

4.3 Internal Streets - Vehicle Access and Car Parking

Objectives

- To provide more direct access to surrounding public streets as through-site links.
- To promote vistas to communal spaces and facilities to assist with wayfinding.
- To provide improved residential address to proposed ILUs and RACF.
- To improve safety and amenity within the site.
- To control vehicular traffic within the site.
- To rationalise access for services requiring deliveries.
- To integrate an internal roadway system with prioritised pedestrian access.
- To integrate the internal street network with hydraulic reticulation and water sensitive urban design strategies.

Strategies

- Create new internal street alignments that rationalise existing routes.
- Integrate vehicular traffic strategies with pedestrian circulation.
- Focus main vehicle routes to efficiently service the key precinct operational hubs.
- Provide basement level car parking for all proposed buildings.

TOTAL resident spaces	228
TOTAL visitor spaces	54
TOTAL staff spaces	22
TOTAL Loading dock areas	2
Time limited (staff or visitors)	3
Informal spaces	2*
TOTAL SPACES	311

* Chapel

4.4 Pedestrian Links

Objectives

- To improve pedestrian access safety within Cardinal Freeman Village.
- To improve pedestrian access amenity within Cardinal Freeman Village.
- To improve way-finding and legibility within the site for residents and visitors.
- To improve access networks for aged and disabled users.
- Promote opportunities for chance meetings by residents and visitors.

Strategies

- Provide new and upgraded footpaths throughout the site.
- Establish new, more direct through-site connections linking with public streets.
- Provide wider paths for greater pedestrian amenity.
- Provide covered destinations and intersections.
- Provide well lit paths without creating nuisance light for residents.
- Provide accessible path options to all main destinations, public interfaces and ILUs.

- Existing pedestrian path to be retained
- New or re-aligned pedestrian path
- Accessible path
- Lift within building provides accessible access between floor levels and adjacent ground levels
- Accessible route within building linking levels
- Shared vehicle/pedestrian zone - pedestrian focussed
- New pedestrian access points
- Existing main pedestrian access points
- Existing pedestrian access points
- Possible future links for the South West Precinct

Total area of impervious footpaths
3200 sq m approx

0 5 10 20 40 metres

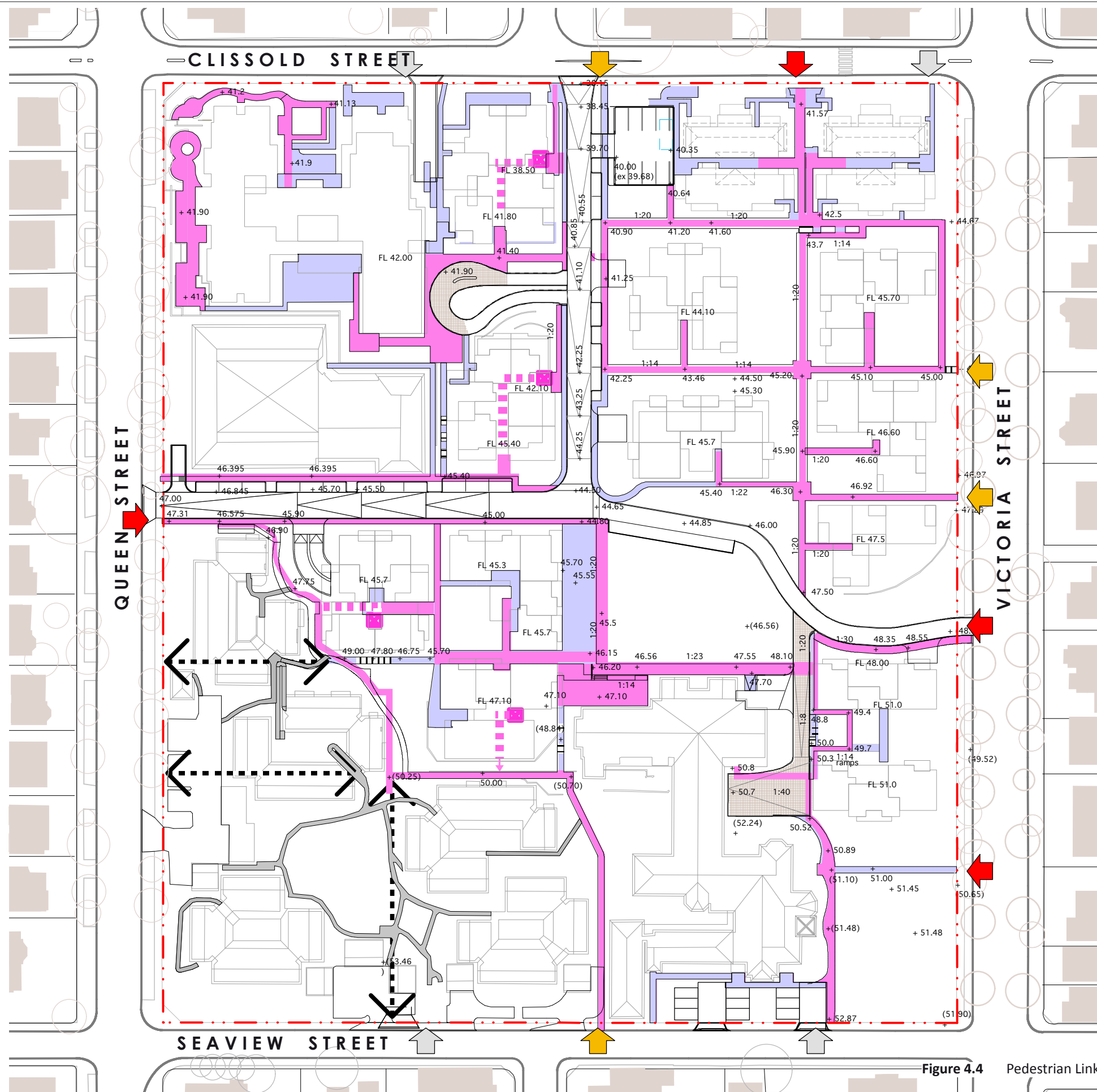


Figure 4.4 Pedestrian Links

4.5 Landscape Strategy

Vision Statement

- To retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees that define the block of the village within its framework of streets.
- To retain and highlight significant buildings and trees that 'mark' the village within its urban setting.
- To encourage physical interaction between the Village and surrounding areas.
- To reinforce the relationship of Glentworth House and key surrounding heritage items along Victoria Street, Queen Street and Clissold Street.
- To respond to the scale of buildings and site scale.
- To create integrated yet different landscape experiences throughout the site.
- To create a landscaped curtilage for heritage items on the site.
- To provide a rational, integrated and clear network of accessible pathways.
- To maximise environmentally sustainable landscape and water systems.
- To provide a clear and safe pedestrian circulation network.













New Feature/Large-scale tree
Species include *Corymbia maculata*, *Syzygium sp.*, *Waterhousea floribunda*, *Agathis sp.*, *Arucaria sp.*, *Stenocarpus sp.*, *Washingtonia filifera* and *Stenocarpus sp.*, *Jubaea chilensis*, *Glochidion ferdinandii*, *Malaleuca quinquinervia*.

Existing Feature. Large Scale tree retained

Infill/Small-scale tree
Species include *Lagerstroemia indica*, *Tristanopsis laurina*, *Callistemon sp.*, *Jacaranda mimosifolia*, grafted flowering gums.

Existing infill tree retained

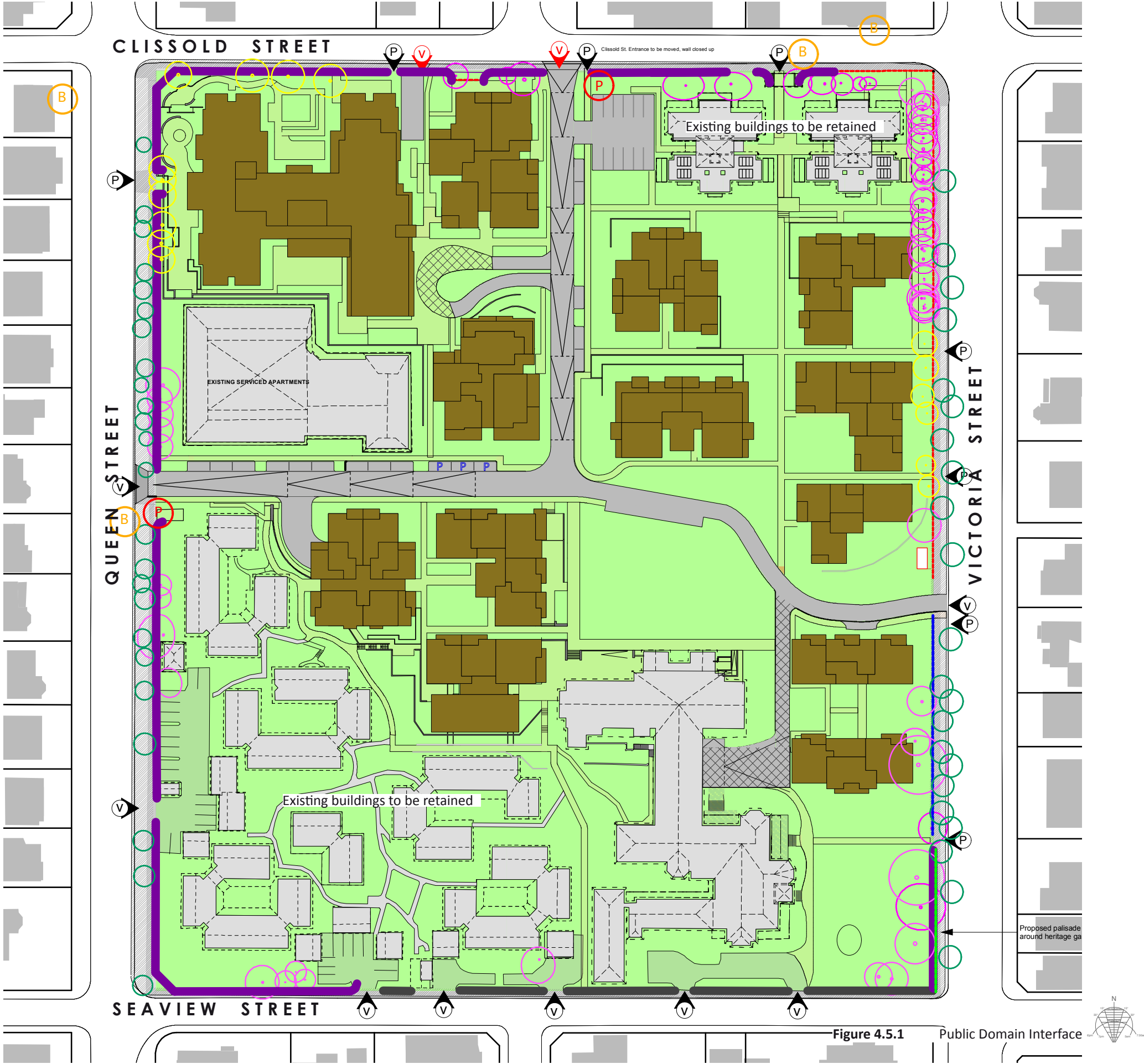
Existing infill tree retained

	Garden		Realigned internal street
	Garden area over structure		Shareway
	Grassed open area		Car park below
	Paved terrace		Masonry wall
	Pedestrian access		Metal palisade fence
	Vehicle access		Retaining wall

 Bus Stop

0 5 10 20 40 metres





4.5 Landscape Strategy

4.5.1 Public Domain Interface

Objectives

- To retain and reinforce the strong public domain interface of walls, fences, gateways and boundary trees that define the block of the village within its framework of streets.
- To retain and highlight significant buildings and trees that 'mark' the village within its urban setting.
- To reflect the character of the existing sandstone walls, iron palisade fence, and plinth in the design of new openings.

Strategies

The proposal includes the following initiatives:

- Retain major pedestrian and vehicular gateways on all streets.
- Relocate gateway on Clissold Street to align with main site link.
- Form new gateway on Clissold Street to the care precinct.
- Make new pedestrian gates in the fence along Victoria Street to encourage activation of the street and improve pedestrian convenience.
- Ensure that there is a clearly defined mail collection area for each sector.
- Relocate pedestrian entry in the Glentworth House precinct, to give public access to heritage gardens and reveal views of the house.
- Retain and reinforce the boundary plantings, replace the existing Camphor Laurel over time with more suitable species, and thin tree planting to reveal public views of heritage items.
- Promote CPTED principles for security by choice of landscape varieties that starts with the public domain interface and is consistently applied through the site.

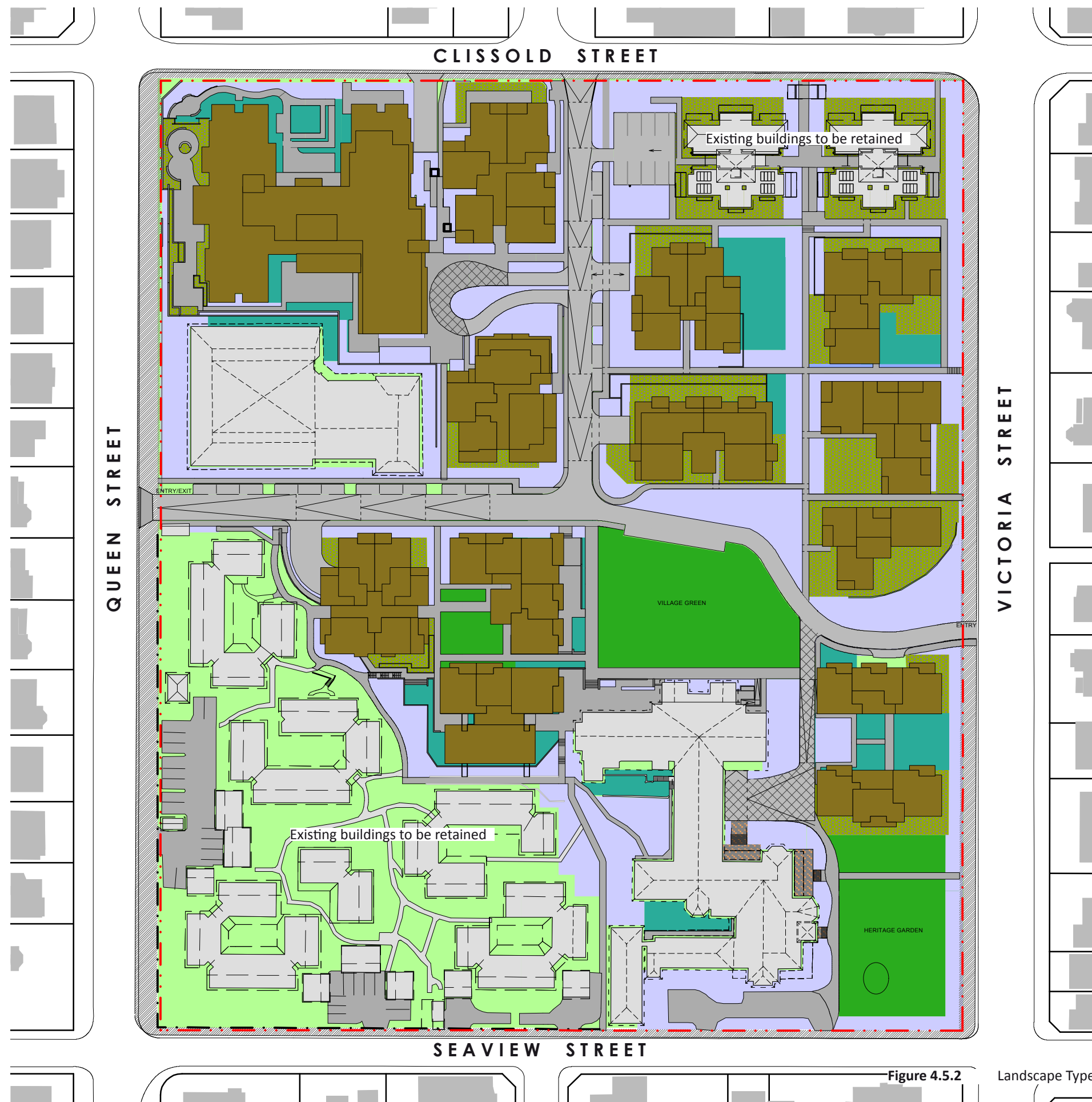


Figure 4.5.2

Landscape Types

4.5 Landscape Strategy

4.5.2 Landscaped Space Types

Objectives

- To provide a range of landscape spaces across the site of varying scale and character that will accommodate activities for residents and visitors.
- To create an interesting and engaging outdoor environment.
- To encourage casual socialisation with activity points along paths, and by creating the potential to meet and greet neighbours through site design.
- To extend their use and provide diversity in social spaces by associating outdoor areas to community facilities.
- To create flexible recreation spaces that allow for activities specific to Seniors, but are able to accommodate change of use over time.
- To provide a children's play area within sight of community facilities to cater for family visits.

The types of landscape spaces are outlined in the legend below.

Strategies

The following landscape strategies will be used:

- Major Community Spaces**
 Destination landscape spaces that are focal points for activity, publicly accessible and allow for events and larger gatherings. This category includes the proposed gardens to the east of Glentworth House that will be designed to reflect the heritage values of the house as well as the gardens to the north of the Chapel which seek to also reinstate a curtilage to these heritage items.
- Structuring Landscape**
 Landscape treatments that define entries, pathways and major destinations to create a strong framework and enhance legible movement through the site. This category includes the grassed banks around Glentworth House and the Chapel that help define a landscape curtilage for these heritage items.
- Small Social Spaces**
 Courtyards and gardens associated with community buildings and shared community spaces attached to units that allow for small gatherings and casual socialisation.
- Private Gardens**
 Small scale spaces attached to ILUs that provide opportunities for making gardens and that articulate the site landscape to create a domestic scale.

0 5 10 20 40 metres

4.5 Landscape Strategy

4.5.3 Tree Strategy

Objectives

- To respect and enhance the character of the site, including the existing heritage values.
- To respond to the scale of proposed buildings and site by reinforcing the framework of larger trees.
- To include gardens of domestic scale to enhance the residential character.
- To create different experiences, and recognisable territories within the site by using a variety of different planting types, colours, textures, and scents.
- To identify a place or destination and reinforce the communal accessibility of the gardens with the placement of seats.
- To recognise that the site makes a contribution to the quality and character of the streetscape and neighbourhood through tree selection.

Strategies

Proposed feature tree

Reinforce the framework of trees by including large growing, long-life trees that will be visible from outside of the site. These trees act as markers in the locality and should also relate to the heritage values of the site. Suitable trees include Australian rainforest trees such as *Ficus sp*, *Syzygium sp*, *Waterhouseia sp*, *Stenocarpus sp*, Australian conifers such as *Agathis sp*, and *Araucaria sp*, and palms such as *Washingtonia filifera* and *Jubaea chiliensis*. The existing row of *Malaleuca quinquinervia* should be supplemented with the same species.

Proposed infill tree

Supplement the retained trees with smaller scale flowering trees that will provide shade and shelter and contribute to the domestic scale of gardens. Suitable trees include *Lagerstroemia indica*, *Tibouchina sp*, small flowering gums such as *Tristanopsis laurina*, *Callistemon sp*, *Jacaranda mimosifolia*.

Retained feature tree

Respect and enhance the defining character of the village by retaining nature and significant trees where possible.

Retained infill tree

Existing trees with lesser significance but providing amenity and contributing to the overall site character.

Proposed on-site trees to reinforce streetscape

Retain, replace as outlined in Project Applications. Remove all Environmental Nuisance plants over time and replace with more suitable species. Retain significant and moderately significant trees at the edge of Glentworth House and Chapel but remove undergrowth and weedy species to reveal views of the buildings and garden to the street.

Existing trees within the site that contribute to streetscape**Existing street tree**

0 5 10 20 40 metres

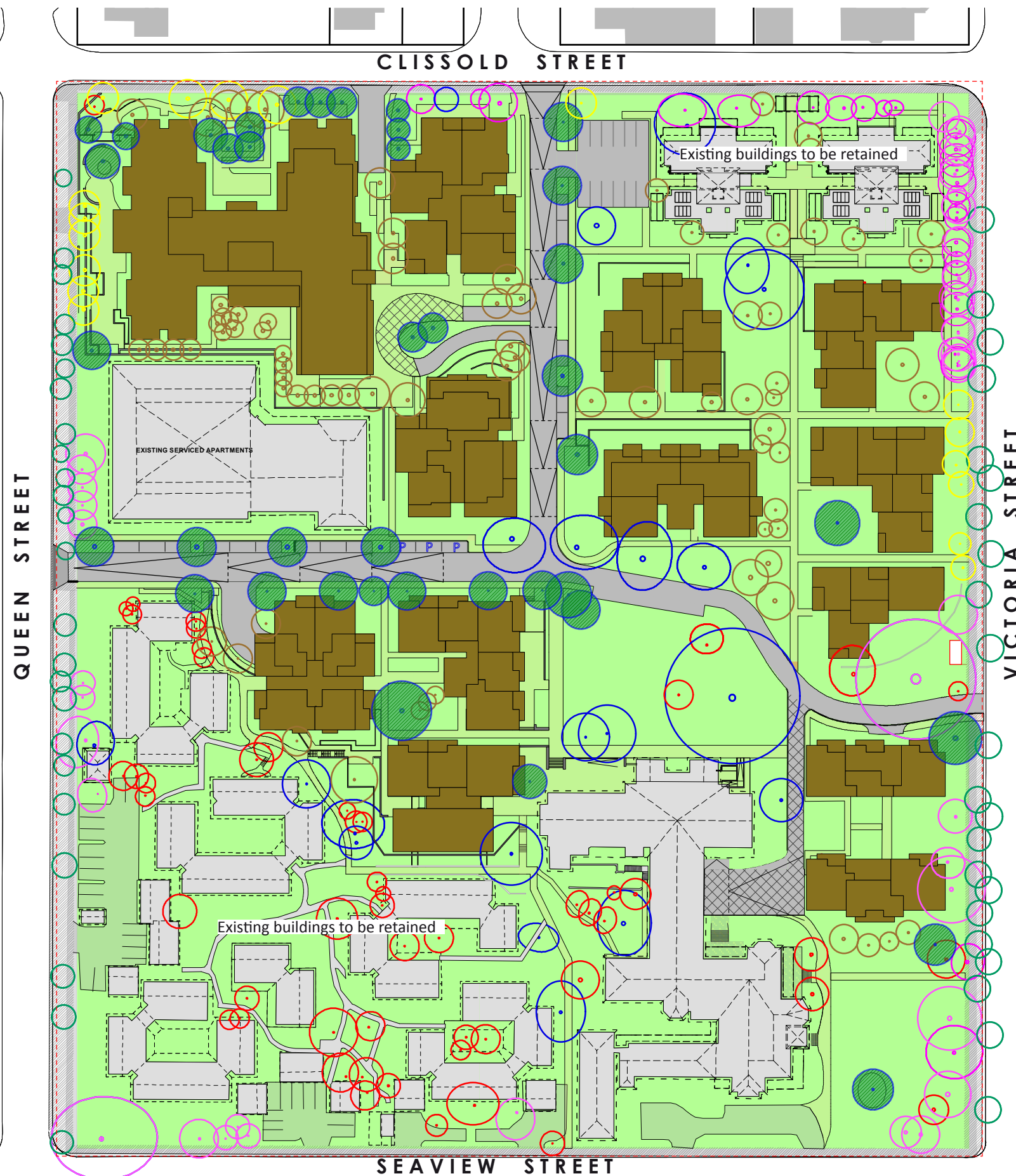


Figure 4.5.3

Tree Strategy