF**	46	35	36	20		1	77
Stage 3	Victoria 1 Precinct	Building D (28) + V2+V3 (33)	61	46	48	1	0		49
Stage 4	Victoria 2 Precinct	Building C (24) + V1 (18)#	42	32	38	4	0		42
Stage 5	Heritage Precinct	Building V4+V5 (18)	18	14	15	3	3	2	23
Retained	South West Precinct	Buildings G-K (56) + Glentworth House (23)	79		39	9	0		48
Retained	Building A+B	Building A+B (36)***	36		8	0	0		8
PROPOSED VILLAGE TOTAL			282	171	228	54	25	2	311

NOTES
South West Precinct and Building A+B assumed as 'retained'.
Assumes a development unit mix of approximately 43% 1bdr / 57% 2bdr for purposes of calculating parking provision.

Staff parking rates provided in consultation with Aevum. Reconfirmation of assumptions required.

* One studio dwelling within the Village Green is not for residential use and has not been included in the total calculations

** Staff spaces relate to the 130 bed RACF and service facilities.

Excess in Victoria 1 and 2 to service Buildings A+B to min total 14 spaces as per existing

*** 5 existing spaces + 3 new spaces

Figure 5.4.2b Carparking numbers and allocation

5.5 Architectural Character and SEPP 65 Design Quality

5.5.1 Independent Living Units

- Provide housing specific to the Cardinal Freeman Village block.
- Design housing types of medium architectural scale, formed from compact proportioned elements and/or pavilions that are arranged to respond positively to the scale, character and architectural quality of the heritage items - Glentworth House and Chapel.
- New architectural scale is to be in contrast to the squat and sombre character of the 1970’s building stock;
- Large bulky forms with deep, square footprints are not permitted. Courtyard and slim footprint types are strongly encouraged.
- The use of masonry will be featured throughout the site. Rendered and painted elements will punctuate architectural elements. Metal sheet roofs will feature throughout. ILU buildings are to be submitted to the Ashfield Design Review Panel for review.
- Elevations are to be designed to positively relate to the better quality buildings in the neighbourhood, in terms of scale, wall height, masonry character and rhythm.
- Consider the common circulation spaces as opportunities to provide slots for natural light and ventilation, site views, and to articulate the building forms into more slender forms.
- Proposed roof forms are to relate to the individual parts of each building to further promote overall building articulation.
- Avoid ‘institutional’ building character through considered identity of architectural elements such as windows and balcony structures.
- The architectural character is to positively express the environmental and amenity objectives of the project.
- Development stages are to demonstrate coordinated materials selection specific to each precinct while integrated with the architectural style across the site as a whole.
- A materials palette / sample board is required to be submitted with each planning application on this site.
- Pastiche of past architectural styles are not permitted as a means of expressing heritage considerations.

5.6 Colours, Materials and Finishes

Details of colours, materials and finishes are to be submitted with each planning application.

The following principles apply:

- promote the use of face brickwork, with a combination of different bonds;
- express communal areas with different materials such as concrete, concrete block or rendered frames, planes or volumes, with larger areas of operable glazing;
- shade canopies are to be of lightweight construction contrasting with the masonry volumes of buildings;
- materials and colour selection are to express the primary articulation of building form as well as the architectural identity of grouped architectural elements such as balconies, slab edges, windows and other openings, and facade articulation.